

Attachment E – Public Comments

- E.1 – Open City Hall Comments
- E.2 – Phone Log and Letters/Emails
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E.1 – Open City Hall Comments

Walmart Proposed Zoning and Masterplan Amendment

Please comment on Walmart's proposal to rezone the property located at 2705 E. Parley's Way from CB Community Business to CS Community Shopping.

Public Comments as of February 1, 2011, 12:27 PM



Walmart Proposed Zoning and Masterplan Amendment

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Introduction

The Salt Lake City Planning Division is reviewing petitions submitted by Walmart to rezone the property located at 2705 E. Parleys Way from the existing CB Community Business district to CS Community Shopping and to amend the East Bench Community Master Plan to reflect the proposed zoning.

Walmart Proposed Zoning and Masterplan Amendment

Please comment on Walmart's proposal to rezone the property located at 2705 E. Parley's Way from CB Community Business to CS Community Shopping.

As of February 1, 2011, 12:27 PM, this forum had:

Attendees:	546
Participants:	97
Hours of Public Comment:	4.9

As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily a representative sample of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Walmart Proposed Zoning and Masterplan Amendment

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Eric Lipps in Salt Lake City

January 27, 2011, 7:06 AM

I am a cdl truck driver. I am in favor of Walmart's proposal to rezone the Parley's Way property. I've lived in Utah since 2003. This rezoning request is a good thing for everyone... I've done alot of demolition projects and they recycle everything... very little will see the landfills. The construction project means local money will be spent here. which means tax revenue which means road repair, schools etc. I'm not the smartest guy but I am in a position to know opportunity for everyone. I'm just glad walmart isn't being cheap and WILLING to spend the money HERE to make UTAH a better experience.

Melanie Wolcott-Klein in Salt Lake City

January 26, 2011, 4:59 PM

I grew up in the neighborhood just North of the current eyesore that was once KMart. I now live close-by in Highland Park. I value my community and the neighborhood where I live. This is why I have chosen to stay close to my roots. I have always thought that a Walmart would be the perfect addition to the area. When I heard that the property was bought by Wal-Mart I was so excited! Finally, a Walmart close-by.

I had not shopped at KMart for the last several years it was in business, frankly, because the building and asthetics were very run down. I was afraid to have to take one of my kids to the bathroom there for one of their "potty emergencies" (since we were potty training at that time). I can't imagine that Walmart would be able to upgrade the existing structure to a reasonable useable state. It would make much more sense for them to rebuild, adding much needed aesthetics to the area and the obvious much lower environmental impact.

I have heard that one of the arguments for not having a Walmart in the area is the "caliber of people" who would shop there. I would imagine that many of the detractors are the powerful, wealthy folks who live in the Country Club area and the expensive area above Foothill. In my experience with Walmart stores the newer ones are much better taken care of and it feels like the customers take better care as well. The older, more run down stores are less inviting and I find, actually harder to shop at.

I guess you could say that I'm an "East side snob" in the sense that I think my community is the greatest and I would not want to live "on the West side." I do not want to have undesirable people in my neighborhood either but I think that a well run, new, efficient Walmart would be much better than the existing concrete jungle that sits there now. It would attract residents from those neighborhoods, as well as University and business people who are entering the freeway at that entrance.

As far as the shopping versus business rezoning, it just makes sense to have it listed as shopping. That is what it will be regardless. Right near there are restaurants, a gas station, a coffee shop and some businesses. What a great mixed use opportunity!

Please stop "playing the game" of politics and do the right thing. A beautiful new Walmart should be allowed to build in that spot. I am very happy to contribute additional statements and support for this matter. Feel free to contact me any time.

Esther Hunter in Salt Lake City

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January 26, 2011, 3:05 PM

fyi...

National Trust for Historic Preservation.

Helping people protect, enhance and enjoy the places that matter to them.

"Just this morning Wal-Mart announced their decision to withdraw plans for a Supercenter to be built within the boundaries of Wilderness Battlefield.

Thank you for taking action in support of saving Wilderness Battlefield from development of a Wal-Mart Supercenter. The National Trust has fought hard, with our partners in the Wilderness Battlefield Coalition and with our dedicated supporters like you, to convince Wal-Mart to relocate their store to another, more appropriate location in Orange County. We commend Wal-Mart's decision to work with the local community to find an alternative site for development."

Carol Kramer in Salt Lake City

January 26, 2011, 2:48 PM

I am in favor of Walmart's proposal to rezone the Parley's Way property in order to build a new store. This will be a good use of the property and offer close-by shopping to the neighborhood. However, I am very concerned about the traffic patterns in the immediate area. Right now, if you come off the 215 off-ramp onto Foothill Blvd it can be very congested with people trying to turn left into the businesses along there. It is very likely the traffic and left-turning line-ups will be much worse with a Walmart than it was when Kmart was in there. Since there is no traffic light there to facilitate left-turns I think this will be a big problem. When it was Kmart, the access from Foothill Blvd was down a small hill via a narrow driveway to the east side of the building. Will this be the same access to the Walmart? Also, if people try to exit Walmart from that same driveway and want to turn left onto Foothill Blvd without a light, it would be nearly impossible given the heavy traffic on Foothill. If the Foothill access can be figured out and controlled I am in favor of Walmart.

William Bleak (rhymes with Steak) in Salt Lake City

January 26, 2011, 2:29 PM

There really should be no argument on this issue. There WILL be a WalMart on the Parley's Way property regardless.

The only question is should our community leaders support a multi-million dollar, jobs creating project to tear down the old structure as well as another multi-million dollar project to build a smaller, more energy efficient and more seismically safe building.

Why isn't the answer an overwhelming "YES"?

Look at every other store. Look at the labels on your own clothing. Is there a greater share of that merchandise manufactured any differently than what you find at WalMart?

That ship has sailed. These anti-WalMart efforts are like people trying to revive the buggy whip industry after the automobile has been invented.

This issue is not about WalMart. It is about the competitiveness of American labor (which is the best in the world) AND the quality of the students produced by our schools. That is where the efforts of well intended people should go. Too many American young people believe school is about sports, glee, and socializing. Too many dreams are about American Idol, the NFL or the

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NBA. Too much time is spent on electronic games, Facebook or Twitter. Look at the percentages of students (even in Utah) who need a year of remedial classes prior to regular university classes.

We must face the future and not waste time trying to hold onto a past that is long gone.

Semi-anonymous in Salt Lake City

January 26, 2011, 10:10 AM

To All Concerned,

Please grant Wal Mart the rezoning they are asking for. Since Wal Mart already owns the property and will be opening a store at this location, I would like it to be a new energy efficient building with proper land scaping. Not granting the rezoning is asking for the eyesore that is standing there now to continue being an eyesore.

Thank you for your consideration on this matter.

Semi-anonymous in Salt Lake City

January 25, 2011, 2:57 PM

I know that Walmart is doing the right thing by wanting to replace the old Kmart building. I have driven past that location for many years and I think that it looks terrible and should be replaced. A Walmart up there is a prime central location for college students and young adults living in that area. From a business standpoint I can see the potential for that location being a new building and having a Walmart there to better service that community. With the shorter light posts and more efficient use of the space is what needs to be done.

As a consumer--I have had my doubts about Walmart in the past (becoming a monopoly--running local stores out of business) but I have studied more into it and quite frankly, Walmart has a business plan that is phenomenal. They have seen that the economy has gone down and they have adapted to that factor. People can hate Walmart all they want, but by the end of the day (if they are in the same financial situation I am in) they will still shop there because of lower prices. Regardless of if they get a rezoning permit, they will be there. Why not embrace having a new building that looks better than a run down, white, cinder-block building?

Simply, that building needs to go and having a Walmart there will service many neighborhoods that need to cut costs on everyday needs.

Kenneth Hauritz in Salt Lake City

January 25, 2011, 11:07 AM

Hey, I am not a big Walmart fan, however Kmart let that property got to crap! Walmart should be able to have the store there & as big as the existing Kmart that also had an auto center. I think the Home Depot on Highland Dr. is a good example. I don't see traffic or other issues with that store. Do we need another "big box store" I don't know, but one already existed!

Let Walmart have the store, make it blend with the area, or put a park there!

Semi-anonymous in Salt Lake City

January 25, 2011, 10:49 AM

i think a new building would be the best choice. why remodel and old out dated building. i dont know what condition the building is in exactly but the age of it would make me think a new one would be much safer. if there id going to be a walmart there why not make it look nice and fit into the neighborhood rather than be an eye sore in that old worn out building.

Semi-anonymous in Salt Lake City

January 25, 2011, 9:40 AM

I feel a new smaller Walmart would be a wise decision rather than reusing the existing building.

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A smaller more energy efficient Walmart would not only help the enviroment, but it would help the community. In an area where there are a significant number of retired persons that may not be able to get around as well, a smaller Walmart would be easier to shop. I have experienced this first hand as I work at a smaller Walmart and see people every day that are able to maintain their independence when shopping in the smaller store. Walmart is always very willing to offer assistance when needed, but to the elderly and disabled community being independent in all ways possible is most beneficial to all.

Semi-anonymous in Murray

January 25, 2011, 8:09 AM

Please note that I do not live in that area, but I can't understand why a new, reasonably-sized Walmart would not be better than trying to re-use an old building. As I understand it, there WILL be a Walmart there one way or another, so why not a new store? I am not a big Walmart fan. I used to live near the one on Ninth East which is right across the street from a K-Mart, and if I needed something quick and no groceries, I usually went to the K-Mart! It's mostly a crowds thing. Now I live near the Murray Shopko and tend to run there for something quick. If I did live in that neighborhood, since there is no longer a K-Mart, I would certainly go to the Walmart up there. Like it or not, everyone likes at least one nearby store of this type. Like most people, I go to Walmart for certain ad items and other things at least once every month or two. The detractors can't stop Walmart; why not have a new one?

David Thackeray in Salt Lake City

January 25, 2011, 8:06 AM

I am puzzled by this debate. The site is already zoned commercial. Walmart isn't doing anything illegal, immoral, or unethical. Every time I drive by the proposed site I think of a shopping experience of walking up a slippery parking lot, my car getting dinged by runaway shopping carts, and walking around a building with wet floors because the roof leaks. Why would anyone be opposed to having a well run business put in a new store that brings discount shopping, jobs, and high sales tax revenue to the community?

Patrick Taylor in Salt Lake City

January 24, 2011, 8:29 PM

My wife and I are very much in favor of allowing walmart to put a smaller, more energy efficient store at the E Parley's Way location. It is near our home (Sunnyside and Foothill) and will be a much more convenient place to shop than is presently available in our part of Salt lake. We see no downside to this decision for the public. We appreciate the opportunity to comment on this important issue. Patrick and Joan Taylor

David Shields in Salt Lake City

January 24, 2011, 6:00 PM

A city that refuses major updates to old buildings and parking sites is asking for the development of an ever increasingly obnoxious eye sore. Tear down the old, up with the new and make the business community more competitive. Our federal government says inflation is only 1 to 2 percent and that is purely a lie. We all see the inflation in our ever flatter wallets. Bring on the competition and the lower prices for the things we need. Every other major department and grocery store could have done what Walmart has done, but they refused to do so. So let those that want to pay higher prices pay them. Let the rest of us get what we need at the best price we can.

william chavez in Salt Lake City

January 24, 2011, 5:47 PM

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in any community where Wal-mart has established or is attempting to establish a store location, the the benefits and the revenue brought to the community are considerable to say the least! when I go for an avg shopping trip at walmart, I spend maybe \$60.00. if i shop elsewhere, I typically pay close to or MORE than \$100.00! with the economy being in it's current state, we CANNOT afford to be emotional about the creation of this Wal-Mart location. The jobs created in the construction and day-to-day operating aspects of this store will bring relief that SEVERAL people NEED here in Salt Lake City! In addition to the reasons already stated, the former businesses in the area were of a similar nature. RETAIL stores! I may not know the finer points of re-zoning a property, but it seems to me that changing from one retailer to another MORE NOTABLE and successful retailer is not even an issue worth debating. Nationwide people are struggling and looking for jobs and savings wal-mart is known for its willingness to train and hire men and women from every conceivable demographic group. for people like me who are disabled and have a difficult time finding willing employers to take a chance on us, wal-mart is A GODSEND! Approve the project make the change and take the opportunity to bless the lives of the people of salt lake with the things they need most: JOBS and REVENUE for a city that is struggling to keep businesses afloat in some areas. It's not a difficult choice ! FIGURE IT OUT!

Sincerely,
William D. Chavez *01-485-2633

Randy Wood in Salt Lake City

January 24, 2011, 5:30 PM

As a life-long resident of the Parley's area of the Foothill/Sugarhouse area of Salt Lake City, Utah, I am very strong support of Wal-Mart's rezoning initiative. Regardless of personal shopping preferences, I am total agreement with their sound strategy to beautify this worn-down, drab looking, eye-sore of a building. As a younger person myself, I know that the majority of time spent in the old K-Mart facility has become a giant skating facility for local kids, an area for all-night loitering, a parking lot for skiers, and a meeting place for carpools. The building is very out-dated and regardless of the zoning, I feel that my neighborhood is very uninformed. Many people perhaps feel that the council's rejection of said zoning initiative will stop Wal-Mart from entering our neighborhood. THE FACT IS.... WAL-MART ALREADY OWNS THIS PROPERTY!! As owners of the property, they have a right to use the property for its highest and best use.... RETAIL.

Many neighbors and friends (who claim they will never shop there, which I know will ultimately prove to be false) also cite fears about increased traffic and congestion. If you have ever been behind this old K-Mart building you can see that barely ANY vehicle can fit behind it, let alone the semi-trucks necessary to load this building with goods/produce. If Wal-Mart were to refurbish this old building and keep things similar, I feel that the traffic of constant in-and-out from semis that have to make that large S-curve entrance on top of the embankment to a building that can't fit their truck behind it WILL BE A NIGHTMARE IF THEY ARE NOT ALLOWED TO REZONE!!!

I beg of you all to get familiar with the situation, educate yourself, and let one of the only owners who has the cash in our down economy make the smart decision to beautify and re-zone this property. I am in full support of the zoning initiative, regardless of my personal shopping

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preferences or thoughts on Wal-Mart as a corporate entity.

Semi-anonymous in Salt Lake City

January 24, 2011, 5:19 PM

In a weird way, I miss KMart.... and I am ready for Walmart to bring its store to Parley's Way! Though I almost never shopped at other KMart stores, I liked having the garden center so close to home. I liked being able to walk to KMart for miscellaneous things that just come up (fingernail polish, school supplies, ink cartridge, baseballs, baby gift). I think I will really like having Walmart there. And since they are coming, I am in favor of having all that Walmart has to offer. I'd like to be able to take advantage of their competitive prices on food, household items, yard care, etc. I am not in the least bit concerned that our neighborhood will be overwhelmed with Walmart patrons, or that the rezone will allow Walmart to erect a 10 story building...in fact some of those arguments seem paranoid to me. I trust our city to oversee the rezone project. My personal preference would be for a Target store, but they don't own it! So bring on the Walmart. Fix up the unsightly KMart and get involved in our community. There is a great deal of pressure in my country club neighborhood to be ANTI-WALMART/ANTI-REZONE. I just don't subscribe to that idea and I encourage the rezone committee to seek out and listen to all the neighbors, not just the loud ones.

Jane Riggs in Salt Lake City

January 21, 2011, 3:45 PM

Just so "No" to almighty Walmart. They are not a force for the greater good of our people, our communities, our land use, our environment. The last thing we need here is more parking for an even bigger store that everyone has to drive to. The existing jobs could come from another or other businesses that are more local or diverse. Walmart has certainly done enough destruction already. Enough.

Semi-anonymous in Salt Lake City

January 21, 2011, 2:57 PM

I am grossly against a Walmart coming to this neighborhood. I believe that stores like Walmart inherently take away from smaller local businesses and I don't want a giant chain with bad business practices to come near my home.

Semi-anonymous in Salt Lake City

January 17, 2011, 1:13 AM

I'm in favor of Walmart being able to put their BEST foot forward with the store they are "going" to build. Those of us that live in the neighborhood know this is a prime location and we should make sure that the construction of a new store takes full advantage of this site. Why are we so afraid? Look what Home Depot has done for the area on Highland Drive. I'm not sure that the campaign being promoted by the local neighbor, who works for Smiths, is a means to keep the competition out, and if you have shopped at Smiths lately, they could use a little competition. Let's make sure this is an informed decision and one that the majority wants, not just the minority that blows a louder horn.

Duke Wimbledon in Salt Lake City

January 14, 2011, 12:48 PM

Let them tear down the K-mart and fix it up, but please, for the love of god, NOBODY SHOP THERE.

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Money made in Wal-Marts is going to support foreign economies, and very little of the money stays here in the United States. You don't like to pay more for going to Smiths or Harmons, but sometimes it costs a little extra to buy things made closer to home. The money made at Wal-Marts lines the Walton families pockets, greases our city leaders pockets, and then the money is sent out of the country to underpaid people.

BUY LOCAL. The reason our country is going down the tubes is because we are sending our money elsewhere. Don't disregard me as a raving lunatic, either. Think about it for yourself, why is our economy doing so poorly?

Jenni Floyd in Salt Lake City

January 14, 2011, 10:24 AM

I am in favor of the rezone so that Walmart can build a smaller new building that is better than a remodel of the old k-mart building. I have read the flyer that they are giving out in their 13th south store. As long as they stick to the things that they have promised (or as long as the city makes them sign a contract with all the provisions) I support the proposed rezone. I think some people misunderstand the purpose of the rezone. There is going to be a Walmart there no matter if the city rezones or not. The only difference is to rezone so that Walmart can build a new building (nicer and up to current codes, they also promise that it will be smaller than practically any other Walmart at only 92,000 square feet.) As opposed to the current zoning that will only allow them to remodel the old k-mart building that was built in 1968 and is bigger (120,000 square feet) than their proposed new store. Also the current zoning rules only allow them to remodel with money equal to 50% of the current value of the store to be remodeled. That says to me that they are willing to spend more money than the city is allowing with the current zoning rule. They have promised in their plan for the rezone that there will be better landscaping, bike paths, more sidewalks, better parking lot drainage, etc. If they don't get the rezone they can't do these things because of the 50% cap on money that they can spend. As long as they stick to their proposed plan with a smaller building, better landscaping, etc. Then I think that everyone should be happy and have less complaints than if they only remodel.

Thank you

Semi-anonymous in Salt Lake City

January 11, 2011, 12:21 PM

Walmart is one of the few corporations with enough money to do an excellent job of tearing down the old K Mart building and building a brand new EARTHQUAKE PROOF store. It's very important that the 40 year old plus K Mart building be torn down, as it was falling apart when K Mart moved out. Retrofitting for earthquakes is far more expensive than building a new building to the present earthquake code. If residents are thinking clearly they will realize that this NEW BUILDING may be the only one standing after a 7.0 earthquake, and it may be shelter for those whose brick homes are in rubble!

Underground parking or covered parking is a necessity in this climate. Let Walmart build a new building, but be sure to include a proviso that parking must be sheltered.

Joseph Doubek in Salt Lake City

January 10, 2011, 3:23 PM

Walmart is not my favorite store. However, since the closing of Kmart, buying those little items that we need on occasion require that we drive to Smith's on 33rd South. This is inconvenient

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and adds transportation costs to the cost of the things we buy as well as adding exhaust pollution to the atmosphere. If the added traffic problem can be handled, I urge speeding up the approval process and getting the store (either new or a reworked old one) opened ASAP.

Katherine Flood in Salt Lake City

January 10, 2011, 9:43 AM

For Walmart, but erring on the side of caution. I'm as tree hugging and granola eating as they come. But I also read as much as I can from both sides of every argument. I say that if people really want a Walmart closer to Foothill, then the old KMart location is perfect. Walmart's presence may hurt several small retail shops but it may also bring more business to others. Looking at this in a positive light: The parking lot needs to be updated to current emergency codes which Walmart will comply with. The shopping complex as a whole might seem more appealing as Walmart updates the location. This may improve the surrounding community safety wise and aesthetically. More traffic at the Parley's exit may encourage the city to renovate the old ramps. Walmart will also provide more jobs to the area, even if they are minimum wage, they're jobs non-the-less. Another bonus is that in times of natural disaster, Walmart has time and time again come through for their surrounding communities. With the potential future earthquake along the Wasatch fault, it may be handy to have such a large supply center close by.

Amy Carmen in Salt Lake City

January 8, 2011, 11:39 AM

For anyone who is against big box stores, we've had a K-Mart there since I was a little kid (about 40 years ago). Walmart owns the property. They will build a store. Lets allow them to build their 92,000 foot store, which will be smaller than the current K-Mart. The new building will be more energy efficient. They will put in trees and shrubs, which have not been there before. They've offered to have a park and ride area on their property. These are all great assets for our environment! Some of us enjoy the lower prices Walmart has to offer to help our own wallets. Please allow the rezoning for Walmart to build a nice store for us. Let's beautify our community, and improve and update our buildings, just as schools, businesses, and governments are doing.

Keri Brown in Salt Lake City

December 16, 2010, 11:53 AM

I think that Walmart should be able to tear down the old Kmart and put up a better walmart. I don't how many of you have been to the walmart off of 300 west and 1300 south but that is a terrifying walmart. It would be nice to have one close and more suitable for bringing my children too. Please let them do that so I can feel more comfortable going to a good Walmart. Thank you for your time!

Semi-anonymous in Salt Lake City

December 14, 2010, 10:36 AM

I shop at a lovely new Walmart in Tucson AZ everytime I visit my sister - It's fabulous! The store is located in a very HIGH INCOME MULTI MILLION DOLLAR area and fits right in. It is environmentally "green", aesthetically pleasing and offers great products at "competitive" prices to people of all income levels who like to save money. The best part about getting rid of the old KMart building is getting rid of asbestos and putting in garbage containers that can be lowered below the parking lot level and hidden out of sight. I hate having to drive all the way down to 300 West to grab a product that I know will cost three times as much at Dan's or Smiths. But I do it! How's that for saving on the "emissions" problem that the City Council is

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so concerned with?

Karen Matthews in Salt Lake City

December 2, 2010, 5:33 PM

I would like to see Walmart replace the existing building which is currently not in compliance with current zoning. A smaller building, upgraded parking, new landscaping would certainly add to the neighborhood.

Karen Matthews

P Anderson in Salt Lake City

November 29, 2010, 4:03 PM

I favor the re-zone option. This is an excellent place for a Walmart to replace K-mart. We need a good big box retailer near our neighborhood with lower prices.

Steven Parkin in Salt Lake City

November 24, 2010, 12:26 AM

I favor rezoning since the redesigned site solves key problems inherent with the old K-Mart site. Namely, we get (1) a level parking lot with less risk of roll-away grocery carts, (2) storm water held on site, solving current drainage problem to city storm line, (3) more green-scape among parking area, (4) new store with modern design and materials, and (5) price competition with other nearby grocery stores.

I would love to see a new entrance facade similar to REI on 33rd; something with rough-hewn timbers, large iron works, and real stone.

In the off chance that Walmart vacates this new building someday, the next tenant will have a better building.

I suggest that we approve CS zoning then hold Walmart to our conditions by contract.

Thomas Kearl in Salt Lake City

November 23, 2010, 11:58 PM

I am so tired of my only option being a terrible Shopco in Sugar House. I welcome a new walmart that has city input to make it neighborhood friendly

Semi-anonymous in Salt Lake City

November 23, 2010, 9:52 PM

If their proposed building is smaller than the existing building, why does Wal-Mart still want a rezone? I also disagree with the officials who say our streets can handle an increase in traffic. Our streets can't handle the current level of traffic. Foothill fails every day, so does 1300 East. We do NOT need more traffic on our streets.

Ron Borg in Salt Lake City

November 23, 2010, 3:36 PM

For goodness sakes, people, please stop the resistance to a nice Walmart coming to the Parley's Way location in SLC. People I know and with whom I have discussed this matter simply cannot understand the city's resistance to Walmart's plans. For one thing, the existing building and most of the parking lot were a K-Mart for many, many years, and the property also at one time supported a very large movie theater. Where is the logic in changing the overall use of that property now? There is plenty of parking, good roads service, and very, very few nearby residential buildings and homes. A new Walmart should be a welcome addition to the SLC

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shopping scene, especially in that quadrant where there aren't so many similar shopping choices. Lots of parking, room for a few new restaurants and other services and stores, and even a Park and Ride lot through the courtesy of Walmart. Protectionism against so-called Big Box retailers is unfair and stifling to growth in the city. By the way, I have absolutely no dog in the fight and rarely shop at Walmart. I just don't like what the city is trying to accomplish here--or failing to accomplish, I should say.

Semi-anonymous in Salt Lake City

November 22, 2010, 6:10 AM

I have read all of the comments made here thus far. The comments in opposition to the re-zoning strike me as notably devoid of logic, reason and fairness and seem to be based instead on one or more of the following:

- An embarrassing degree of ignorance:

"A re-zoning would allow the store to locate there."

Not true; it already is allowed to locate there.

"A re-zoning would result in a larger building than what is there presently."

Not true; Walmart has specified a new building that is the same size, or smaller, than the existing building.

- Irrationality:

"A re-zoning would result in an increase in traffic."

How so? Obviously there would be no difference in traffic to speak of between a Walmart with a re-zoning (i.e., in a new building) and a Walmart without a re-zoning (i.e., in the existing building.)

And regarding actual traffic: it's not football game-like traffic where everyone is arriving and departing AT THE SAME TIME, or a miles-long stream of cars as in the closing scene of "Field of Dreams." My observation of other Walmarts in the area is that while the parking lots do contain many parked cars indeed, actual traffic leading to and from these lots consists of a steady, low-grade trickle, in reality. Typically, I find myself entering the parking lot off the street and exiting back onto the street in blissful solitude -- rarely is there a car right in front of me, hedging my way. Never have I observed any sort of onslaught or mass exodus of traffic in or out of a Walmart. The groans regarding traffic are unfounded.

- Professional jealousy:

"We don't need another store in the area. The surrounding, overpriced retail stores are sufficient to meet the needs of the community. And

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those who insist upon shopping at Walmart anyway are perfectly free to drive to Timbuktu." Translation: "We don't want the competition. We don't want to have to give up our third vacation home, in Ketchum; we don't want to be forced to cut back on the outrageously exorbitant prices that we are accustomed to charging."

- Supreme selfishness:

"I could care less about the needs or wants of the community at large. All I care about is what I want."

- Petty spitefulness:

"Though we have no legitimate or truly logical reason for opposing Walmart's re-zoning request, we **MUST NOT LET THEM HAVE THEIR WAY!**

"They're rich; they can afford to adapt to the existing zoning; and, we hate them; therefore, let us stick it to 'em!"

"We're going to be forced to lower our prices; we must punish them!"

- Contradictory arguments:

"The store will be much appreciated by the community, which will result in an increase in traffic!"

(vis-a-vis)

"Walmart has erred in its market analysis; it will fail at this location."

- False propaganda:

"All merchandise sold by Walmart is made in China."

The Truth: Walmart sells virtually the same, famous-name brand stuff as everyone else -- including a great deal of merchandise made in the USA -- only at markedly lower prices, on the whole.)

"Walmart is guilty of human rights violations and crimes against humanity on the order of those committed by Turkish prisons, Third-World dictatorships, 19th-Century slave owners and turn of the century sweat-shop operators; they treat their employees, their customers, and their vendors like garbage."

Yeah. That's why those vendors are clamoring for a Walmart account. It's because with Walmart, everyone wins, including the vendor.

Regarding the employees, I don't see a bunch of oppressed slaves. I see

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instead a group of cheerful people who seem glad to be there, glad to have a job and glad for the money that they too are able to save.

As regards the customer: I, myself, truly, can think of nothing more malicious, more hostile, more downright pernicious, in the world of retail, than a retailer taking advantage of the average customer's ignorance and trust by marking up the price of an item by a factor of two or three or more, temporarily subtracting a tiny sliver of that exorbitant markup, and then telling the customer that he or she is getting some sort of deal, that this is some special "sale" price, that this is an extraordinary value, when in reality, that supposed "sale" price still is a rip-off and is higher, sometimes far higher, than Walmart's everyday low price. We see this type of chicanery on a REGULAR basis at the other stores.

- Hysterical speculation:

"If a re-zone is granted, an Empire State Building or an oil refinery will materialize there by and by which will completely consume the lot and skyline."

- Class distinction over thriftiness:

"I don't care about saving money. I'd rather shop at expensive boutique stores and have only such stores in my community, since this makes me feel better about myself."

- Irrelevant red herrings:

"We must not grant Walmart its re-zoning request because the sacred 'MASTER PLAN' saith 'no.'"

The vaunted 'Master Plan,' conceived and drawn up by a small, exclusive cadre of community elites in the interest of their wishes only, irrespective of those of the community at large. The fact is, a re-zoning would have NO impact on the so-called "Master Plan," inasmuch as Walmart has every right, as things stand now, with the current zoning, to set up operations in the existing, 120,000 sq. ft. building. Thus, their TRUE motivations lay elsewhere, cloaked as they are by pretenses of concern for "Master plan," "playing by the rules," etc.

- Earth worship:

"We must revert to natural moonlight only. No electric lighting! No internal combustion engines! No retail stores! Only walking paths and bicycle trails! Back to nature!"

- Fantastical pipe dreams:

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"I would rather have on this property a quaint little pedestrian mall comprising a small bunch of cute, little stores -- as long as I don't have to develop or pay for it!"

Let Walmart have its new building. It will be better, safer, more efficient, and more aesthetically pleasing, and will allow drainage and other improvements to be made to the lot.

I welcome Walmart, for the money that it will save me that I will then be able to spend or use in other ways.

Frankly I only hope that Walmart will go back to its original plan of a new, 120,000 sq. ft. building (virtually the same size as the existing building) rather than a downsized building. Not only would the 120,000 sq. ft. building better serve the shopping needs and wants of the community, it still would be only a fraction of the size of the 9th East and Taylorsville Walmarts, which I understand are in excess of 208,000 sq. ft., each. Bring on wide inventory, outdoor gardening, and tire and lube!

Semi-anonymous in Salt Lake City

November 19, 2010, 4:21 PM

Walmart brings a much-needed aspect of retail business to the East Bench. We have so little to choose from close to our neighborhood that we must travel to other areas of the city to shop. I've missed having K-Mart close by to offer hardware, electronics, sporting goods, toys, and home-improvement items. Glad to have the variety and depth available again.

Trish Townsend in Salt Lake City

November 18, 2010, 4:49 PM

I do not want Wal-Mart in our neighborhood. However since that is not an option any longer I think Wal-Mart should have to abide by the existing zoning and building laws. Why do we feel we must cave to corporate America. Wal-Mart will build there regardless of the change or not.

Deborah Cartwright in Salt Lake City

November 17, 2010, 11:42 AM

I support the zoning change to facilitate the re-building of the property. The old K-Mart has been an eyesore for many years and the huge parking lot is a serious lack of green space. I favor a WalMart in our area as we currently have to drive a long way to reach any existing "big box" store. Whether they remodel or rebuild, I can't imagine that it will change the traffic volume. If people want to shop at WalMart, they will come either way. WalMart owns the property, so let's make it possible to make it as attractive, green, and up-to-code as possible. After reading the attached documents on this site, I feel this can only be accomplished through a zoning change.

Semi-anonymous in Salt Lake City

November 16, 2010, 3:34 PM

If the new zone is limited to the existing Kmart property, I see no harm in bringing Walmart into the area. We need to be more business friendly to get the economy moving again. What is there now is a real eyesore and useless.

Semi-anonymous in Salt Lake City

November 16, 2010, 1:15 PM

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I support the Masterplan proposed zoning change from CB to CS. I reference the 2008 Planning Commission Staff Report prepared by Nick Britton and its conclusion to send a Positive Recommendation forward to the Council.

Chris Orrock in Salt Lake City

November 16, 2010, 10:09 AM

Dear Sir or Ms.,

I am a longtime resident of the East Bench community Indian Hills, located east of Foothill Blvd. I am writing to encourage the City Council and Planning Commission to give due consideration to our community and both it's living, aesthetic and property values in their decision on whether or not to accede to Wal-Mart's request for new, unprecedented zoning changes for it's planned Parley's Way store. The value in any neighborhood lies not merely in it's potential tax base, but in it's livability and continuity. Granting re-zoning to Wal-Mart would adversely effect both of those assets. That does not stop the Wal-Mart corporation from routinely challenging zoning laws in almost every new box-store it builds, despite resident's objections. It often reveals nothing less than corporate contempt for both the Council members and residents in those communities.

The only sensible Planning Commission and City Council ruling would be a compromise between Wal-Mart's standard tactic of challenging neighborhood and community zoning laws, and the citizens of those communities effected, in this case, the East Bench community. That compromise would take the form of denying Wal-Mart's request for re-zoning, thus allowing them to build their store within the sensible confines of our existing zoning laws and without causing unnecessary damage to the livability or continuity of our East Bench community.

Sincerely,

Chris Orrock
SLC, Utah

Kathy Adams in Salt Lake City

November 16, 2010, 8:21 AM

I continue to be opposed to the rezoning of the Parley's property for the purposes of a larger Walmart. The traffic on the 215/80 exit onto Foothill is treacherous enough and will certainly increase at that poorly designed exit. It is bad enough with cars lined up to get onto Foothill, and with more cars trying to pull into the right lane to exit onto Parleys from 215/80 to get to Walmart it will certainly increase accidents and road rage. Don't make a bad traffic situation worse! I invite anyone to observe or participate in the nightmarish traffic at Foothill and Thunderbird any morning of the week before deciding to add to it.

Semi-anonymous in Salt Lake City

November 15, 2010, 3:24 PM

I support the Walmart rezoning effort. I'd like to see them get on with whatever store they want to build so I can start shopping there. Right now I have to drive either out to 9th east and 48th south or to 13th south and 3rd west to shop at Walmart, it would save a lot of gas and trouble if it were more convenient.

Semi-anonymous in Salt Lake City

November 15, 2010, 10:23 AM

I am not a fan of Walmart however they own the property and there will be a Walmart there regardless of how many people object. The only question is remodled old building or new construction. Like it or not we cannot stop it and there will be a Walmart there. I really do not care however it seems that it will create traffic problems.. Ingress and Egress from this property

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never was good and a Walmart will have many more shoppers than the old Kmart. The traffic congestion around this area will be awful.

Semi-anonymous in Salt Lake City

November 14, 2010, 4:04 PM

So when will it stop? When all our jobs go to China and India...When all our stores and restaurants are identical across the country. It's truly a crisis when the only thing Americans care about are the dollars in their own pockets...but when we wake up it will probably be too late- Take A Stand Say No to WalMart

Semi-anonymous in Salt Lake City

November 13, 2010, 5:36 AM

the city should allow walmart to tear down the old kmart building. this building is unsafe according to today s building codes. to have such a large property abandoned is not only an eye sore to the area, but we need all the revenue and commercial traffic we can get. therefore, i am in favor of this proposal!

Semi-anonymous in Salt Lake City

November 12, 2010, 1:28 PM

This discussion has been going on for quite a while now, and all we are doing is delaying the inevitable. Personally, I am looking forward to having a Wal-Mart store closer to home. The existing building is an eyesore, and continues to remain so as long as folks drag this out. I'm ALL for a new, improved building and site. The rezoning will enable improvements to the property that will benefit the community all around. It amazes me that some who are most concerned about the neighborhood would prefer to have the old building than a new, smaller, more energy-efficient one. How does that benefit the neighborhood? Wal-Mart has sought to work with us and accomodate our requests. They are a successful enterprise that gives back into the community. Has anyone forgotten their generous contribution to our SugarHouse fireworks display this past summer? Let's get over the discussion and move forward with this.

Marv Adamson in Salt Lake City

November 10, 2010, 7:38 PM

I am a commercial real estate broker and live in the area above Foothill Drive due east of the Walmart site. I believe the most important part of this battle has already been lost by allowing Walmart to develop the site at all. I do not believe we need a Walmart superstore at every freeway exit in the Salt Lake Valley to meet the needs of their customers. And I do not believe the immediate area is populated with shoppers who will buy the low-quality products that Walmart offers. I think Walmart has missed their market and their store will under-perform at this site, just like the K-Mart that preceded it.

The Walmart site would be much more appropriately used as a site for high density residential development.

The impact on traffic along Parley's Way and Foothill Drive will be enormous. Foothill, in particular, is extremely overcrowded all day and is critical at peak driving hours. A huge Walmart will greatly burden those arterial roads. Care should be taken by traffic planners to only allow access to the site northbound on Foothill Drive and westbound on Parley's Way. Attempting to cross oncoming traffic on either of these access streets will result in extremely hazardous driving conditions.

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However, inasmuch as the city fathers have already cratered to Big Box Corporate America, it is my opinion that Walmart should use its considerable resources to build according to the terms and conditions of the existing zoning. Walmart real estate executives knew the limitations on the site when they purchased it. They should be bound by those terms and conditions.

When Walmart leaves this site vacant--and they ultimately will, as they have countless others in communities all across America--the successor users should be bound by the same Community Business zoning, unless the city fathers at that time have the wisdom to revisit this site and allow its' proper use, which will still be residential.

Marv Adamson
2315 Scenic Drive

David Januzelli in Salt Lake City
No, to Wal-Mart = Yes, to better quality of life.

November 10, 2010, 12:21 PM

The CB zoning was established for a purpose...to prevent the neighborhood from turning into another traffic congested commercial big-box center. If it truly is inevitable that WM will move in whether or not the land gets rezoned I suggest that they remodel the old K-Mart building...and keep it small.

Wal-Mart's purpose is to make money, period. They are not in the business to increase the quality of life in neighborhoods. Quality of life means less traffic (less pollution), walkable neighborhoods, small to medium sized businesses, lots of vegetation, low crime, etc. Wal-Mart doesn't bring any of these virtues!

As for lower prices and saving a few dollars on your grocery bill...well, you get what you pay for: lower wages for workers, low quality food, low quality products all made in China, etc.

No, to Wal-Mart = Yes, to better quality of life.

Semi-anonymous in Salt Lake City
Yes to Walmart! We need a store in this area.

November 10, 2010, 8:13 AM

Semi-anonymous in Salt Lake City

November 9, 2010, 2:20 PM

Who has ever seen a pretty Walmart? They all look alike. They can make the building sustainable with a remodel, but they choose not to. Look at the Regency Theater next door, remodeled into a attractive office building, or Architectural Nexus at 2505 Parley's Way remodeled from an ugly gym into a fabulous LEED platinum office, or Circuit City being remodeled into a new DI. What's the matter with Walmart? They say they can't afford LEED, and are only offering to improve the site because city ordinances require them to do so. They aren't spending an extra dime that isn't required. They are a lousy neighbor.

If the park n ride becomes inconvenient they'll tow cars away. If people camp in their parking lot the city police will have to deal with it. If their store causes traffic problems the city and state will pay to fix them. If the neighbors are kept up at night with deliveries and backup

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beepers, they can buy earplugs at Walmart.

The residential neighborhood preceeded Kmart. There was no public input. The deal was done behind closed doors and no one knew what was coming until they started digging up the vacant lot.

Walmart can't even get their trucks in and out of the property without crossing other property. They'll turn left into an unsignalized arterial. This property is not suitable for the Community Shopping zone.

Leave the zoning alone and let Walmart do their thing within the current zoning. They could do it well if they wanted to.

Lori Tavey in Salt Lake City

November 8, 2010, 10:06 AM

I support the rezoning of the old K-Mart property so Walmart can build a newer property that is well landscaped and helps with drainage. Not all of us have the income to shop in the boutique stores suggested by some and many small stores in this area already struggle to survive. Walmart will not be competition for them.

We need the old K-Mart building demolished and the area renewed.

Lori Tavey

Semi-anonymous in Salt Lake City

November 7, 2010, 9:02 AM

No to Wal-Mart.

Semi-anonymous in Salt Lake City

November 6, 2010, 4:08 PM

We definately do need Walmart to build a pleasing looking building in place of the old K-Mart building. We need Walmart to come to Parleys area so we don't have to drive out to 45th south and 9th east or downtown to 13th south and 3rd west. It is hard for me to understand how some people are not interested in saving money on their grocery bills. We are definately in favor of rezoning the K-Mart area so that a nice new building can be constructed in it's place.

Rasmussen in Salt Lake City

November 6, 2010, 4:02 PM

I am all for Walmart's proposal to rezone the property on Parley's Way. I love shopping at Walmart and they would do a nice job with that location which has always been an eyesore and bring it new life.

Semi-anonymous in Salt Lake City

November 6, 2010, 12:49 PM

I am amazed that some think that they can stop the Wal-Mart from being built. They will have a Wal-Mart store there no matter what the oppostion might be. The only question is will it be a new store with better lighting, landscaping and drainage or a partially remodelled old store without the mitigations required by the new zoning

Semi-anonymous in Salt Lake City

November 5, 2010, 2:44 PM

I oppose the rezone and do not support Walmart moving into this location.

Semi-anonymous in Salt Lake City

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November 4, 2010, 10:42 PM

If this allows them to build a larger store do not allow this change. There is no safe egress to that facility as is and another traffic light will within a block of an existing traffic signal or exit from the freeway will cause total gridlock on foothill.

Marianne Wander in Salt Lake City

November 2, 2010, 5:21 PM

I am opposed to the re-zoning that will allow a big-box into this fabulous neighborhood.

Please follow the master plan which calls for pedestrian and bike friendly neighborhood shopping. The big box that Wal-mart is proposing does not fit the scale and qualities of this neighborhood. It will do harm.

Also, beware of greenwashing. Wal-mart may propose LEED design and sustainable features as they try to sell this project. But true sustainability is not created from picking and choosing from a check list in order to sell a product. True sustainability is holistic, and this includes respecting and enhancing the quality of life for the people living in this neighborhood.

Tom Condit in Salt Lake City

November 2, 2010, 2:04 PM

Walmart's design makes the project much more attractive to the community than the project they will build with the existing zoning. I happen to like shopping at Walmart, but whether others here like or dislike Walmart, to me the only issue is the best design and land use we can get, and this clearly is better.

cecilia uriburu in Salt Lake City

November 2, 2010, 1:27 PM

As both a neighbor to the north of the parcel and as an Architect I oppose the re-zone of the parleys lot to CS community shopping. I do my part by xeriscaping, recycling and composting my waste, replacing my windows for better energy use, adding insulation to my walls and roof...On my own money, off course...why would the city re-zone to Community shopping this parcel, which means an energy hog in the neighborhood? BIGGER IS NOT BETTER!...The master plan and Mayor Becker envision a greener, walkable, bike friendly city. We are citizens who vote and elect officials with such vision. We have the right to oppose the increase of traffic, the unlimited size building, 24 hours of artificial light polluting the night sky, but most importantly to deffend what we elected to begin with...do your part and oppose this re-zone. It is what we need to do for a better built future. Be a leader for your community and vote NO to the rezone.

Cecilia Uriburu, AIA (Architect)

Semi-anonymous in Salt Lake City

November 1, 2010, 2:32 PM

I don't want this to be a WalMart. I will not shop there; I shop at neighborhood stores. We don't need any more big stores in this area. I like the idea of this area being condos or something residential. I'm tired of it being an empty cement lot.

I realize that WalMart owns this property. If they are going to have a WalMart there, I want them to landscape the area and make it beautiful so it isn't an eyesore.

bob moore in Salt Lake City

October 31, 2010, 10:56 AM

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I think Wal-Mart is trying hard to put a development on this property that will be pleasing to the community. They have certainly spent the time to try to find all the needs and concerns of the neighbors and community so they can address them.

I think they are motivated to put something on the site that will be good for business and good for the community.

I am in favor of them building the new store they want to build vs forcing them to remodel an old building that in the end will not be what the community wants nor what Wal-mart wants

Bob Moore

Phil Mattingly in Salt Lake City

October 30, 2010, 12:36 AM

There is something that perhaps the people who comment here do not understand. Walmart owns this property and has the legal right to remodel the current building and put a Walmart in that existing building. Indeed, they applied for and received a building permit to do this and the permit is active. Walmart could start the remodel tomorrow if they chose.

What Walmart wants to do to improve the property is to tear down the existing building and build a newer, smaller (92,000 sq ft instead of the current 123,000 sq ft) more energy efficient, greener, improve the traffic flow, solve the existing storm water runoff problem (instead of the storm water running off the parking area and out onto the street in a river they will create a holding pond to catch the water, which they don't have to do if they remodel the old bldg), modern landscaping with better parking, better lighting in the parking area, etc. In order to build a smaller more modern bldg they need to have the zoning returned back to where it was before it was changed to what it is now.

What the public needs to clearly understand is that Walmart is going to put a store in that location with a zoning change or without a zoning change.

If the city refuses to change the zoning, it does not mean that Walmart will go somewhere else and the small vocal minority who do like Walmart win. Walmart will simple use the remodel permit it currently holds and remodel the old KMart bldg there as they have a legal right to do.

So, do you want a shiny new more modern building that is more green, more valuable which means more taxes for the city, more customer friendly or to remodel what is there now?

To me the benefits to the community by making the zoning change and receive a newer more modern building far outweigh any negatives.

The tired old talking points based on half truths, ignorance and manipulated propoganda put out by unions unsuccessful in unionizing Walmart that are used to bash Walmart are not the issue here and will not make Walmart go to some other location.

So let's "Rollback" the zoning and let Walmart put up a building that will compliment the

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neighborhood and provide closer shopping for us that live in area.

Semi-anonymous in Salt Lake City

October 29, 2010, 7:33 PM

We should all consider whether to support a company that prays on the poor. Do a little Google search on Banco de Wal-Mart, its deceptive activities, and the 60%+ interest rates it charges those least able to pay. You'll see that Walmart is not just a big box; it's a big UGLY box.

We don't need another Walmart.

Semi-anonymous in Salt Lake City

October 29, 2010, 4:25 PM

I think the CB Community Business designation will suit this area well instead of CB Community Shopping. The residents of this area already have easy access to Community shopping along 300 W between 1300 S and 2100 S, where they can shop at Walmart, Costco, Sam's Club and Target starting next month. Those shops are conveniently located, just 5 minutes away on the freeway. Please do not approve the proposal

Semi-anonymous in Salt Lake City

October 29, 2010, 1:18 PM

We need a Walmart there badly. I will pay 15-20% less on my grocery bill. The development will be a great addition to the community!

I hope to see a new Walmart store there next year! Bring it!

Amy Oglesby in Salt Lake City

October 29, 2010, 12:21 PM

I welcome this addition. It will be great to restore some vibrancy to this area.

Semi-anonymous in Salt Lake City

October 29, 2010, 11:21 AM

For those who don't think a "big box" store should go on that lot - there is already one there. So it doesn't seem unreasonable to replace one big dilapidated box with a slightly smaller pretty box.

That being said, some thoughts about Walmart-

- Walmart Associates make less than comparable retail employees.
- Walmart's entry into an area depresses wages and displaces better-paying retail jobs, forcing small local businesses to close.
- Walmart has left vacant, abandoned stores throughout the country.
- The largest class action lawsuit in the history of the world alleges that Walmart discriminated against women by systematically denying them promotions and paying them less than men.

Is that what we want for our community?

http://en.wikipedia.org/wiki/Criticism_of_Wal-Mart

Walmart faces an interesting marketing challenge with this project.

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If you are one of the largest, and most controversial businesses in the world, how do you get the people of a community to support your plans without making them feel manipulated?

Recently I've received two email messages from Cody Bannon thanking me for my support of the re-zoning. These messages are from "walmartonparleys.com". They look like they come from some grass-roots support group - not flashy, a cartoonish font for the signature, definitely no Walmart logo.

But who owns "walmartonparleys.com"? The registration for that is private.

And who is Cody Bannon? I'm a nobody, but I show up in a Google Search in Salt Lake City. And Cody? Nothing in Google.

So I surmise that Cody is not from our community, that he works for Walmart's marketing department, that Walmart owns "walmartonparleys.com" and that Cody's phone number is a local Google Voice account that forwards to his actual phone.

Cody, the only thing worse than an email from Walmart headquarters is an email pretending not to be from Walmart headquarters.

Glenn Fassmann in Salt Lake City

October 28, 2010, 11:33 PM

I have lived in this neighborhood for a few decades and I would welcome a store on Parley's Way which actually has useful merchandise. I stopped going to K-mart years ago because I left there empty handed so many times and I had to drive to 3300 South or further to get the goods I needed. A Walmart would be environmentally friendly by reducing the miles we need to drive for general merchandise. A Lowe's would actually be my choice for the location, but who am I to choose.

A Walmart would not harm the smaller shops in the area. These shops already compete with Walmart and all the big box stores and the smaller stores have niches which have been tried and proven over time. Everyone in the neighborhood already frequents Costco, Walmart, Sams Club, Win Co Foods and other big box stores regularly. I don't believe people will frequent the smaller local stores less, in fact, I believe the new Harmons on 1300 South and 1700 East will harm the Dan's and Fresh Market grocery stores more than a Walmart on Parley's Way. The Shopko in Sugarhouse and the Right Aide (both also being national chains) may be the most affected, but I am not fond of either store and I would like the alternative.

I keep hearing that we need small boutique shops at the Parley's Way location, but many "boutique" stores at Foothill and Sugarhouse already have a hard time surviving in the area. A developer would surely have taken the risk for this kind of development if it were a viable option, but it is not. I like to see those who are crying out for this option to put their money on the line to make this sort of development work there. Free enterprise and open markets regulate what commercial development survives.

The other option for the area would be apartments and a smaller commercial area, but that would bring even more dreaded congestion to the area than a store. I am not a resident directly adjacent to the area, but if I were, I'd rather have the big box store than high density housing.

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Store patrons go home at night, but residents do not.

Many people already drive up Parley's Way to shop at 3300 South and if they stop at a Walmart on Parley's Way instead of continuing to 3300 South to shop, these people won't add congestion. There will be more cars, but any development will bring more cars including green space. Could you imagine all the traffic from families driving to and from soccer games and football practice?

Let's allow Walmart to remove a blight in the area and replace it with an aesthetically pleasing useful store location.

Semi-anonymous in Salt Lake City

October 28, 2010, 10:08 PM

Allow Wal-Mart to re-zone the old K-Mart property. Wal-Mart's newer stores are much nicer than their older prototype. I am ready to pay less for groceries than Dan's and Fresh Market and get rid of the K-Mart box eyesore.

Semi-anonymous in Salt Lake City

October 26, 2010, 8:49 PM

Walmart will bring a whole new level of competitive pricing to the East Side. Frankly, I'm tired of the lame Dan's and Smiths which dominate the East Side and charge outrageous prices. Letting WM in will clean up the endless parade of high prices, hot deals, join our club and get rebates, we match prices, get a free turkey, blah, blah, blah with sharp pricing, low pharmacy rates and lot's of product availability.

bruce beck in Salt Lake City

October 24, 2010, 2:18 PM

I support their rezoning request and further more I support letting them build the newest most up to date store possible that includes groceries and an auto service area. Why do they have to be crippled by the Walmart haters who want no store or a substandard one? I appreciate Walmart but I know they have their problems just like any other retailer. In a free enterprise system they deserve the same right as anyone else to participate in the marketplace. I shop at many other Walmart competitors who out perform them in their own specialties. For instance the Sunflower Market, Rheams, and Super Saver beats the pants off Walmart with their produce prices. If some other small local business can't compete too bad. Maybe they should find some niche where they can compete. Bruce Beck

Semi-anonymous in Salt Lake City

October 24, 2010, 1:39 PM

A few vocal, but self-serving residents continue to oppose Wal-Mart's request to rezone its Parley's Way property. Holding out 'for the next forty years if necessary,' for their vision of a Foothill Village-like, 'walkable' development, unsuitable and unrealistic along a major thoroughfare into the City, they are waiting for Wal-Mart to leave no matter how long it takes—comparable to a child's equally ridiculous threat to hold his breath until he gets his way!

Meanwhile, the community is deprived of Wal-Mart's ability to fix drainage and water detention problems associated with the property, since, even if the retailer decided to move forward with such repairs, they could discover, after tearing up much of the parking lot, such repairs necessitate getting under the existing building, which they could not do. Thus both the

Walmart Proposed Zoning and Masterplan Amendment

Please comment on Walmart's proposal to rezone the property located at 2705 E. Parley's Way from CB Community Business to CS Community Shopping.

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efforts and expenses incurred would be for naught. No savvy business, including Wal-Mart, would make such a decision under those circumstances.

Conversely, should Wal-Mart be given approval to rezone the property:

- The forty year old existing K-Mart building would be torn down to be replaced by a smaller (92,000 versus 120,000 square feet) more sustainable and more aesthetically pleasing building.
- Water detention and drainage systems necessary to prevent flooding into the apartment property to the north and Parley's Way to the south would be implemented.
- The current endless expanse of parking would be mitigated with more landscaping and walkways.
- A street presence, as requested by the community, would be fulfilled with Wal-Mart's dedication of one acre of the property close to Parley's Way, to be determined by the community, such as a park and ride, restaurant, or other desired use.
- More community and City input since a rezoning would result in a development plan necessitating such input.

I urge the City to look beyond the selfish desires of a vocal minority who hold up the banner of a Masterplan in which only an elite few participated, resulting in the zoning that now blocks what is in the best interests of the community as a whole, and approve Wal-Mart's rezoning and Masterplan amendment request.

Semi-anonymous in Salt Lake City

October 23, 2010, 1:36 PM

Say No to Walmart's request for rezoning. Respect the decades of effort that have gone into creating the Master Plan and putting in place the current zoning designation. Do not set a precedent that will lead to others wanting their properties (spot) up-zoned.

Reduce the lanes and allow parking, install bicycle lanes and cross-walks with lights, and make Parley's Way a safe and appealing entrance to Salt Lake City, as is being done on 1300 East. Encourage walkable and low traffic generating uses on this parcel, consistent with the neighborhood's needs.

Protect all of the City's property owners. Require Walmart to do what is permitted in the property's current zoning designation, as other property owners are in theirs. Do not take value from the other neighbors' properties, please respect the rights of all property owners.

We live within walking distance of this property and support the efforts of KeepOurZoning.org

Semi-anonymous in Salt Lake City

October 22, 2010, 7:58 PM

As I read the amendment I noted that the current K-mart building was approved and built at 103,227 sq. ft. and the proposed Walmart building is 91,750 sq. ft. isn't that a smaller "big box" than what was there or am I missing something. Some of the comments suggest otherwise. Some have suggested it would put some of the local stores out of business. What put k-mart out of business or Market Fresh replacing Albertson's for example? If a like business cannot compete isn't that how the free enterprise system works. If people buy from another competitor it is usually because they can get more for their money or a better product. At least that is my

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opinion. Are there any other viable alternative proposals out there? Let's hear about them if there.

Alice Marsh in Salt Lake City

October 22, 2010, 7:28 PM

From what I know about the Walmart Corp. it doesn't stop until it gets what it wants. We know there is little chance of changing the option of building there. I do think, however, that we should not agree to rezoning the property. For those of us who are not in favor of a Walmart store--we can remember not to patronize it when it is built.

Burton Brown in Salt Lake City

October 22, 2010, 3:37 PM

I support a WalMart, and rezoning within reason.

Most of the complaints are simply because its WalMart...if it was Target, or Costco, or Kohl's...most of the nay sayers would not be complaining. WalMart will bring jobs, and sales tax revenue. Bring it!

Bring it now!

Semi-anonymous in Salt Lake City

October 22, 2010, 2:35 PM

I'd like a Walmart there and think the area should be rezoned if that is what is necessary in order to make that happen.

Emina Alibegovic in Salt Lake City

October 22, 2010, 1:30 PM

I oppose rezoning. Foothill Village is only a mile away. There is no reason for another shopping center or a huge store in that area. What we do not have enough of are neighborhood bakeries, gathering places, community centers, places for youth to engage in meaningful activities with each other - art, sports, education. Let's work on knowing each other and communicating instead of driving to big box store buying things we do not need so we can fill landfills with things we discard because we wanted newer and "better".

John Wilkes in Salt Lake City

October 22, 2010, 1:14 PM

"Big Box" stores are putting local businesses into crisis. Take the money you have used to court them, and help local businesses instead.

John Millsaps in Salt Lake City

October 22, 2010, 1:03 PM

While I dislike the empty store sitting there, I strongly dislike letting Wal-Mart build a larger store on the site. Wal-Mart has been utilizing smaller stores in other cities, such as New York City and in smaller communities that can't support the Mega-stores. That would be more acceptable than the massive box store that they want to put there.

I have to agree with other posters that the Big Box store would have a very negative impact on the traffic flows on both Foothill Blvd, because another traffic light would be installs and on Parleys Way. Plus the upgrades necessary to sewer/water lines will mean that the roads are torn up, yet again. If that is necessary, Wal-Mart should bear the cost, along with all other impact costs.

My ideal would be for the city to purchase the land and turn it into a transit hub with a Trax line running from the U south along the foothills, into the county but I don't see that happening and

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thus by the time it becomes necessary to do something like that, the costs will be much greater.

I am a firm believer that when it comes to something like this, it is better to err on the side of caution and on the side of the neighborhood, than to go big.

Please don't approve the zoning change or you will destroy the neighborhood.

Semi-anonymous in Salt Lake City

October 22, 2010, 11:58 AM

I've lived in the area for more than 30 years. The abandoned building is a huge eye-sore. How about selling the property to someone who will build upscale condos with valley views, put in green space, and maintain our lovely neighborhood?

If that's not an option - a little, baby Wal-mart is a much better idea than a big, vacant box.

Semi-anonymous in Salt Lake City

October 22, 2010, 11:40 AM

There is such a thing in the Walmart arsenal as a neighborhood center, a smaller, more compact store that fits into existing neighborhoods better. They have options that would work for this site, they are just too greedy to accept this.

This application is no more than a ploy by the Walmart brass to get a bigger store and a larger share of the local market. They will make wild statements of their complete inability to comply with existing regulations and blow more smoke than any other big box chain (with the exception of Home Depot). They will tell you that they can't financially make it if they don't get their way (give me a break they are one of the most financially successful companies because they are able to get nearly everyone to give them better terms than they otherwise would have received).

Walmart Brass will threaten to throw a tantrum and stomp their feet and threaten to oust you from their group of "friends" if you don't give them what they want.

If this does not work then they will send in their corporate bullies (Attorneys) and file lawsuit after lawsuit to wear you down, until you give in to their demands.

End result is that they know that there is a market for their products in that area. They will locate there in the end even if they are denied the zone change, They like money and never pass up a chance to get more, even if it is less than initially desired. They also know that zoning controls how much of the market share they are allowed. They basically would love it if our elected leaders would give them the keys to the city. I urge our leaders to resist and stand up for the zoning and land use decisions that have already been made for that piece of ground and that location.

If Walmart is unwilling to work within the CURRENTLY EXISTING zoning designation for the property then their request should be denied. We do not win anything if we give into their bullying and change the zoning designation to match their demands in any way.

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Maggie Shaw in Salt Lake City

October 22, 2010, 10:19 AM

I am opposed to the zoning change. The residents of that area do not want it. That should be a compelling enough reason to prevent the change. That neighborhood is not appropriate for a mega store. Keep the present zoning. No change.

Wilf Lieber in Salt Lake City

October 22, 2010, 3:50 AM

A new Walmart store would be a great replacement for the existing site.

I like to use small local shops, but I do not subscribe to the idea of punishing or denying a big company the right to build just because they are big, or we arrogantly don't want to shop there.

Lastly, the tax benefit to SLC would be helpful. Keep shopping in the city.

Suzanne Stensaas in Salt Lake City

October 21, 2010, 11:05 AM

Attention Planning Commission and City Council Re: Rezone of 2705 Parley's Way from Community Business to Community Shopping.

I have lived one block from Parley's Way since 1968. When KMart opened it was an eyesore and it still is, but adding 6% more vegetation is not going to change it. I don't understand why the issue is again coming up when the citizens and planners have clearly indicated it is not in the neighborhood's interest or master plan. One can only think that it is economic and political pressure from Walmart.

Never, never do you discuss what it is going to cost, if rezoned, to handle the additional traffic, the cost of traffic lights, the additional delays on already congested Foothill, the lack of an east bench plan for Foothill Drive. The lack of adequate rapid transit along this corridor, the lack of bike paths or the additional traffic on Stringham Avenue and Parley's Way. These are costs to the taxpayers who so resent paying taxes. If we pay more taxes let it be for education and open space. We cannot stop Walmart having a store with a similar footprint, but we can support enforcing the master plan, which is good and needed. Many other acceptable uses can be made of this property and I am sure Walmart could sell this property if the rezone is not approved and they are unwilling to downsize their plans.

We have shopping services at Olympus Hills, Sugar House, and 3300 South, Foothill Village and along Foothill Blvd. Another Walmart is only about 5 miles away long with other big box stores: Target, Costco, and Lowes etc. on 3rd West. Lets keep our small stores and merchants in business. We have all the convenience we need right now without a Super Store. We want to keep neighborhoods and small businesses intact, they can supply our needs, keep people employed and contribute to the community in many ways. These businesses need our support and are the heart of employment and income in the USA. I think a bigger store would make it even more difficult for them.

Please, NO REZONE and please deal with the traffic and transit issue along the East Bench,

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instead of revisiting this issue again and again.

Richard Kanner in Salt Lake City

October 21, 2010, 9:15 AM

There are areas in Salt Lake that have been designated for the 'big box' stores such as Walmart, Costco, Home Depot, etc. Third West is an example of this. The old K-Mart property is in a residential neighborhood and a big box store there would be inappropriate. It would increase traffic on Parley's Way, Foothill Blvd. and I-215 and, at certain times these are already beyond their capacity. Smaller locally owned stores in the area would suffer and probably would disappear. The property is better suited to high density housing combined with public transportation along Foothill going to the University and downtown. Also, light rail from this site to Third West would give the neighborhood easy non-driving access to the 'big box' stores.

Semi-anonymous in Salt Lake City

October 21, 2010, 8:24 AM

NO MORE WALMARTs. Anything but a Wal-Mart that sells the crappiest crap out there. I thought walmart's model was to serve under-served areas? Go urban, Go rural, but stay out my backyard. Please do not approve such a disgrace.

Semi-anonymous in Salt Lake City

October 20, 2010, 8:27 PM

Walmart? Really. I frequent the Fresh Market west on 21st and would be disgusted if a proposed Walmart sapped this store of its business and jobs. There are other stores and shops north along Foothill that would likely suffer as a result of Walmart's presence. The Walmart argument of convenience for all shopping in one place is tired. The negative impact of Walmart's presence in many communities is well documented and for SLC to ignore this evidence would be frustrating.

How about some more greenspace? This block could easily be converted to greenspace and connected with Parleys Way Greenbelt and Parleys Park via the recently completed trail network. This area could use some public sports fields - soccer fields, softball diamonds, and play areas. I'm sure they'd see as much usage as the soccer and sports fields proposed for the former riparian area along the Jordan River in North Salt Lake.

Susan Passino in Salt Lake City

October 20, 2010, 7:58 PM

I'm in agreement with those who see the current condition of that area as not acceptable and I'm tired of going to Taylorsville or the Westside to shop at those Walmarts. But it's not just a matter on convenience, I'm never clear about changing things up when there really wasn't a problem in having a business there to begin with. It's a great location and it could benefit the neighborhood and not be a blight.

Semi-anonymous in Salt Lake City

October 20, 2010, 6:50 PM

I am in favor of the rezoning. Regardless of how one feels about Walmart, it is inevitable that Walmart is going in at that location and I would rather have it in a nicer, new building than the old, dilapidated one that is there currently. A new building will better accommodate the store and will be more aesthetically pleasing for those that live near it.

Semi-anonymous in Salt Lake City

www.PeakDemocracy.com/546

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October 20, 2010, 6:14 PM

Having lived in the Parley's way area for a few decades I have always noticed the K-Mart building as an under-serviced, neglected blight on the area. One thing I notice about Walmart stores is that at least they maintain and take care of their grounds. I thoroughly support their zoning petition. I currently frequent other Walmarts in the valley and it will be nice to not have to drive so far away to get to one in the future.

Terry Marasco in Salt Lake City

October 20, 2010, 5:21 PM

The worst effect on small business is Wal Mart. You do not need to open this door which sets a bad precedent.

Ross Chambless in Salt Lake City

October 20, 2010, 5:09 PM

I think the neighborhood is tired of seeing a big abandoned K-Mart store in this proposed space. But I am also reluctant to have Walmart, or any other large mega-corporation, inhabit the space. It would be much better if there was a local, Utah-based service business that could get established there. Still, whoever makes use of the existing space should do everything possible to prioritize pedestrians or bicyclists over vehicles, and maintain lots of native vegetation. The only thing worse than mega-stores are unsightly mega-parking lots.

Curtis Haring in Salt Lake City

October 20, 2010, 4:48 PM

Although the idea of another big box store is not the most appealing, the thought of a giant vacant store is even worse. Perhaps, as a condition of moving in, Wal-Mart has to guarantee that parking lot space not in use more than 75% of the time after three years could be put up for sale and be zoned for smaller retail and/or multi-family dwellings.

Pax Rasmussen in Salt Lake City

October 20, 2010, 12:18 PM

I strongly oppose this proposal. We have enough bloody Walmarts and chain stores.

E.2 – Phone Log and Letters/Emails

DATE (rcvd)	NAME	ADDRESS	COMMENT	IN FAVOR	OPPOSED
11/15/10	Mae Vincent	1960 Wasatch	Opposed to Walmart - create too much traffic on Foothill - Walmart does not belong in our neighborhood		X
11/15/10	Joe Richards	2831 E. 2100 South	Opposed to Walmart rezone		X
11/15/10	Patricia Allred	2560 Blaine	In favor of Walmart rezone - tired of small group of community council people saying that they represent the community - the city needs the tax base - do not like the local grocery stores	X	
11/15/10	Keone Holton		Opposed to the Walmart rezone - the traffic on Foothill is already bad and Walmart will make it worse - Walmart does not sell US goods		X
11/16/10	DeAnn McCunne	2210 S. Wasatch	Opposed - traffic - Do not want taller/bigger buildings - other properties like the apartments will want to build bigger also		X
11/18/10	Kathy Adams		Opposed to rezone - do not want big box in neighborhood - would like smaller stores that she can walk to - get a cup of coffee, restaurant, etc.		X
1/3/11	Marco Wallenberg(?)		Support rezone	X	
1/18/11	Debbie Aldridge	Country Club Ridge Condos	Concerned about delivery trucks using access road next to her home - also noise impacts from garbage pick-up - does not want to live next to a shopping center		X
1/31/11	Mary Lee Christensen	2446 Wilshire Drive	Opposed to any development higher than two stories		
1/31/11	Jacqueline Jones	2510 Commanche Ave	In favor of Walmart - would like traffic light installed at intersection of Wyoming and Parleys	X	
2/1/11	Sharon Thurman	2212 Redondo	In favor of Walmart	X	
				4	5

From: Scott Kisling [scott.kisling@comcast.net]
Sent: Wednesday, November 03, 2010 12:21 PM
To: Nelson Cabot; Dolores Donohoo; Robin Bastar; Larry Migliaccio; Laurie Bray; Greg Carter; sperry Grace; Sugar House CC Chair; Jason Bradley; Mighael G. Kavanagh; Sally Barraclough; Carlyle Harris; Elaine Brown; Shiela O'Driscoll; Russell Callister; Pattie DeNunzio; Christopher Thomas; Sarah Carlson; Sandra Walsh; Amy Barry; Lynne & Neal Olson; Travis Pearce; Jim Brown; Judi & Wade Short; Benny Keele; Ruth Price; Dave Mulder; Ray Pugsley; Barbara Green; Derek Payne
Cc: Mills, Wayne; Council Comments; Rep. Brian S. King; Senator Ross Romero
Subject: Parleys Way rezone concerns of Country Club neighborhood for SH Community Council
Attachments: Neighborhood_concern_summary_for_SHCC.pdf; ATT00001.htm
Categories: Other

Dear Sugar House Trustees,

Attached is a summary of the comments and concerns I heard while listening to people in my neighborhood about rezoning 2705 Parley's Way.

I tried to understand each specific concern; people may say "traffic" is a concern when it is actually traffic circulation. I'm sure there are more concerns, and I know that many people can articulate them better than I. I have submitted a longer version to www.keepourzoning.com.

Walmart has hired Dan Jones to conduct focus groups and phone campaigns, and hired others to distribute flyers and collect signatures, to show people would prefer a new **building** over the existing **building**, but the real issue is whether people prefer the requested **zone** to the existing **zone**.

Neighborhood concerns are in several general categories:

1. Traffic circulation is very poor, especially in light of traffic volume increases since 1987 when the Master Plan was last revised.
2. The possibility of abandonment in future years is very real, with little likelihood of demolition and redevelopment. Small buildings are reoccupied much more quickly.
3. Concerns of a "domino effect," whereby other property owners request a rezone to increase their property value just as Walmart is requesting.
4. Concerns about neighbors having to police any Development Agreement, if attached to a rezone approval.
5. Longstanding neighborhood desires for small businesses and a variety of services, as expressed in multiple surveys, open houses, etc.
6. Costs to state and local government for later traffic circulation improvements, loss of tax revenues, decrease in charitable contributions, etc.

It dawned on me late that the major difference in these two zones is the difference in anticipated customer draw. This property – hard to reach from the distant west or north, and very difficult to egress to the north at all – is much better suited to drawing customers from my neighborhood, Beacon Heights, and Foothill Place Apartments to the north (if given access without need for Foothill Drive). The use of three long-ago castrated streets for access instead of for north-south traffic movement as they were originally designed caused many of the traffic circulation problems. Those streets are: Stringham, which since 1973 ends in a fence at the south-eastern edge of Foothill Place Apartments; Wilshire, which became the primary access to Kmart and several other parcels via access easements in 1968; and Maywood, which services only the office buildings to the west of the Kmart building since they were built, and would be used for Walmart truck access.

Concern number 5, trampling long-fought-for neighborhood desires at the request of a major multinational corporation would be a shame that would spoil the reputation of Salt Lake City as good government for many – perhaps dozens – of years to come.

Thank you for your support,

Scott Kisling

Trustee (upon confirmation), Sugar House Community Council

Country Club Neighborhood Comments and Concerns Regarding Rezoning for Walmart

Collected between Oct. 20 and Oct. 30, 2010 for Sugar House Community Council

TRAFFIC

Residents are generally more concerned about traffic *circulation* than about traffic volumes. Successful development is desired, and people understand that traffic increases will result.

TRAFFIC STUDY ACCURACY

Residents asked a traffic engineer how traffic studies were done. Daily trip generations are determined by a handbook. Assumptions are made as to ingress and egress percentages.

UNDERESTIMATED TRIP GENERATION

UNDERESTIMATED DELAYS ON FOOTHILL

TOO FEW INTERSECTIONS WERE CONSIDERED

TRAFFIC GROWTH RATES WERE NOT CONSIDERED

WALMART WILL GENERATE MORE TRAFFIC THAN KMART

TRUCK CIRCULATION

Residents asked a licensed truck driver's opinion of truck circulation for both new and remodeled stores, and studied other local Walmart stores and those of their competitors.

TRUCK EXITS TO FOOTHILL DRIVE ARE PROBLEMATIC

TAXPAYERS WOULD PAY FOR IMPROVEMENTS TO PUBLIC ROADS

AUTOMOBILE CIRCULATION

Accessing northbound Foothill Drive is problematic for anyone not already on I-215; the Country Club can be crossed only at 20th East. Interstate 80 can be crossed only on I-215, or at 20th, 17th or 13th East Streets.

NORTHBOUND EGRESS IS PROBLEMATIC

EASTBOUND I-80 ACCESS IS PROBLEMATIC

SOUTHBOUND EGRESS IS PROBLEMATIC, BUT LESS SO

LOCAL BUSINESS CIRCULATION AROUND SITE IS ALREADY POOR

ABANDONMENT

There are hundreds of empty "big box" retail stores in the U.S.; Walmart owns or rents more empty stores than any other retailer. Residents are aware of the conditions placed on the former Smith's store at 3100 East 3300 South in 2004, to prevent the use of the structure to Smith's competitors. There are several other examples in the valley. Walmart's U.S. same-store sales – perhaps the best measure of a retailer's success – have been declining for the last five quarters, so abandonment in 5 to 40 years is not .

Smaller buildings are more easily reoccupied, e.g. Fisher Dairy became a cleaners which became Flowers for You.

TOO MUCH PROPERTY IS CURRENTLY ZONED RETAIL

DEMOLITION BONDS SHOULD BE REQUIRED

WHEN DOES IT END?

Residents have been involved in multiple Open Houses and other meetings to articulate what it is they want for their neighborhood. They feel they have followed the process defined by the

City, and yet when a large multi-national corporation buys property suddenly all that is for naught.

THE ISSUE WILL BE DECIDED WHEN CITY COUNCIL TAKES A VOTE. IS THERE ANY HOPE FOR GETTING WHAT WE WANT?

To simply choose between a new store and an old one – how Walmart is framing the issue – is short-sighted.

With the current zoning, if Walmart were to decide to close this location – in five, ten or thirty years – they likely would sell the property to local developers who would build to the current zoning. If it were rezoned they could leave it empty indefinitely, sell it to another big box retailer, or even lease it to the operator of a regional flea market. The needs of local residents who have spoken out at multiple open houses and other meetings would forever be disregarded.

“DOMINO EFFECT”

Zoning laws are intended to keep similar uses and scale located together, away from conflicting uses and scale. Existing zoning of adjacent properties is taken under consideration for any rezoning request. Even housing could conceivably be rezoned to commercial, as was done for Shopco under a similar argument.

DEVELOPMENT AGREEMENTS

Development agreements are made between a company and the City to limit the uses or activities of the business to be more palatable to the neighbors. Development agreements may remain in effect indefinitely, but the City has to file and keep track of each agreement. Usually it is the neighbors who must patrol the businesses' activities, notifying the City of infractions.

PLANNED DEVELOPMENT

The requirement of Planned Development approval is being touted as *the* way for residents to have input into the details of buildings and uses within the new zoning, and it is true that it is required. Unfortunately, important issues such as what uses are allowed and how big the buildings can be are determined by zoning, not by Planned Development approval. Paint colors, building materials, etc. are determined in the Planned Development process. The only way for residents to control uses is through zoning.

EAST BENCH MASTER PLAN DETAILS

By law, Master Plans drive land use and zoning, which is why a Master Plan amendment is requested by Walmart as well as a zoning change.

BUSINESS/COMMERCIAL USES

Planning Goal: “Provide for needed community services while minimizing the impact of non-residential land uses on the residential community.”

“Many residents desire additional services in the community.”

“A hardware store and medical offices are among the uses most commonly mentioned.”

In 1987, at the time the East Bench Master Plan was updated, Kmart was a successful hypermarket (groceries and general merchandise), so one would think that when residents desire additional services they would be wanting services *not available in a hypermarket*.

“Redevelopment or at least renovation of some business properties is quite likely and is considered the most desirable approach to meeting future business needs.”

"Two-level buildings, structured parking and other provisions provide considerably more development potential than present use levels at many sites."

"Major zoning changes in the East Bench Community are neither anticipated nor encouraged."

"The community is so completely developed that a change of zoning in most areas would negatively impact surrounding residential properties. More efficient use of existing business properties is the preferred approach to meet future business needs."

Again, two-level buildings, structured parking and other provisions – a more efficient use – is encouraged here.

TRAFFIC AND CIRCULATION

Planning Goal: Maintain an efficient circulation system that minimizes traffic volumes on local streets.

"Close minor intersections" to maximize the traffic flow of Foothill Drive.

"Plant street trees, develop a center median and enforce parking strip landscaping ordinances" on Parley's Way.

"Consider closing vehicular access from some local streets to Foothill Drive." This is to maximize the traffic flow of Foothill Drive.

URBAN DESIGN

Planning Goal: Enhance the visual and aesthetic qualities and create a sense of visual unity with the community.

Only remaining site for a Gateway View – Information Center.

Zoning and other code enforcement can ensure proper maintenance and eliminate outdoor storage at all East Bench business properties.

This is reason enough not to rezone and rely on a development agreement.

"Since Parley's Way and Foothill Drive provide primary access into the city, they should be the most attractive streets in the city."

EAST BENCH MASTER PLAN SUMMARY

"New development must be sensitive to neighborhood scale and design, while satisfying needs and expectations of the developer. Compatibility with the *immediate* neighborhood is essential."

"Urban design will play an increasingly important role in neighborhood maintenance and preservation..." "Innovative approaches to implementing urban design concepts and proposals may be the solution to many of the problems that the East Bench Community will continue to face."

APPENDIX I

Zoning Change Compatibility Considerations

"There must be a demonstrated need for the new business proposal and documented community support." The issue is zoning. A preference of a new to an old store is irrelevant.

"Business projects must be of a density, scale and design that will not negatively impact neighboring residential properties."

"Zoning should not be changed to accommodate a new business unless it is adjacent to an existing business."

"'Spot or strip' zoning to accommodate new businesses is strongly discouraged."

"New businesses should be designed to be a logical extension of adjacent businesses."

COSTS/BENEFITS

Walmart has made several statements of the benefits a rezone would bring, and has alluded to the costs our state and city governments would incur. Most benefits fall to Walmart. Most costs fall to the community.

BENEFITS IF REZONED AS WALMART REQUESTS

Claimed benefits to residents

"Nicer looking store for the neighbors to see."

"Nice shopping experience"

"Trucks will have better circulation."

According to Walmart's site plan on file, a new store would have space to turn trucks around in the northwest corner of the property and have them exit on Parley's Way without having to exit across incoming shopper traffic at the Stringham stub onto Foothill Drive.

According to Walmart's presentations at community meetings, truck traffic will circulate clockwise and exit at the Stringham stub onto southbound Foothill Drive. Because of the multiple difficulties with trucks exiting via the Stringham stub onto Foothill Drive, their site plan is probably more accurate than their verbal statements.

Walmart will repair the frequently-flooding storm drain at their expense.

It should be repaired anyway. And soon. Walmart says it is the City's responsibility.

"Better parking lot draining."

Walmart will be required to conform to current building codes, which require catchment of all runoff on the property.

"More trees and shrubs."

Walmart will be required to meet minimum City requirements, which requires much more greenery than in 1968 when Kmart was built..

"More energy efficient."

Walmart could put in the same insulation value and same HVAC equipment that they do in their new stores.

COSTS IF REZONED AS WALMART REQUESTS

Costs to improve ingress and egress will fall entirely to the owners of the particular roads, based on statements Walmart made in East Bench Community Council Meeting.

Costs to prevent left turns from northbound Foothill Drive fall (state).

Costs to improve entry / exit at the Stringham stub onto Foothill Drive (city).

Costs to improve Wilshire / Parley's Way signalization (city).

Costs to widen the bridge at the northbound Foothill Drive exit (federal).

Reduced tax revenues due to shuttering of several competitors.

Increased state welfare costs due to 50% reduction in charitable contributions per employee compared to small businesses.

See <http://www.ntis.gov/search/product.aspx?ABBR=PB92112028>.

Oppose

Email_LVanHook_11-17-10_Opposed.txt

From: Laura Van Hook [lkvanhook@gmail.com]
Sent: Wednesday, November 17, 2010 10:55 AM
To: Mills, Wayne; council.commts@slcgov.com; jtmartin@slcgov.com
Subject: Walmart Rezoning

Categories: Other

Dear Planner and City Councilmen,

I am writing to voice my opinion regarding the Walmart Rezoning. I feel strongly that no rezoning should not be allowed. We have a responsibility to preserve our neighborhood in it's current state. The options that Walmart would have with re-zoning could seriously jeopardize the function and form of our neighborhood, making it a less pleasant place to live. This could also negatively impact our property values.

Please do not allow this rezoning.

Laura and Michael Van Hook
2804 Arcadia Heights Circle
SLC, UT 84109

From: john.ogilvie@comcast.net
Sent: Sunday, November 21, 2010 12:31 PM
To: Mills, Wayne; Council Comments; Rep. Brian S. King; Senator Ross Romero
Cc: keepourzoning@gmail.com; Jan Brittain
Subject: Tribune pro-WalMart editorial?

Categories: Other

(I posted this on the Salt Lake Tribune site today. Thanks for your attention to this matter.)

I live across from the Parley's Way Kmart/WalMart site. The November 19 editorial in the Tribune says that a big box store will be built there, and that the only question is the size of that store. I am not convinced. Is WalMart legally required to develop the property in a particular way? Is there anything preventing WalMart from getting the zoning changed and then selling the property? My understanding (based on some research) is that it's possible the rezoned property could be developed and used, for example, as a pit stop for truckers travelling I-80, with dozens of diesel and other fuel pumps, a store, a restaurant, sleeping accommodations, and overnight parking for 18-wheelers and other commercial trucks. Even if WalMart has some legal obligation to develop the property as a store in line with the presentations made, if there is enough profit to be made by violating the obligation, what's to stop that from happening? There is too much uncertainty here for me to be convinced that the Tribune's editorial is accurate.

From: Heather Whidden [whidden.h@gmail.com]
Sent: Thursday, November 04, 2010 12:23 PM
To: Mills, Wayne
Subject: Walmart rezoning - SAY NO!

Categories: Other

Dear Wayne Mills,

As a concerned citizen who lives just west of Walmart's Parley's Way property, I want to express my frustration that once again Walmart is pushing for rezoning. I have no problem with Walmart developing a store at that site, but I do have a problem with them attempting to wear down the SLC council to get exactly what they want--the ability to build BIG. The surrounding community doesn't want or need a mega store at that site.

Thank you,
Heather Whidden

From: Deb Day Olivier [debdayolivier@gmail.com]
Sent: Monday, November 15, 2010 9:16 AM
To: Mills, Wayne
Subject: Fwd: Walmart Rezoning-No thanks

Categories: Other

----- Forwarded message -----

From: **Deb Day Olivier** <debdayolivier@gmail.com>
Date: Mon, Nov 15, 2010 at 9:14 AM
Subject: Walmart Rezoning-No thanks
To: waynemills@slcgov.com, council.comments@slcgov.com, jt.martin@slcgov.com

Please stop the request by Walmart to rezone their property at 2705 Parleys Way (formerly owned by KMart).

The new zoning would go against the Master Plan. Walmart has presented their plans for the rezoning, but refuse to sign a Letter of Agreement to implement their pretty plan. There seems to be no way we can make them do what they propose without the Letter of Agreement. Also they could build as proposed, and then a few years later do something else much less community-friendly. For example, they could install a gas station in the area they said could be used for restaurant use, etc. They could plant 1,000 trees and shrubs, and change trucking routes with the zoning as is, but only propose these desirable actions if they get the Master Plan changed and the rezoning they want. They can retrofit the existing building to be "greener". We need to look to the future and see what harm can be wrought by altering the Master Plan and rezoning this parcel.

The hundreds of empty big box stores left behind by Walmart (they write exclusions that prevent others from using the buildings for retailing) are just one aspect of their disregard for communities. I realize a living wage is not in your control, but I waited on many Walmart employees at Hildegard's Food Pantry at St. Mark's Cathedral.

The Forbe's list of the 10 wealthiest Americans contains 4 Waltons, the family that started Walmart (Christy, Jim, S. Robson and Alice Walton), with over 80 billion in assets between the 4 Waltons. I think some of this money could be put to better use providing a living wage and affordable health insurance for their employees. Maybe some of it could be used to recycle their building here in Salt Lake, install lower parking lot lights, seriously upgrade the landscaping, etc. WITH the present zoning.

Let's keep the Master Plan and the zoning as is. For my neighborhood, smaller is better. Harmon's found a way to work with Emigration Market's small footprint, Walmart can find a way to work with KMarts.

Regards,
Deb Day Olivier and Marc Olivier

--
Deb Day Olivier
1941 S. Wasatch Drive
SLC, UT 84108

From: Keep Our Zoning [keepourzoning@gmail.com]
Sent: Tuesday, January 04, 2011 8:50 PM
To: Mills, Wayne
Cc: davidfawson@msn.com
Subject: Fwd: Walmart on foothill

Categories: Other

Mr. Mills,

Walmart heard loud and clear that their defeat in 2008 was due to lack of support. They have been soliciting (only positive, apparently) comments at each of their other stores, plus "robo-calling" customers for whom they have contact information to attend Community Council meetings (at least one who could only remember giving contact information to Walmart Pharmacy, a possible HIPAA violation if true) and inviting same to focus groups (dinner and \$60 voucher included). Their employees were told to leave the Sprague Library grounds where they were soliciting comments. We suspect the support they are demonstrating is more astroturf than grass roots.

Please forward this to the Planning Commission.
Thanks.

Begin forwarded message:

From: David Fawson <davidfawson@msn.com>
Date: January 4, 2011 7:45:21 PM MST
To: "keepourzoning@gmail.com" <keepourzoning@gmail.com>
Subject: Walmart on foothill
Reply-To: David Fawson <davidfawson@msn.com>

I_want_to_help_my_neighborhood: Yes
Telephone: 8016541262

I was at Walmart last week and there were people soliciting information on the foothill Kmart/walmart proposals. I indicated that I did not want to change the zoning and he no longer wanted input. Just want you to know that I do not want to change our zoneing!!!

From: David Dungan [ddungan2@comcast.net]
Sent: Thursday, November 11, 2010 1:13 PM
To: Mills, Wayne; Council Comments
Subject: NO to Walmart Rezoning

Categories: Other

I urge you in the strongest possible terms to deny the Walmart request to rezone its property on Parley's Way. This is a neighborhood that does not need a "Super Store" now nor anytime in the future. **DO NOT CHANGE** the existing zoning nor the Master Plan. A store built in compliance with current zoning guidelines will be fine.

Thank you for your consideration in this matter.

D.A. Dungan
2222 Wasatch Drive
84109

801-467-7907

Opposed

From: Chris Orrock [chrisorrock@yahoo.com]
Sent: Tuesday, November 16, 2010 10:08 AM
To: Mills, Wayne; Council Comments; Martin, JT
Subject: East Bench/Walmart Zoning

Categories: Other

Dear Sir or Ms.,

I am a longtime resident of the East Bench community Indian Hills, located east of Foothill Blvd. I am writing to encourage the City Council and Planning Commission to give due consideration to our community and both it's living, aesthetic and property values in their decision on whether or not to accede to Wal-Mart's request for new, unprecedented zoning changes for it's planned Parley's Way store. The value in any neighborhood lies not merely in it's potential tax base, but in it's livability and continuity. Granting re-zoning to Wal-Mart would adversely effect both of those assets. That does not stop the Wal-Mart corporation from routinely challenging zoning laws in almost every new box-store it builds, despite resident's objections. It often reveals nothing less than corporate contempt for both the Council members and residents in those communities.

The only sensible Planning Commission and City Council ruling would be a compromise between Wal-Mart's standard tactic of challenging neighborhood and community zoning laws, and the citizens of those communities effected, in this case, the East Bench community. That compromise would take the form of denying Wal-Mart's request for re-zoning, thus allowing them to build their store within the sensible confines of our existing zoning laws and without causing unnecessary damage to the livability or continuity of our East Bench community.

Sincerely,
Chris Orrock
SLC, Utah

From: Andrea Wargula [awargula@msn.com]
Sent: Friday, October 22, 2010 2:46 PM
To: Mills, Wayne
Subject: wal-mart

Categories: Other

to whom it may concern,
 regarding wal-mart rezone-petition

there is no reason wal-mart can't operate within the CB zoning.

the property was purchased with knowledge of the zoning designation, and i see no reason why wal-mart needs to change that designation. they can still run their business, and WITHOUT any hardship.

that is a major point, is it not?

the master plan was created by many people, including professional planners and community members over a long period of time.

why should ONE business come into our community and dictate the shape and events in our community, and SLC's mater plan?

when i think of wal-mart and this issue (Parley's rezone petition) i think of a spoiled child that won't listen to the other kid's on the block, nor their parents... i think of bullies ...

i think of wal-mart as a guest in our house (SLC east bench community), and as a guest, wall-mart should respect our plans, (Master Plans) and guardians (SLC PLANNING and COUNCIL)

(and that the Planning Division and the Council shouldn't just give the kid (wal-mart) what they what just to shut them up)

I could see trying to push one's ways on others when one is committed to the good of the community... but...

Wal-mart is committed to making money (that's what they do) i don't have a problem with that.... i do have a problem, however, with greed)

(they claim to provide us with affordable alternatives....great... we have many affordable alternatives here already... a REZONE is not necessary for them to still provide us with their alternatives)

(i might even suggest that there would be NO infusion of moneys into our local economy, because i see most of the jobs being filled by people OUTSIDE of our local community)

as i wrote, ultimately, wal-mart is in the business of making money, NOT building, enriching, or maintaining communities.

I have personally met some of the representatives wal-mart has used in thier public involvement efforts... i really did feel like i was dealing with my 4th grader (she rolls her eyes, exaggerates, whines, speaks to me in a condescending way, and throws tantrums when she doesn't get her way)

I find wal-mart's conduct strikingly similar

you, (planning commissioners and staff, and city council members) are the guirgardinasdians of our

community, and as such i am ever hopeful that you will continue to MAINTAIN OUR community as prescribed in the MASTER PLAN.

thx for you consideration

andy wargula, PE
small business owner and
community member

Opposed

From: Arline Holbrook [arlinej@q.com]
Sent: Saturday, November 13, 2010 10:54 AM
To: Mills, Wayne
Subject: Proposed Zoning Change on Parleys Way

Categories: Other

Wayne,

As a resident of the neighborhood which will be seriously impacted by a zoning change, I would like to voice some of my concerns about what will happen if the request is granted.

If the zoning changes for WalMart or any other big store, it is likely that other neighborhood stores that are now just barely hanging on will close their doors and we'll be stuck with those empty buildings--buildings such as Rite Aid and probably a grocery store or two. We've been lucky that the building on 2300 East 2100 South with Fresh Market in it has always had a store in it, even though it's changed hands/names at least 4 times in recent years, but that could change with a supercenter up the street. Then down the line, if/when WalMart closes down and leaves an empty building, we'll have lots of empty buildings in the general neighborhood. If the zoning stays the same, we won't have to deal with big empty buildings. Businesses come and go and there will always be empty buildings from time to time, but smaller buildings are more likely to be bought up and reoccupied. Cases in point: Fisher Dairy on Parleys Way became a cleaners which became Flowers for You. However, the Dan's store on 2300 East and Parleys Way was empty for many years, and then only partially filled by Rite Aid until recently when Anytime Fitness moved in.

Some people are complaining about the eyesore the K-Mart building is now, but it's an empty eyesore because WalMart owns it and nothing can be done with it until they develop or sell the property. I don't think another building of the same size or larger will be any less of an eyesore. What will look best and fit the community is to keep the zoning as is and develop the land accordingly. No, I'm not trying to tell WalMart what to do with their property as someone has accused, but merely expecting WalMart to do what the community they want to be a part of requires of property owners, using the same zoning that was in place when the property was purchased.

Another concern I have is the increase in traffic because Foothill can't handle the additional traffic a large retail business would bring. WalMart can say that Parleys Way can handle it, but they aren't going to convince customers to use Parleys Way over Foothill unless they shut off the Foothill access. Even then, many people would drive along Foothill, take the Parleys exit and then use that entrance, still adding to the already heavy traffic on Foothill. WalMart won't shut off that spur anyway because they're planning to use it as an exit for their trucks. Several semis a day exiting on to Foothill will add to the problem, probably necessitating another light on Foothill so the trucks can get out. I don't know how they think semis will be able to make it up that narrow, steep road in the winter. My guess is that people in Alabama don't have any idea of what a heavy snow does to that type of an egress.

WalMart has said that they can put a store in under the current zoning but prefer to be able to build bigger and better. Bigger isn't always better. Please leave the zoning the way it is now.

Arline Holbrook
2415 Lynwood Drive
SLC, UT 84109

Opposed

Mills, Wayne

From: Kathy Adams [kathyslc@gmail.com]
Sent: Monday, November 22, 2010 11:03 AM
To: Mills, Wayne
Subject: Re: IDEA!

Categories: Other

I'm curious -- would rezoning allow for Parley's to become another 3rd West with Home Depot, Costco, Sam's Club, Ashley's Furniture, micro-breweries -- completely changing the character of our neighborhoods? Also worth noting, the president of the East Bench Community Council who is very much in favor of the rezone, lives nowhere near Parley's. He lives on Chancellor near St Mary's/Bonneville Golf Course area. The two-minute time limit we citizens are allowed to make our point in these council meetings is no match for the 45-minute, power-point presentation by Walmart's professional marketing team. The system seems unfair and I feel under-represented by the East Bench Community Council. I would suggest at the next city council meeting, Walmart is given the same two-minute time limit the rest of us must adhere to. Again, thank you for your reasonable approach -- Kathy

On Mon, Nov 22, 2010 at 8:49 AM, Mills, Wayne <wayne.mills@slcgov.com> wrote:

Thank you for your comments Ms. Adams.

Wayne Mills

Senior Planner

Salt Lake City Planning Division

451 S. State Street, Room 406

PO Box 145480

Salt Lake City, UT 84114-5480

Phone: 801-535-7282

Fax: 801-535-6174

From: Kathy Adams [mailto:kathyslc@gmail.com]
Sent: Thursday, November 18, 2010 7:51 PM
To: Mills, Wayne
Subject: IDEA!

I thought about your question of what I would choose to put in the Walmart space that could benefit the most people? If a 15th&15th type, small businesses (book shops, coffee shop, ice cream shop) isn't possible, I would love to see a school there -- with playing fields and a playground. That would be my dream.

28 January 2011

Wayne Mills
Salt Lake City Planning Commission
451 South State Street Room 406
Salt Lake City, Utah 84111

Dear Mr. Mills,

I live in Country Club Ridge Condominiums on Parleys Way. I am writing to ask the Planning Commission to vote NO on Walmart's request for rezoning of the old KMART property. This change is of great concern because of the noise and the disturbance that will result from large trucks going up and down Maywood drive 24 hours a day. This change will affect the value of our property and the quality of our existing community.

I do not object to the mixed use zoning that currently exists but the requested zoning change will adversely affect the quality of our life. Please be cognizant of the problem you will be creating for those of us at Country Club Ridge and Foothill Place Apartments.

Please vote NO when this zoning change request comes before the Commission.

Cordially Yours,



Betty Lynn Davis
2665 Parleys Way #213
Salt Lake City, Utah 84109
(801) 583-1599
blyndavis@yahoo.com

Opposed (now)

To: Wayne Mills, Salt Lake City Planning Division

January 26, 2011

The purpose of this letter is to express our strong opposition to a Walmart request to rezone the existing property on Parley's Way.

A rezone would allow for one business, Walmart, to benefit greatly with little regard to the East Bench Master Plan and would have a negative impact on the surrounding neighborhood. Traffic is a critical issue on Foothill and is already at capacity although Walmart claims it won't effect Foothill. It is just too hard and out of the way for many cars not to travel on Foothill to get to this location. Parley's could handle more traffic, however between 4 pm and 6 pm Parley's would get very congested.

We feel zoning that would allow for more businesses of a smaller size, similar to what has already been developed on Parley's, would serve the city better.

We also feel that Walmart will have the effect of pulling a lot of shoppers from outside the immediate area increasing traffic and pollution to the neighborhood and city.

Another concern with a rezone is it would make this piece of property more valuable to Walmart, which possibly could lead to Walmart selling the property if things don't work out well business wise for them.

We just feel Walmart is not a good fit for this piece of property. Their plan is not consistent with the current zoning and we do not think Walmart should be granted a rezone.

Sincerely,

Cheryl Yeates Charles Yeates Betty Yeates

Charles, Cheryl and Elizabeth Yeates
2646 East Maywood Drive
SLC, Utah 84109

Mills, Wayne

From: Wanda Gayle [wgayle@sisna.com]
Sent: Wednesday, January 26, 2011 8:22 PM
To: Mills, Wayne
Subject: Comment on WalMart Parley's Way rezone application

Categories: Other

I've lived between the former K-Mart on Parley's Way (now owned by WalMart) and the Sugar House Commons shopping area for 25 years. I remember the residential community that existed before ShopKo, Nordstrom's Rack, and etc. Mostly I remember the ease of getting on the freeway to commute to my job or going over to Brickyard Village before thousands of vehicles were trying to get in and out of Sugar House Commons.

Now I have the same transformation to look forward to on Parley's Way if WalMart is successful in getting rezoned from CB to CS. Just on the traffic issue alone this rezone should be denied, though there are other issues such as the WalMart-City agreement that leaves out community input and in the future and makes the rezone application questionable. New CS zoning for WalMart opens the door to a much bigger enterprise than a single WalMart on the Parley's Way property. I see things getting worse, much worse, from the standpoint of a long-time neighborhood resident.

Please recommend no rezone.

Thank you,
Wanda Gayle
Sugar House

Mills, Wayne

From: Amy Barry [ALBarry@slco.org]
Sent: Thursday, January 27, 2011 3:03 PM
To: Mills, Wayne
Subject: walmart comments

Categories: Other

January 27, 2011

Wayne Mills
Salt Lake City Planning Division
451 S State St Room 406
SLC, UT 84111-5480

RE: Walmart/Parley's Way

Dear Wayne:

Please accept my following comments for the upcoming Planning Commission hearing on the Walmart/Parley's Way rezone. As a member of the Sugar House Community Council and nearby resident I have been involved in this rezone issue for the past year. I respectfully offer my objection to granting Walmart the requested rezone and amendment to the East Bench Master Plan.

I believe in community involvement with regards to the neighborhoods we live in and have great respect for community driven master plans. Those who have worked on developing master plans know this is not an easy process and the result is usually a strong representation of what the nearby residents really want to see in their neighborhood. The current zoning is a reflection of this vision and should be honored regardless of who owns any particular building. Unfortunately there is no sunset for a rezone and the result of any zoning change would be a permanent fixture for this area.

The question of the Walmart rezone has led me to ponder the question of nonconforming buildings that ultimately conflict with the vision set forth in any given master plan. The question raised is if these nonconforming buildings should be grandfathered in perpetuity. Clearly the East Bench Master Plan calls for smaller buildings for this area with the hope that at some point in the future a development will occur that brings to life the vision identified in the document. For those who believe that day may never occur I would point them to look at the Sugar House business district developments to realize that while it may take years to achieve we should not so easily deviate from the development and zoning principles identified in the master plan.

I urge the Planning Commission to honor the vision of the East Bench Master Plan and the community vision for zoning of this parcel. While I do believe Walmart can build a nicer looking structure that may be smaller the implications of amending the master plan and granting the rezone will indefinitely cement a big box retailer for this parcel that is in direct opposition to the current zoning regulations. I believe Walmart is fully capable of doing a tasteful and attractive remodel that will be a credit to their name and a good neighbor. I commend them for wanting to "do better" than the current building in terms of serving the community. I just believe more strongly in the honoring the vision of community driven master plans.

Cordially,

Amy Barry
1178 Ramona Ave
SLC, UT 84105
801-699-6924

Amy Barry
Elections Coordinator
801-468-3135
albarry@slco.org

Mills, Wayne

From: burtcassity@aol.com
Sent: Wednesday, January 26, 2011 2:14 PM
To: Mills, Wayne
Subject: Parleys Way Rezone

Categories: Other

Dear Mr. Mills, I would appreciate you forwarding this letter to the Salt Lake City, Planning Division regarding my strong feeling regarding the rezone which would permit construction of the proposed Walmart in our area.

I am a resident at 2642 Maywood Drive. The added traffic that this construction would cause in our immediate area is really not satisfactory for our quite neighborhood. This would change our area for the purpose that each of us bought in this area for. Our main purpose in buying here was to avoid situations that this proposed action would cause. I am strongly opposed to this proposal.

Respectfully,

F. Burton Cassity
2642 Maywood Drive
Salt Lake City, Utah 84109

Mills, Wayne

From: Shannon Bergmann [shannonbergmann@me.com]
Sent: Thursday, January 27, 2011 4:18 PM
To: Mills, Wayne
Subject: Walmart

Categories: Other

We live just above Foothill and the thought of a huge store replacing K-mart is just too much for the surrounding neighborhoods. Reasons?

1. The thought of Foothill having anymore traffic just won't work. Foothill is gridlocked during commute times and is extremely busy other times of day. I see accidents weekly at either the merge from Parley's to foothill, or Parley's to I-80 or I-80 exit onto Foothill north, or Thunderbird and Foothill or 2100. Putting a Walmart as a draw will send even more traffic down Foothill, and the accident areas mentioned earlier.

2. This big box store will have extreme lighting in the parking lot which will light up the neighborhood. Especially extended hours. Additionally, those neighbors above foot hill will see the beaming lights.

3. If zoning changes, what will happen to apartments in a few years. Will this area become a mini business strip mall district like that of 6200 S just off the freeway. What a beautiful sight to see ... a bunch of high rise buildings, extra traffic, parking garages, etc. Grandfather this in ... in 10 yrs we'll grandfather in the adjacent properties. ... houses won't see the hills above the H now open space for not only it'f view, but a place for people to recreate after work.

Mills, Wayne

From: Mary Mabey [mugs.mabey@yahoo.com]
Sent: Thursday, January 27, 2011 4:14 PM
To: Mills, Wayne
Subject: Walmart Rezone

Categories: Other

Dear Mr. Mills,

Thank you for letting us give input regarding Walmart's desire to rezone the property on Parley's Way. I live just south of Parley's way on 2500 East. I am not against Walmart, I just strongly support staying with the current zoning. I do not wish to see Parley's Way developed to the level that Walmart is wishing. As a neighborhood, we have already had other businesses wish to change their zoning and we have worked hard and been able to keep it where it is. I really get tired thinking that we will have to keep at this business by business. I am desirous that the zoning on Parley's Way stay consistent with the master plan. I know that Walmart has the ability to make something wonderful within the current zoning. They have very smart and talented people working for them; I know they can make it work for both the community and their business.

I am looking at a broad picture for the area and sincerely hope that the current zoning is supported for our community. I am here for the long run. These businesses come and go.

Thank you for your consideration,
Mary Mabey
2397 South 2500 East
SLC UT 84109

Opposed (reps)

27 January 2011

Wayne Mills
Salt Lake City Planning Division
451 South State Street Room 406
Salt Lake City, Utah 84111

Mr. Mills:

I am writing to ask the Planning Commission to deny Walmart's request for rezoning of the old KMART property. I live at County Club Ridge Condominiums. I understand that Walmart is the owner of the KMART property. They have a right to operate a commercial facility on that property. As a residential neighbor, I, and the other 38 homeowners at Country Club Ridge, are also property owners with an expectation that we will be able to live in our condominiums without a lot noise from the activities of nearby businesses.

The rezone request includes a plan to locate a new building further south on the property to accommodate an expanded loading dock and includes the use of the section of Maywood Drive that proceeds east off of Parleys Way as an access route for semi-trucks and loaded trailers. This road was not built to accommodate heavy truck traffic. If the rezone is granted, what quality of life will the residents of Country Club Ridge and Foothill Place Apartments have with this dock and the noise associated with the loading and unloading of these enormous trucks in our backyard? Can the Planning Commission guarantee that Walmart will observe the requirement to load and unload only during daylight hours? Otherwise, a rezone decision affects the value of our property and the quality of our communities. Without the rezone, at least some of the noise to the residential citizens will be muffled by the existing building.

Our condominium association has already had to rebuild a large retaining wall due to the city's failure to correct the drainage system from the vast parking area associated with Walmart's property. Our association has paid \$40,000.00 for these repairs and the wall is not completed yet. We contacted the Walmart area manager's office and were told that Walmart would not repair the drainage system unless they were granted the rezone. The city is already waiting for Walmart to repair a system that is causing structural failures rather than taking action to prevent damage. The city did put up a sandbag wall to prevent surface water damage but the sandbags have been in place for four years and are deteriorating to the point that they are merely an eyesore. It's also worth noting that in that four year period there have been no surface water issues observed of any kind. We have contacted the city repeatedly but they do not even extend the courtesy of returning our calls at this point. What type of response can we expect if there is further structural damage based on the extensive use of Maywood Drive for heavy truck traffic?

Again, please vote NO on the rezone issue when it comes before the Commission. We realize we live in a multi use zone and we want to be good neighbors. We would also like to think that Walmart can be a good neighbor but so far, we've seen little evidence to support that possibility.

Sincerely,



Marjorie N. Tucker
2665 Parleys Way #307
Salt Lake City, Utah 84109
801.673.9818
margetucker@gmail.com

opposed (new)

Mills, Wayne

From: Kayeterry22 [kayeterry22@yahoo.com]
Sent: Thursday, January 27, 2011 7:53 PM
To: Mills, Wayne
Subject: Walmart rezone

Categories: Other

I am writing to you and the City Council to urge a no vote on the Walmart rezone.

My husband and I have lived on Elm Avenue since 1978, about 3 blocks from the Walmart property. We love the neighborhood and have been active in community affairs to preserve all of it's best qualities. Among those qualities are quiet streets and safe, cohesive neighborhoods. Rezoning for Walmart will bring much increased traffic and noise both day and night.

Furthermore, Walmart knew what the zoning was when they bought the property and apparently felt they could make a store work under that zoning. Kmart existed for years with that zoning and so can Walmart.

Respectfully,
Kaye and Rob Terry

Sent from my iPhone

Mills, Wayne

From: Kenner Kingston [kkingston@archnexus.com]
Sent: Friday, January 28, 2011 8:21 AM
To: Mills, Wayne
Cc: Simonsen, Soren; Martin, JT
Subject: Wal-Mart Rezone

Categories: Other

Mr. Mills,

I would like to take a few moments to share my position regarding the upcoming rezone petition that will be made by Wal-Mart for the property formerly owned and occupied by K-Mart. My perspective is unique in that I am a practicing architect and partner in a firm located at 2505 Parleys Way just down the street from the subject property. What's more, I am also a resident of the area living at 1615 Blaine Avenue. Inasmuch, I see this issue from a professional, business and personal perspective.

Professional

The real question surrounding the rezone issue in my mind as a practicing architect relates to the core values embodied in planning and design. The master plan and subsequent zoning designation exist for a reason, and I am opposed to the rezone in part because I believe we have to allow our plans to exist long enough to be fully realized. If the plan is changed based on a single property owner's needs then I believe the plan's intrinsic value is harmed. While this is not true for every rezone request, the property in question is key to the long term vision of the area. The change in vision suggested by the rezone is not in keeping with the current direction of development in the community.

Business

Wal-Mart has argued that they will be able to provide more and better services to the community if their petition is approved. The truth is that this community wants pedestrian oriented mixed use in that location not big-box services under a single roof. There is a reason that K-Mart failed to produce sufficient sales in that location and closed as a result. Wide-reach retail is more suited to the pure suburbs. Good business would be served by infusing people into the neighborhood in the form of housing and office uses, not simply more retail. As proof, it is notable that there is a failing strip mall on Parleys Way between my office and the subject property.

Personal

I am the Director of Sustainability at Architectural Nexus and have genuine passion for green design, construction and stewardship. My firm has recently demonstrated our commitment to this issue by renovating the old Bally's Fitness facility at the top of Parleys way. Our new Design Center is on track for LEED V3 (2009) Platinum and took advantage of Salt Lake City's expedited plan review for sustainable projects. One fundamental of sustainability is re-use - we didn't throw away a building as Wal-Mart suggests is necessary. Our neighbors are delighted with the result and we have received countless compliments and zero resistance as we repaired a hole in the fabric of the city. That's exactly what's missing in the case of this petition for rezone - a sense of community intimacy and of social responsibility.

I have a great deal of appreciation for the complexity of the decision that will be made in the coming weeks and would like to offer my support to your organization in any way I can. I would be happy to lead a tour of my office and/or provide graphic information about it to you if it could be of some benefit to the Planning Commission, City Council or other portion of

the city government. Simply put, I feel that our building is proof that a rezone is not the answer.

Best Regards,

Kenner Kingston, AIA, LEED AP BD+C
Senior Principal, Director of Sustainability

ARCHITECTURAL
NEXUS, INC.
Salt Lake Office
T 801.924.5000 F 801.924.5001 M 801.633.9703
www.archnexus.com <<http://www.archnexus.com/>>

Mills, Wayne

From: Kamihatch [kamihatch@aol.com]
Sent: Friday, January 28, 2011 9:31 AM
To: Mills, Wayne
Subject: Wal Mart Rezone Request

Categories: Other

Dear Salt Lake Planning Commission Division,

I am writing concerning the Walmart Zoning on Parleys Way. I am against allowing Wal Mart's request that the current zoning be changed from Community Business (CB) to Community Shopping (CS). This property and the surrounding areas would become more congested with traffic and be inadequate for the use of public facilities that the property was intended to serve.

The community as a whole is not opposed to business in this area, however, a community shopping center like Wal Mart is not ideal for this location. From the Foothill Land Use Study by Urban Planning Students at the U of U, Spring 2007, ". . . the objective of this study is to help alleviate traffic and congestion along the neighborhood roads of the area. The continued use of the site for a large retailer such as Kmart, Wal-Mart or Target would become a regional attraction, therefore increasing the area's traffic volume and congestion. A mixed-use development could contribute to the needed employment in the area while staying consistent with the current usage along the corridor."

"It is envisioned that the [Kmart] site be redeveloped as a mixed-use, transit-oriented village. The village should be designed as a walkable community with pedestrian-oriented design elements, connecting to Foothill Drive and the surrounding community. The uses of the site should include housing, office and retail. The housing should be a mix of apartments, condominiums, and townhomes, helping meet the needs of future growth and allowing for a diversity of housing options in the area. Retail should be oriented towards smaller, locally-owned and operated businesses, keeping with the unique character of the Foothill Drive corridor."

Because Foothill Drive is already at maximum traffic capacity, the idea is to create traffic flow to Wal Mart from Parleys Way. Wal-Mart's traffic study projects an additional 400 vehicles per hour in and out of the Parley's-Wilshire intersection between 5 and 7 p.m. It projects no impact on Foothill Drive because shoppers are expected to magically find their way to Parley's Way without the use of Foothill Drive, and figure out how to return to East Bench and University neighborhoods without using Foothill Drive. It also projects no impact on Stringham Ave. even though that would be the first choice to get back to Foothill if the driveway is too backed up.

I am wholly against this type of violation of our community and neighborhoods. Do not allow Wal Mart this rezone request!!

Sincerely,
Kami Hatch
2455 Wilshire Drive
Salt Lake City, Utah 84109

January 30, 2011

Wayne Mills
Salt Lake City Planning Division
451 South State Street
Room 406
P.O. Box 145480
Salt Lake City, Utah 84111-5480

Dear Mr. Mills,

We write this letter as neighbors of the proposed Wal-Mart at 2705 East Parley's Way and architects who practice in Salt Lake City. We support the current zone, CB (Community Business District), the city has given to this parcel. It is consistent with the East Bench Master Plan and the expressed wishes of the community. We do not think a big box super center is appropriate or desirable in a residential area - not just ours but any. We also worry about the volume of traffic, shoppers and delivery, such a super center will bring and the ability of existing infrastructure to handle it.

Equal to our concern about scale and traffic is the unfortunate lack of variety that follows the opening of a big box store such as Wal-Mart. It is well-documented that Wal-Mart forces the closure of surrounding local merchants and greatly hampers the growth of locally owned businesses, such as markets, restaurants, and boutique stores, in the area. The variety of experience provided by smaller, multiple vendors helps to enliven a neighborhood and make it vibrant. We see evidence of this around our city in multi-use neighborhoods such as, 11th East and 21st South, 9th East & 9th South, 15th East & 15th South, and 13th South & 18th East - all well-used and very walkable.

We urge the Planning Commission to enforce the current zoning in an effort to maintain a reasonable scale for current and future buildings on this property and to help make our neighborhood more livable. We acknowledge that Wal-Mart now owns the property and has the right to use it. However, it does not seem prudent for the city to let Wal-Mart set the rules. Like most of our neighbors, we look forward to the day this site is improved from its current, unmaintained and vacant condition. However, we do not put short term gain ahead of long term planning and best practices for our community. We cannot be swayed by promises of additional landscaping - this is small potatoes in the larger scheme of things. What will the future hold for our neighborhood if this property is changed to Community Shopping? Will we one day be faced with a regional shopping center of which Wal-Mart is but a part?

It is entirely possible for Wal-Mart to work within the stipulations of the existing non-conforming use by exercising their creativity and adapting the K-Mart building to meet their needs. This is common practice around the world. In fact, many fine examples can be found right here in Salt Lake City - starting right down the street at Architectural Nexus. With the current cost of construction, raw materials, and transportation, it is unlikely that Wal-Mart can build anew for less than it can remodel.

By extending the life cycle of existing building stock, Wal-Mart could conserve resources and reduce the environmental impact of materials manufacturing and

transportation. Building reuse also significantly reduces the volume of construction waste. It is a strong sustainable strategy acknowledged by the U.S. Green Building Council in its LEED Rating Systems. Wal-Mart could reuse the existing structure and envelope and upgrade building components that would improve energy and water efficiency such as windows, insulation, mechanical systems, and plumbing fixtures. Some of the money they save on building construction could be used to landscape the parking lot (as they promise), bringing it up to current zoning code and reducing the heat island effect created by the field of asphalt that exists on site now.

Don't be fooled by Wal-Mart's claim that they will demolish the building and divert 90% of the construction waste from the landfill, though not registering in the LEED program. Separation of waste during demolition is expensive and far more time-consuming. As architects, we know how difficult it is to work this kind of construction waste management goal into a project's budget and construction schedule. Even when a project is registered in the LEED program and all parties are contracted to produce certification, this is a difficult goal to meet.

Salt Lake is a progressive city whose leaders have embraced sustainability and promote a strong local economy. Please support our vision of a sustainable community and the future potential of such prime real estate - which also happens to be a gateway into our city. We urge the Planning Department to limit the impact of Wal-Mart and future big box retailers on our neighborhood.

Respectfully,

Valerie W. Nagasawa, AIA, LEED AP
Ralph T. Nagasawa, AIA

Wal-Mart Objection

Wal-Mart is asking for a zoning amendment. They are requesting the current zoning to be changed from Community Business (CB) to Community Shopping (CS).

1. I have lived in the area since 1947, with the exception of four years after 1966, after my wife and I were married. We moved back into the area in 1970, due to its' many prestigious amenities, schools, churches and the convenience of the surrounding area and we still live there. My in-laws moved into the area for the same reasons in 1961.
2. A petition was circulated by area property owners regarding a proposal to rezone the Kmart property in the early to mid 2000's and my parents and in-laws signed the petition objecting to the big box store at that time.
3. I have personally watched the traffic increase dramatically with the existing community business expansion and freeway access.
4. My wife and I are presently in the process of negotiations to purchase another home even closer to the area of the proposed Wal-Mart store. If the Wal-Mart rezoning application is approved for a Super Center/Big Box Store in the area we would strongly consider moving to another neighborhood. The area is presently taxed and considered residential Country Club. If the old Kmart (10 acre) parcel is rezoned Community Shopping (CS) the surrounding property values will fall and the property taxes should be reclassified. This would negatively affect the entire tax base for Salt Lake City!
5. There are two strip malls in the area struggling to stay in business with an ever growing vacancy rate. This area does not need even additional Community Business (CB), let alone an additional Community Shopping (CS) Super Center or even a Big Box Store. Wal-Mart has two Super Centers within fifteen minutes away from this location. One is located at Kimball's Junction and the other one is located at approximately 1300 South and 300 West in Salt Lake City. Both reasonable drives for anyone wanting to shop at these locations. Kmart closed the store at this location due to drastic falling profits and failing business.
6. The only Community Shopping (malls) east of State Street are Foothill Village, Brickyard Plaza and the Trolley Square areas. These are community level shopping centers that draw traffic and congestion from all over the city and beyond.

7. Referring to the Foothill Land Use Study by urban planning students at the U of U, spring 2007 pg. 68: "...The objective of this study is to help alleviate traffic and congestion along neighborhood roads of the area. The continued use of the site for a large retailer such as Kmart, Wal-Mart or Target would become a regional attraction, therefore increasing the area's traffic volume and already congestion..."

8. The proposed amendment is not consistent with the purpose, goals or objectives of the East Bench Master Plan, April 1987 pg 6 stating:

(A) "Major Zoning Changes in the East Bench Community are neither Anticipated or encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly".

(B) Appendix I: Zoning Change Compatibility Considerations should carefully review the following; 1. The property must be on a street that can handle additional traffic. 2. "Spot or Strip" zoning to accommodate a new business is strongly discouraged. 3. New businesses should be designed to be a logical extension of the adjacent businesses and residential area, maintaining a complimentary building design, landscaping and ease of traffic access and egress, - not additional congestion. Rezoning this property would be spot zoning at its worst.

9. When Kmart was built, there was no community input, by the neighborhoods and residents were told this was planned for a residential development in the future; they (Kmart) obtained a building permit over the counter and started digging. Neighbors had no idea that anyone was going to build a big box store with 8 acres of asphalt parking lot on prime real estate, with fantastic views. This development consisting of 10 acres of incredible real estate was not harmonious with the development of existing residential property in the surrounding neighborhoods. My grandmother lived on Parley's Way and my aunt lived on Wilshire Drive and their properties were both affected negatively.

10. According to an article in the Salt Lake Tribune Jan. 29, 2011-A VISION FOR AGING SPRAWLING SUBURBS. "The suburbs boomed after World War II, as housing developments, garden apartments, office parks and strip malls popped up around the nation. Half a century later, many planners say that this sprawl is ripe for redesign and a shift to a more urban walkable type of community, In a new book, "Retrofitting Suburbia," two architecture professors – June Williamson of City

College in New York and Ellen Dunham-Jones of Georgia Tech - look at efforts around the nation to change the face of the suburbs. Among other projects, they write about a supermarket that was transformed into a library; old shopping malls remade into pedestrian-friendly, mixed use neighborhoods; and asphalt covered parking lots restored to green space". We are in an extremely tough economy and housing construction is at its lowest point a in decade. The present plans need to be on mixed-use development housing. Not only do we need to keep our construction laborers employed but It very well may be (due to the baby boomers) that when it (economy) does come back housing will be smaller, built more suitably sized for one and two person households and more energy efficient houses as well as more multi-unit housing, which is by definition more energy-efficient because of the shared walls. What will be the incentive for this kind of change? Will it be governments, developers, or urban planners? We believe it should be all of the above. We think we have good leadership at the federal level. The partnership for Sustainable Communities is an initiative from the Department of Housing and Urban Development, the Department of Transportation and the Environmental Protection Agency. There encouraging communities to think (plan) regionally because they have to provide a regional proposal to obtain grants. It sends a message throughout the country about better coordination and planning as we make these investments.

11. A harmonious development would be a Mixed-Use, LEED silver development that promotes a walkable neighborhood that takes advantage of the 360 degree panoramic views. This is what the neighborhood really needs. This development would provide for the neighbors and adjacent office workers to enjoy the park like atmosphere without dodging or contributing to vehicle traffic. It is envisioned that the old Kmart property site should be re-developed as a mixed-use village (similar to the Old Farm development). The village should be designed as a walkable community with pedestrian oriented design elements connecting Parley's Way to Foothill Drive and the surrounding community. The uses of the site should include housing, a social center, workout center and sports amenities i.e. tennis courts, pool (inside) and a miniature golf course. The housing should be an affordable mix of condominiums, townhouses and single level homes for senior citizens, helping meet the needs of future growth while allowing for a diversity of housing options in the area and also maintaining harmony with the existing neighborhoods and adding a green space helping with pollution.

12. Automobile access in this area is already very poor, especially on Stringham Ave. Stringham Ave. was originally never supposed to go through to Foothill Drive. Foothill Apartments only has one car port per apartment. Anyone with a second vehicle or guests visiting have to park on the street (Stringham Ave.). This situation

already causes an extremely congested roadway that is dangerous for pedestrians (children) and only allows for traffic to proceed in one direction at a time. If Wal-Mart were successful in obtaining this area re-zoned the largest majority of vehicular traffic wishing to proceed North on Foothill Drive would go West on Parley's Way to Stringham Ave., then turn right onto Stringham Ave. to proceed East to Foothill Drive. At the semiphore located at Stringham Ave. and Foothill Drive they would turn left or proceed straight through the intersection putting additional traffic on Thunderbird Drive and in that neighborhood. This would worsen an already unsafe traffic congestion hazard, that was never supposed to exist in the first place on Stringham Ave. and would increase traffic that is already at capacity. Wal-Mart's own study projects an additional four hundred (400) vehicles per hour in and out of the Parley's Way-Wilshire intersection between 5 and 7 P.M. It goes on to say it projects no impact on Foothill Drive because shoppers are expected to (mysteriously) find their way to Parley's Way without using Foothill Drive (that would be impossible from the Southeast and East locations of the valley). It also projects no impact on Stringham Ave. even though that would be the first choice for vehicular traffic to get back to Foothill Drive to proceed North. To further congest traffic on Stringham Ave. Wal-Mart has proposed plans to have their trucks access their property from the Maywood intersection and then exit out onto Stringham Ave. (which would require building a new drive in the area on presently privately owned property), due to the fact that current access from Parley's Way is not adequate for semi-trailers.

13. The building of a Super Center/Big Box Store in the area will draw more people into the neighborhoods where streets do not follow the usual Salt Lake grid. This will cause unnecessary confusion with those unfamiliar with the area and they will easily get lost, make illegal U-Turns, or better yet illegal (dangerous) maneuvers while driving through the neighborhoods trying to find their way out and contribute additional unwanted traffic congestion that is not only a safety issue to our children, a noise issue, an increased congestion problem but also a worsening health issue. Currently Foothill Drive has approximately 210,000 square feet of retail space between the I-80 interchange and 1300 South. Most of this retail space lies within Foothill Village where shoppers have the choice between unique clothing, dinner, lunch, breakfast, grocery shopping, video rentals, haircuts, sports equipment sales/rental, banking and much more. It provides much of the needed amenities residents are looking for within a very short drive or walk. There are numerous other businesses located on the east side of Foothill Drive and conveniently located businesses close to the area along 2100 South and also on 3300 South.

14. It is very important to remember the objective of this study vs. the financial gain that it may bring to the Salt Lake east bench area. We have attempted to mention a few reasons why a Super Center/Big Box Store in the area is objectionable. We have discussed the issue with most neighbors and they agree with us. Their predominate objection is to alleviate traffic congestion along neighborhood roads of the immediate and adjoining areas. The continued use of the site for a large Super Center/Big Box Store retailer such as Kmart, Wal-Mart or Target would be a regional attraction therefore increasing the area's traffic flow volume extensively and increasing already extremely hazardous traffic congestion in the entire area. A mixed-use development as described would contribute to the needed housing in the area while staying consistent with current usage along the corridor. Diverse, mixed-use residential units with acceptable off street parking should be built with the future of Salt Lake City and the adjacent neighborhoods in mind. This development would improve the air quality and traffic congestion making it more convenient, desirable and accessible to use. The approval of a Super Center/Big Box Store will decrease property values, should decrease property taxes and increase criminal activity in the area.

Mills, Wayne

From: kimbriggs@comcast.net
Sent: Sunday, January 30, 2011 1:15 PM
To: Mills, Wayne
Cc: sugarhousecouncil@yahoo.com
Subject: Proposed Rezoning of Wal-Mart on Parley's Way

Categories: Other

To Whom It May Concern:

My name is Kim Briggs. I am a long time resident of the Sugarhouse area of Salt Lake City. Specifically I live at 2215 Berkeley Street, less than a mile away from the future Wal-Mart. I am also a regular voter in local elections. The purpose of this letter is to express my strong opposition to the rezoning of the tract owned by Wal-Mart. I believe the rezoning, if granted, will unnecessarily add noise pollution to immediate neighbors, including the Country Club Ridge condominiums next door. Therefore, I am asking that you vote against this requested rezoning. Thank you for your consideration.

Sincerely,
Kim Briggs

Mills, Wayne

From: kvtej@comcast.net
Sent: Sunday, January 30, 2011 1:20 PM
To: Mills, Wayne
Cc: sugarhousecouncil@yahoo.com
Subject: WalMart Rezoning

Categories: Other

Dear Wayne,

My name is Vicki Briggs. I live on Berkeley Street near the soon-to-be WalMart and I am an active voter. I am writing as someone who will be affected by the rezoning decision to oppose the rezoning of the WalMart land on Parleys Way. Aside from increasing noise for surrounding areas, this is greatly unwanted by residents of this area. Therefore, I am asking that you vote against this requested rezoning.

Thank you,
Vicki Briggs

Mills, Wayne

From: Leda Mareth [ledamareth@hotmail.com]
Sent: Sunday, January 30, 2011 11:53 AM
To: Mills, Wayne
Subject: Walmart rezone issue

Categories: Other

Dear Mr. Mills -

I am writing you as a concerned homeowner in the Foothill/Parley's Way neighborhood. I urge the Salt Lake City Planning Division to NOT approve the requested Wal-Mart rezone. I believe that rezoning to Community Shopping (CS) will have long term detrimental effects to our neighborhood safety, traffic, and home values.

Our neighborhood is not equipped nor does it want to have a large big box store. I believe that the current zoning is appropriate for the location. I am very concerned about the increased noise and traffic that a rezoned store will bring. I currently enjoy walking around our neighborhood with my 9 month old daughter. Rezoning the old Kmart may make these walks impossible and dangerous.

Please urge Wal-Mart to develop the current property within the regulations of the current zoning. I strongly believe that this will be better for our neighborhood and our local neighborhood stores.

Thank you for your time.

Leda Mareth
2204 Wyoming Street
Salt Lake City, UT 84109
801-410-4490

Mills, Wayne

From: David Holbrook [dkholbrook@gmail.com]
Sent: Sunday, January 30, 2011 7:15 AM
To: Mills, Wayne
Subject: Walmart rezone

Categories: Other

I will be out of town and will not be able to attend the planning meeting on the 9th. I have numerous comments bu my strongest feeling is:

We have zoning for a reason. Let the big boys fight it out and not take the little neighborhood businesses down in the fight. Look at 300 west between 2300 south and 1700 south. All the big box stores are there, zoned to be there, competing and thriving. additional stores are opening (Target) and planned (Winco). That is the purpose of zoning. We as neighbors got the zoning changed for our neighborhood - please don't let Walmart or anyone else change the wishes of this neighborhood. They have a right to remodel - we can accept that - but we do not want a development agreement or new zoning. Please make them follow the zoning that was in place when they bought the property.

--

Thanks -
Make it a great Day
Dave Holbrook
2415 Lynwood Drive
SLC, UT 84109
801-484-1733
Lived in neighborhood for 56 years

Mills, Wayne

From: Andy Pierce [andypierce@fxenergy.com]
Sent: Sunday, January 30, 2011 8:03 AM
To: Mills, Wayne
Subject: Walmart

Categories: Other

Wayne

I live at 2448 Wilshire and I am 100% in favor of a new Walmart as long as it is approximately the same size as the old K-Mart.

Andy Pierce

Mills, Wayne

From: Leslie Read [leslie_read@msn.com]
Sent: Saturday, January 29, 2011 6:23 PM
To: Mills, Wayne
Subject: Wal-Mart Rezone Request

Categories: Other

January 29, 2011

Wayne,

As a resident of the community that will be impacted by the Walmart request for a rezone, I feel compelled to share some of thoughts with you.

We live on Wilshire Drive and have accomplished a major remodel that turned into an asset to our neighborhood. We are, therefore, fully aware that a remodel is a viable option for Wal-Mart as it was for Nexus and the old Smith's on 3300 South.

My concern in giving in to Wal-Mart's request to rezone is the future use of the property. If they are allowed to rezone, they can sell to another big box store, who could then enlarge the store (they wouldn't be restricted by Wal-Mart's agreement with SLC).

The future of the property is something that I wonder about and think about what the impact will be for future generations if we change the zoning.

I'm also concerned about the traffic and its impact on our neighborhood. Currently, we have numerous people driving through our neighborhood who are lost or looking for a road to take them south of Parley's Way. These people are speeding through our neighborhood and making U turns at multiple spots. Our neighborhood, Foothill and Parley's Way are not equipped to manage the increase flow of traffic. We must not change the zoning to accommodate Wal-Mart and increase traffic flow in our neighborhoods now or in the future.

Thank you for your consideration.

Leslie Read Stewart

Mills, Wayne

From: Douglas D. Stewart, Jr. [dstewart246@comcast.net]
Sent: Saturday, January 29, 2011 6:07 PM
To: Mills, Wayne
Cc: wilshirejan@comcast.net
Subject: Wal-Mart Rezoning

Categories: Other

Hi Wayne,

First, I have absolutely nothing against Wal-Mart. I am a small business owner and I certainly understand business/property rights, but this whole issue is not about Wal-Mart, it is about a company attempting to change zoning when it does not make any sense at all.

In my humble view, years ago when K-Mart was allowed to construct their building, it was a mistake. But the building is there now and it is what it is. I see no reason why Wal-Mart cannot remodel the existing building and make a success out of this location without the need to demolish and rebuild a new facility.``

As you may know, my wife and I recently completed a major remodel of our home, which was built in 1955. Yes, it took some engineering, some serious planning and a great deal of effort, but we were able to remodel our home using the same footprint, foundation, etc. of our original home. Another example of a fantastic remodel project is that of the Nexus Architectural firm. They took an old eyesore and have remodeled it into a beautiful new building and I am now proud to be one of their neighbors.

Another recent development is that of the apparent remodel occurring with the old Smith's store on 3300 South at approx. 3200 East. I don't know who the ultimate owner/tenant of the old Smith's store is, but they are in the process of a remodel rather than a tear-down. This will certainly add value to the Canyon Rim area and make excellent use of an existing structure. My poor old memory tells me that the Wal-Mart store and the old Smith's store are roughly the same age.

I have attended many of the meetings at which Wal-Mart has expressed their many reasons why they cannot/will not remodel their existing property (staying within the same footprint) and none of their proposals are convincing to me. This is particularly true when one can see project after project of successful remodeling rather than demolition around our valley.

I am all for Wal-Mart working within the current zoning requirements, remodeling their existing store (using the current footprint) and making an attractive, economically successful project. I am absolutely against changing our current zoning and I hope that you will pass my sincere feelings on to the Planning Commission for me.

Thank you --- Douglas D. Stewart, Jr.

2785 Wilshire Drive
Salt Lake City, Utah 84109
801-487-2636

Mills, Wayne

From: Heather Barth [heatherhbarth@gmail.com]
Sent: Friday, January 28, 2011 11:49 AM
To: Mills, Wayne
Subject: Walmart Rezone

Categories: Other

I am a resident of the Neighborhood for 18 1/2 years and live just across the street from the Walmart site. Decades ago the Kmart was sprung on the neighborhood without so much as a single word. Finally some actual planning was done with input and the EB Master Plan was created.

It made Kmart and anything else of it's size non-complying. Now Walmart has bought the property and the noncompliance goes on. As a neighborhood we feel totally ignored and insignificant despite the taxes that we pay and the time, work and interest that goes into our living here. Our only hope is a well thought out Master Plan and zoning ordinances that keep what's best for everyone in the neighborhood in check. Kmart has moved on and so do many Walmarts. If and when it does, maybe finally we will be able to see that property used for something outlined in the Master Plan that will enhance this area. If the zoning is changed that hope will never be realized. Please don't let someone in Arkansas say what my neighborhood is going to look like in the next decades to come!!

Thank you for your time,

Heather Barth

2516 Wilshire Circle

Sent from my iPhone

Mills, Wayne

From: Gentry Gygi [gggygi@yahoo.com]
Sent: Friday, January 28, 2011 2:41 PM
To: Mills, Wayne
Subject: Walmart Rezone- PLEASE SAY NO!

Categories: Other

Mr. Mills,

I am a resident of SLC and live within 2 blocks of the property that Walmart purchased on Parleys Way. I am very concerned about the impact the store would have on the the neighborhood and traffic if Walmart is allowed to rezone the site. They purchased the property knowing the current zoning. Walmart will already bring so much more traffic, rezoning would make it worse. If Walmart leaves, it is very likely that the building will remain empty, like so many other Walmarts in the country. My hope is that someday that site would be the home of small businesses. Please take into consideration the feelings of the residents that will be directly impacted if Walmart is granted the rezone. Please forward this to those who will be making that decision. Many thanks, Gentry Gygi

The pros and cons of the rezone have to do with traffic, site accessibility, environmental impact, building size, compatibility with the neighborhood, compatibility with the East Bench Master Plan, and future use of the property after Wal-Mart

Mills, Wayne

From: Suzanne Stensaas [SUZANNE.STENSAAS@hsc.utah.edu]
Sent: Monday, January 31, 2011 10:01 AM
To: Mills, Wayne; wilshirejan@comcast.net; Simonsen, Soren
Cc: Judi_Short
Subject: Re: Rezone of 2705 Parley's Way from Community Business to Community Shopping
Categories: Other

Please include this in the official record:

Attention Planning Commission and City Council Re: **Rezone of 2705 Parley's Way from Community Business to Community Shopping.**

I have lived one block from Parley's Way since 1968. When KMart opened it was an eyesore and it still is, but adding 6% more vegetation is not going to change it. I don't understand why the issue is again coming up when the citizens and planners have clearly indicated it is not in the neighborhood's interest or master plan. One can only think that it is economic and political pressure from Walmart.

Never, never do you discuss what it is going to cost, if rezoned, to handle the additional traffic, the cost of traffic lights, the additional delays on already congested Foothill, the lack of an east bench plan for Foothill Drive. The lack of adequate rapid transit along this corridor, the lack of bike paths or the additional traffic on Stringham Avenue and Parley's Way. These are costs to the taxpayers who so resent paying taxes. If we pay more taxes let it be for education and open space. We cannot stop Walmart having a store with a similar footprint, but we can support enforcing the master plan, which is good and needed. Many other acceptable uses can be made of this property and I am sure Walmart could sell this property if the rezone is not approved and they are unwilling to downsize their plans.

We have shopping services at Olympus Hills, Sugar House, and 3300 South, Foothill Village and along Foothill Blvd. Another Walmart is only about 5 miles away long with other big box stores: Target, Costco, and Lowes etc. on 3rd West. Lets keep our small stores and merchants in business. We have all the convenience we need right now without a Super Store. We want to keep neighborhoods and small businesses intact, they can supply our needs, keep people employed and contribute to the community in many ways. These businesses need our support and are the heart of employment and income in the USA. I think a bigger store would make it even more difficult for them.

Please, **no rezone** and please deal with the traffic and transit issue along the East Bench, instead of revisiting this issue again and again.

--
Suzanne Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA
Telephone 801 466 9050
email: Suzanne.Stensaas@hsc.utah.edu

Mills, Wayne

From: Richard Kanner [richard.kanner@hsc.utah.edu]
Sent: Monday, January 31, 2011 9:52 AM
To: Mills, Wayne
Subject: Proposed Walmart store on Parleys Way

Categories: Other

Dear Mr. Mills:

I am writing to express my strong opposition to the Walmart Store on Parleys Way. The existing but now closed K-Mart should have never been built there and this was accomplished without any community input. Now Walmart wants to establish a store there and, if they can get the permits, enlarge the store. Traffic on Foothill Drive is now beyond what that key artery can manage. Although Parleys Way still can handle more traffic it is gradually filling up as well. This is a residential neighborhood and very different from the "Big Box" neighborhood that exists on 3rd West where we have a Walmart Superstore, Lowes, Costco, Home Depot, Target, etc. People go to 3rd West for what I would call 'major shopping'. In a residential neighborhood we need neighborhood stores. The ones that currently exist such as Fresh Market, Rite Aid, a tire business and even Foothill Village would be jeopardized by a Walmart that could very well drive them out of business. Local stores provide income to local people. Walmart, while employing many low paid workers, will send the profits back to their home office.

I support local business. I also do not wish to see the traffic in my neighborhood get any worse than it already is.

Please deny any permits to out of town big box stores.

Thank you.

--

Richard E. Kanner, MD
2460 Lynwood Drive
Salt Lake City, Utah 84109-1214
Email: richard.kanner@hsc.utah.edu

Mills, Wayne

From: Wendy Huffman [whuffman@kmclaw.com]
Sent: Monday, January 31, 2011 9:52 AM
To: Mills, Wayne
Subject: Wal-Mart Rezone Petition for 2705 Parley's Way

Categories: Other

Ladies and Gentlemen:

We will limit our many objections to Wal-Mart's petition to just two areas – traffic and site accessibility, which are closely linked. Our neighborhood, with one way in and one way out, is directly across the street from the main driveway into the subject property and would certainly be impacted by the increase in traffic volume that would result from a Wal-Mart super store. That driveway is very awkward already and would not handle such a traffic increase. Because of the traffic light, traffic seems to flow fairly well now, but with the kind of volume typically experienced by Wal-Mart super stores the intersection would become congested with very limited space for backed up traffic. We shop regularly at the Sam's Club and Costco stores on 300 West and notice that even with the comparatively easy access to those stores from 300 West, getting around and parking can be difficult. Access to a super store from Parley's Way -- and back out again -- would NOT be easy. Regardless of what occupies the property, there will always be people who drive into our neighborhood seeking a shortcut across the gully; when they realize there is no "back door," they make a U-turn and speed back out. More shoppers will mean that many more drive-through speeders. Finally, Foothill Boulevard is already full and Parley's Way would become a nightmare if the rezone is permitted. This neighborhood is not suitable for a 24-hour super store.

Thank you for your consideration.

Respectfully,
Wendy Huffman
2585 Wilshire Circle
Salt Lake City, UT 84109
Work direct: (801) 321-4811
Home: (801) 466-4188
whuffman@kmclaw.com

Michael Melich
2772 Wilshire Drive
Salt Lake City, UT 84109
Home: (801) 466-1695

Mills, Wayne

From: JohnWard@harmonsgrocery.com
Sent: Monday, January 31, 2011 9:12 AM
To: Mills, Wayne
Subject: Re: Wal-Mart Rezone Parleys Way - Please Vote Against

Categories: Other

Messrs.,

I have lived in the area all of my life and my wife and I have owned our home just down from the old K Mart on Parleys Way for the last 16 years.

John & Jan Ward
2331 East Country Club Dr.
Salt Lake City, UT 84109

I completely understand Wal-Mart is entitled to remodel their property and this is NOT about "IF" Wal-Mart can have a store at this location but rather a consideration to rezone the property.

I believe Wal-Mart equally understood the zoning and its restrictions that were in place when they purchased the property. I support Wal-Mart being entitled to improve their and remodel their property but they should ONLY be allowed to improve the property to what is outlined in the current zoning.

As a resident in the area, I'm concerned that when zoning codes are able to change just because the owner finds it "inconvenient" or not as "cost effective" we all lose what were the protections and limitations established for that neighborhood.

Please DO NOT allow the rezone of Wal-Mart property on Parleys Way.

Thank You

John W. Ward
Jan Ward
2331 E. Country Club Dr.
Salt Lake City, UT 84109
801 483 2763

Mills, Wayne

From: Cherry Ridges [cmridges@msn.com]
Sent: Monday, January 31, 2011 10:39 AM
To: Mills, Wayne
Subject: Parleys Way Zoning Mendment

Categories: Other

I am writing in opposition to the re-zone request of Ballard Spar to allow its client Wal Mart to tear down and build/occupy the property at 2705 Parley's Way. I am a resident who lives just west of the existing traffic control light. There is no question that Wal Mart owns the property, but to alter the existing zone to allow for a huge expansion is not in the best interest of the neighborhood. One entrance to the property is from Parley's Way which is not adequate to allow for the increased traffic that a large store would attract. The other entrance from Foothill defies the master traffic plans for the east side connection to I-215. There is already an overload on that road.

At one meeting I attended people claiming to be neighbors spoke on behalf of the request. I am a lifelong resident of Salt Lake and Kennedy Way and Michigan Avenue are not "neighbors" of this property. Please do not give credence to their pleas.

The neighborhood has been enhanced by the re-modeling of the Bally store by NEXUS and something like that would be an addition because they have landscaped, lighted and created an attractive addition. They, however do not rely on the huge traffic that a Wal-Mart would bring.

It is tough for people to fight a huge corporation which evidently will not give up. The longer they appeal decisions the more animosity is created against them. I sincerely request that the Planning Division deny this request. The future of our neighborhood is in your hands.

Cherry M. Ridges
2444 Wilshire Drive
SLC, UT 84109
801-582-2343.

Mills, Wayne

From: Marty Shaub [Marty.Shaub@ehs.utah.edu]
Sent: Monday, January 31, 2011 11:01 AM
To: Mills, Wayne
Subject: Rezoning for Walmart

Categories: Other

Wayne Mills
 Salt Lake City Planning Division
 451 S. State St. Room 406
 PO Box 145480
 SLC 84111-5480

Dear Mr. Mills,

I am writing to oppose the proposed rezoning for the Walmart location on Parley's way. My primary, though not my only objection, is that the proposed amendment is not consistent with the purposes, goals, objectives of the East Bench Master Plan. As a neighborhood community, we are not ignorant to what Walmart is proposing. We understand clearly and we are [by design] opposed.

East Bench Master Plan, April, 1987

1. *Page 6: "Major zoning changes in the East Bench Community are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly."*
 2. *Appendix I: Zoning Change Compatibility Considerations*
 - a. *Property must be on a street that can handle additional traffic.*
 - b. *"Spot or strip" zoning to accommodate new businesses is **strongly discouraged**. [my emphasis]*
 - c. *New businesses should be designed to be a logical extension of adjacent businesses, maintaining complimentary building design and landscaping motifs.*
- o The only Community Shopping zones east of State Street are Brickyard, Foothill Village, and the area around Trolley Square. This is not the type of development we want to see in our neighborhood. At my particular address, I would essentially be bookended by two large community shopping centers each just blocks away. It simply is not necessary.
1. Community Shopping is intended to be a shopping center development on a regional scale. This is not in keeping with the surrounding neighborhood.
 2. Rezoning this property would be spot zoning at its worst; solely to accommodate a single business with no regard for intent of the master plan or impact on the surrounding neighborhoods.
 3. While Parley's Way can handle more traffic, Foothill Drive is at capacity. Walmart is trying to get around that by saying that all access to the property will be from Parley's Way. If that's the case, how will East Bench and University neighborhoods get to the property without the use of Foothill Drive? And more interesting, once they're there, how will they get home without Foothill?
 4. The adjacent businesses are office buildings designed to have multiple small businesses in each building. A shopping center development is not a logical extension of adjacent businesses.
 5. Walmart is planning to construct their standard building design with no thought of adjacent building design or landscaping.
 6. If they don't get a rezone, Walmart reports that they can't afford to add landscaping. If they get a rezone, Walmart will increase the current 6% landscaping to about 18%. That sounds like extortion to me.
 7. Note that this winter they have plowed their parking lot, but not the sidewalks or the park and ride lot.

Please do not support the blatant disregard of neighborhood master planning.

Thank you,

Martha Shaub

Mills, Wayne

From: Martha Farney [marthafarney@hotmail.com]
Sent: Monday, January 31, 2011 11:23 AM
To: Mills, Wayne
Subject: Parley's Way rezone

Categories: Other

Would you please pass this on to the council

I am opposed to rezoning the Parley's Way WalMart land for 2 reasons

1. I hate to see this prime spot forever destined to be a 'big box' building site - according to WalMart the existing building is large enough for what they will be building (a remodel can be attractive too, look at Nexus) - I fear that Walmart may decide to move on and leave this area to always be such a large building (with the potential of being bigger)
2. What does this do to the rest of Parley's Way - will we be now faced with everyone wanting to upzone their property to make it more marketable to large scale national businesses?

PS the site plan I saw in Oct or Nov had 'pads' for other businesses and I'm concerned what all this might do to the traffic

Thank you,
Martha Farney

Ms. Martha Shaub
1897 S 2600 E
Salt Lake City, UT 84108
801.484.6711 Home 801.550.9158 Cell

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Mills, Wayne

From: Philip Carlson [philipcarlsonshcc@storycupboard.com]
Sent: Monday, January 31, 2011 12:05 PM
To: Mills, Wayne
Cc: philipcarlsonshcc@storycupboard.com; Simonsen, Soren
Subject: No re-Zone for 2705 E. Parley's

Categories: Other

Dear City Planners and Planning Commissioners,

This property is in what I consider to be the Eastern Gateway to the City. It would be wonderful if we could showcase an Urban, Mixed-Use, Walkable/Multi-Modal development at this location.

Do we want the image of our City to be one of Progress, or that of a Discounted Suburb?

When this property was developed with the Big-Box, Discount Format, it was in the outskirts of the City in an era of Suburban ideals. As the City has grown geographically in the past, and as it now needs to grow in density, the use of its land needs to change. Multi-Use Development, with housing, shopping and office space that is easily accessible by foot, bicycle, transit and automobile, is what is needed by the City at this location. The ideal Multi-Use Development is allowed under the current zoning. Don't change it.

There are many barriers to this type of development, the economy and impatience are two.

Though there is no guarantee that keeping the current zoning but changing it at this time will guarantee that this property will continue to be used in a car-centric Suburban manner for a long time.

An Ideal Situation

With the current economy I doubt there would be any developer able to do a great Multi-Use Development here. We have an ideal situation right now with this property. The current owner is willing to re-model the building that is now in place and open a retail store here. This will remove the current blight and keep the property from being poorly developed right now giving us time for the economy to recover, and for developers to gain more experience with Multi-Use Development, so that when the current building has ended its usefulness and the owner decides to redevelop (within the current zoning) we will be able to have a really great development in the future.

It Takes Time

It may be that the re-modeled building may be in use by Wal*Mart for a long time, possibly another 40 years, but it is more likely that in 5 to 10 years the current owner will have found a better model that will allow for increased density, lower dependence on automobiles, and greater diversity of uses and will present a great Multi-Use Project for this Gateway Property. They have offered to act as a Place-Holder.

Be patient. Please do not change the zone.

Respectfully,
Philip Carlson
1917 E. 2700 South
SLC, UT 84106

Mills, Wayne

From: ambarrows [ambarrows@comcast.net]
Sent: Monday, January 31, 2011 1:29 PM
To: Mills, Wayne
Subject: Letter of opposition: Petitions PLN PCM 2010-00556 and PLNPCM2010-00557 - 2705 E Parleys Way,

Categories: Other

To Wayne Mills and the Salt Lake City Planning Commission,

This letter is written in opposition to the petitions for the property at 2705 E Parleys Way, PLNPCM 2010-00556 Master Plan Amendment and PLNPCM2010-00557 Zoning Map Amendment. A zone change is appropriate if it follows the master plan and is consistent with the adjacent land uses and community standards. This request is neither.

The zone on this property is C-B, a zoning designation which "is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods". The Planning Commission is well aware of the timeline regarding the zoning of this property. It should be aware that the current property owner purchased the property with a *noncomplying structure*. In addition, when changes were made to the zoning definitions making this building a *nonconforming use*, as property owners, they did not object. The city has had several opportunities to amend the zoning on this property, but has not since the C-B zone is appropriate. The existing land use is technically legal although perhaps not the most efficient or compatible with the residential community.

In 1996 the Eastland Regency Company requested a conditional use for a commercial planned development on the eastern portion of this C-B zone. In order to develop the property they were required to reconfigure the Parleys Way entry and to install a traffic light. These changes made ingress/egress to this entire property possible. However the current petitioner has insufficient circulation for truck traffic. Large retail requires large trucks which are often "doubles". The property owner proposes truck traffic to leave the property via Foothill Boulevard, on the northeast. This is neither practical nor safe. The existing daytime Foothill traffic will not allow this maneuver (even if trucks were required to turn south). If truck traffic were allowed in the evening/night the noise and light required would negatively impact the large number of residents to the north and west. Your denial for master plan amendment and zone change should include insufficient truck circulation.

If Salt Lake City were to rezone this property it may have to wait another 45 years for our community vision to be realized. This is the Eastern Gateway to our city. Parleys Way is a beautiful boulevard and vista to our downtown. Although many may feel a master plan rewrite overdue, now is not the time to codify a nonconforming use. Simply put, the zone request is not in keeping with the existing master plan.

Thank you for your consideration.

Sincerely,
Andrea Barrows
2119 Lakeline Drive
Chairperson of the Arcadia Heights/Benchmark Neighborhood Council (1993-1997)
Salt Lake City Planning Commissioner (1997-2002)

Mills, Wayne

From: Chuck White [cewhite210@gmail.com]
Sent: Monday, January 31, 2011 2:12 PM
To: Mills, Wayne
Subject: Walmart rezone request

Categories: Other

As a resident of the Country Club Ridge condominiums I wish to register my vote against the rezone request by Walmart. The Maywood Drive access that would be used is in no way capable of handling the heavy truck traffic that would be required to keep the store stocked. The site plan, as I understand, indicates that the truck docks would be relocated to the NW corner of the corner of the site. This would create an unacceptable amount of noise and pollution to this residential area. It should be clear that the Foothill access is much better suited for the heavy traffic rather than the inadequate Maywood Drive and Parleys Way access that is being proposed.

Thank you for your attention to this response.

Charles White
2665 Parleys Way Unit 210

Mills, Wayne

From: dodieh29@comcast.net
Sent: Monday, January 31, 2011 3:48 PM
To: Mills, Wayne
Subject: Walmart Rezone

Categories: Other

Traffic on Parley's Way at the present time is much too heavy. If another large store is built to replace K-Mart the traffic density would increase markedly. Exposure of children, people and residents will add to an untenable situation.

dorothy Harrison 2640 Maywood, S.L.

Mills, Wayne

From: Tim Chambless [tchambless@poli-sci.utah.edu]
Sent: Monday, January 31, 2011 4:56 PM
To: Mills, Wayne
Subject: Opposition to Wal-Mart petition proposal

Categories: Other

Wayne,

Hi. Thank you for your staff work on this petition. I wish to re-state what I said at the previous public meeting of the Salt Lake City Planning Commission with regard to the proposed development by Wal-Mart.

Specifically, in 1966 the members of the Salt Lake City Commission violated the public process and harmed the public good when it approved construction of a big box store -- without a public hearing to allow comment and dissent from impacted residents -- at the Parley's Way location. Two years later, a big box K-Mart was built at the site.

In doing so, Salt Lake City's local government officials created a major problem: they allowed construction of a large commercial building next to a residential area on an odd-shaped lot with limited access -- therefore creating a public hazard.

Given the large size of the store in contrast to the two small entries and exits, it is apparent to me that the new proposal is inappropriate for this particular location. Each hour of the day, there are near accidents on Foothill Drive and Parleys Way at the entrances to the old K-Mart building site. Actual accidents occur frequently.

A new building design may be a significant improvement over the current vacated structure -- which today appears to be a blight in the area. However, the fact is that the large population increase in the number of residents living nearby combined with the large traffic volume on Foothill Drive -- adjacent to freeways entry and exit points -- makes this big box store and parking lot an interesting revised proposal situated in the wrong place. Public safety is jeopardized.

Moreover, as a resident of Salt Lake City for over 39 years, I perceive that the residents of Salt Lake City already have a variety of big box stores located just a few miles away at sites which do not present a danger to public safety.

Thank you for your consideration.

Tim Chambless

Member, Salt Lake City Planning Commission 2001-2010 Member, Salt Lake City Board of Adjustment, 1990-2001

Mills, Wayne

From: Durham, Charlene J. [Charlene.Durham2@va.gov]
Sent: Monday, January 31, 2011 5:13 PM
To: Mills, Wayne
Subject: Against the proposal to amend East Bench Master Plan

Categories: Other

I would like to add my vote to deny the requests to amend the East Bench Master Plan and change the zoning to allow Wal-Mart to build a new building on the former Kmart property. My objections are these:

- These proposed actions revert to a plan that the residents have already addressed and created the status that we want now.
- The zoning for larger development does not fit with the residential nature and traffic capabilities of the area.
- The zoning for larger development leaves the area open to much less input from the neighborhoods for future and continued development on the site
- This proposal has come before community groups several times before and been rejected soundly. Each continued resubmission contains minimal adjustment to respond to local concerns, which indicates that Wal-Mart really doesn't want to work with the neighborhood.

Again, I heartily request that these proposals for amendment to the Master Plan and zoning be denied!

Thank you,

Charlene Durham

Education Program Specialist
IDEAS Center (HSR&D)
Veterans Rural Health Resource Center-Western Region
VA Salt Lake City Health Care System
801-582-1565 (press "4") ext 4361
Charlene.Durham2@va.gov

Home: 2185 Westminster Ave.
Salt Lake City, UT

opposed (now)

Mills, Wayne

From: p.barth@comcast.net
Sent: Monday, January 31, 2011 5:22 PM
To: Mills, Wayne
Subject: Walmart rezone on Parleys Way

Categories: Other

Dear Mr. Mills-

I am writing to express my opposition to the rezone petition of Walmart for the old Kmart property on Parleys Way. I live at 2516 Wilshire Circle, directly south of the Walmart property.

As you know, Walmart petitioned to have the zone changed a year or two ago and the neighborhood immediately surrounding the property was very much opposed to the change. The planning commission at that time made a determination that the rezone was not appropriate and voted to deny their request. Walmart is now back again with a new petition, that although slightly different, is substantially the same request to change the zoning to permit a brand new facility be built several times larger than what the present zoning would allow. I am against their request because I believe what they are proposing is not in keeping with the character of the neighborhood or in compliance with either the spirit or the letter of the master plan for the area. As you know, our neighborhood was never given the opportunity to comment when the Kmart was built decades ago, and in my opinion, their use of the property was never appropriate with the interests of the neighborhood. I am not against a commercial development, but I believe the uses permitted for this site should be those compatible with a neighborhood, not something expressly designed as a regional shopping destination intending to pull customers from distances far outside the neighborhood. I understand that Walmart has stated that if the rezone is not approved they will operate their business in the current structure as a grandfathered non-conforming use. That is their right and I have no problem with that. But I am strongly opposed to changing the zone that will forever determine the use of the future use of the property in a manner which I believe is incompatible with our neighborhood interests. Please communicate my opposition to Walmart's request for the zone change to the planning commission and city council. Thank you.

Peter Barth
2516 Wilshire Circle
Salt Lake City, Utah

opposed (new)

Mills, Wayne

From: Tacy Hartman [tahartman@comcast.net]
Sent: Monday, January 31, 2011 5:07 PM
To: Mills, Wayne
Subject: walmart Rezone request

Categories: Other

Dear Mr. Mills:

My wife and I would like to take this opportunity to express our strong opposition to agreeing to the rezone request by Walmart. There are several reasons for our opposition, but I will mention only a few.

First, the rezone is not compatible with the master plan or the surrounding businesses. The CB zoning is there to prevent the intrusion of large super-centers here. Even though Walmart says they are going to reduce the size and offerings to the neighborhood's satisfaction, there would nothing to prevent them from changing its mind, or reselling the property for a profit because of the zoning change and a new owner would then be able to build the large super-center store which they could not do under the current zoning.

In conjunction with the compatibility issue is the traffic issue. Recent news releases indicate that city managers are planning a future of lessened traffic on Foothill. Clearly, this could not happen under the Walmart plan. Walmart representatives were completely disingenuous the last time around in suggesting that traffic on Foothill would not be increased if they put a super-center there. This was simply a ridiculous lie.

Access is also very bad for this location, and additional traffic would only make it worse. There is simply no way to adequately improve this access problem without significant negative impact on the surrounding neighborhood.

Along with several other issues, the few mentioned herein demonstrate that to allow this zoning change would be contrary to the long-term plan for this area.

Sincerely,

Eric & Tacy Hartman
2258 Wilshire Circle
SLC, UT 84109

Mills, Wayne

From: Toni Carter [Toni@ToniCarter.com]
Sent: Monday, January 31, 2011 9:32 PM
To: Mills, Wayne
Subject: WALMART REZONE

Categories: Other

Hello Wayne,

I am a realtor and a resident of the Foothill-St Mary's neighborhood. Both my husband and myself are opposed to Wal-Mart's request for a Conditional Use Permit to build a new building.

The Master Plan addressed zoning many years ago. There is no reason to change from Community Business (CB) to Community Shopping (CS).

Wal-Mart has all the money and resources to build on the existing site and provide for a green building. Yes, it is easier to tear down and re-build, but their wanting a Superstore will increase the area's traffic volume and congestion. We expect that Wal-Mart when rebuilding and remodeling the existing store will consider the unique neighborhood that they bought property in and continue to respect the Master Plan and neighbors wishes to keep it from becoming a commercial, over-developed community level shopping center.

Thank you.

H Craig and Toni Carter
1392 S Wasatch Drive
Salt Lake City UT 84108



Toni Carter, REALTOR,
GRI, CIA, e-PRO, CHMS
PREVIEWS SPECIALIST

2180 South 1300 East | Suite #140 | Salt Lake City UT

Office: 801.485.4468

Fax: 801.583.5120

Cell: **801-809-5620**

toni@tonicarter.com

When You're Ready To Make The Move!



opposed (new)

Mills, Wayne

From: gsislander@aol.com
Sent: Monday, January 31, 2011 10:26 PM
To: Mills, Wayne
Subject: Walmart Rezone Request

Categories: Other

Hello Wayne,

This is a repeat of my comments from a few years ago regarding the Walmart Rezone Request; keep this Community Business zoned, do not go big by allowing CS. This really shouldn't be a struggle again, you made a decision, please stick to it. Walmart can and should remodel. I feel if you "give-in" to CS, other players in the area will want to as well and we will have way too much traffic congestion and confining structures. Thank You for listening, Glenn Strong 2534 Wilshire Cir 84109

Mills, Wayne

From: arturo gamonal [liddlegamonal@yahoo.com]
Sent: Monday, January 31, 2011 9:38 PM
To: Mills, Wayne
Subject: 2705 E Parleys Way Master Plan and Zoning Map Amendment

Categories: Other

Mr. Mills,

I am unable to attend the Feb. 9, 2011, hearing due to medical issues but want to express my objection to the rezone for the following reasons:

1. In 1985 when the East Bench Master Plan was done, this property was zoned for mixed use residential and neighborhood commercial. This meant compatible smaller scale commercial next to homes. In 1995 the city changed the definitions of the various uses so that this property became a non-conforming conditional use. It is zoned for a building up to approximately 15,000 sf., about the size of the present building. When Wal-Mart purchased the property, it knew what the zoning and building limitations were for the old Kmart site.
2. The property was not zoned for a big box store. Wal-Mart could build within the guidelines for this property (scale down what they propose) but have not shown a willingness to consider that option.
3. The scale of the store they wish to build will cause considerable traffic issues on Foothill Blvd. and Parleys Way. The neighborhood homes will be negatively impacted with the traffic and noise and possibly lighting from the store. Having a big box store close to homes will devalue their property. If the rezoning is allowed, the Parleys Way corridor will become compromised with other petitions for larger business which will undermine the residential fabric of this neighborhood.
4. I have attended several East Bench Community Council meetings over the last few years where it has been clear that the majority of the participants are not in favor of this rezone for the above reasons and more.

Respectfully submitted,

La Vone Liddle
1397 Wilton Way
Salt Lake City, UT 84108
801-583-5411

Mills, Wayne

From: mariah.cook@gmail.com
Sent: Wednesday, January 19, 2011 12:50 PM
To: Mills, Wayne
Subject: Wal-Mart zoning

Categories: Other

Mr. Mills,

I am a resident of Sugarhouse, very close to the proposed re-zoning area for the possible new Wal-Mart. As a concerned and involved member of my community, I wanted to take a moment to voice my opinion of the matter with the hope that you will listen.

This it is a BAD move to allow Wal-Mart to move forward with their re-zoning plan. Here are my reasons:

First, it would create additional traffic through the neighborhoods because vehicle access to this site is poor, using the Stringham stub to Foothill Drive for access to and from the north and east. Wal-Mart's traffic study shows no additional use of the Stringham stub, concluding that congestion will force shoppers to use Parley's Way, thereby presuming that there will be no shoppers from the University, East Bench, or Emigration Canyon.

Second, delivery trucks are expected to use Maywood, which means the Country Club Ridge Condominiums just west of Maywood can expect to listen to diesel trucks and forklift backup beepers. The loading dock will be located at the northwest corner of the property, just a few feet from Foothill Place Apartments.

Third, Wal-Mart plans to have their trucks access the property from Maywood and then exit out the Stringham stub because current access from Parley's Way is not adequate for semi-trailers. The driveway is one lane where it drops into the Kmart property. During the day office workers from the east side of Foothill are parked bumper to bumper, making it ever narrower than usual.

Finally, Wal-Mart stresses their "neighborhood friendly" operational procedures. They might schedule their major deliveries during the night, but subsequent businesses could schedule them any time. They are showing us drawings of what the property might look like, but they also have an approved remodel on file and have not picked up the permit.

Wal-Mart has held their plans very close. We really don't know what we would get with a rezone. They could opt to sell the property to someone else because 10 acres of Community Shopping has more value than 10 acres of Community Business. We're only having this discussion because the property was not already zoned Community Shopping. Once the zoning is changed, the negotiations stop and the property owner is free to develop to the full extent of CS with no community input.

Wal-Mart has other options for their business, but the residents of Sugarhouse are limited. Hear our voices! Please don't allow for the re-zoning.

Mariah Cook
801-876-0752

Mills, Wayne

From: Carol Anderson [carolkanderson@gmail.com]
Sent: Tuesday, January 18, 2011 7:21 PM
To: Mills, Wayne
Subject: please no zoning change
Categories: Other

The future will shop on-line and gasoline so expensive, people will want to walk especially the growing number that are health concerned. Big, and big not big enough, just has to stop. Keep the small businesses alive and promote community walks. Not anymore stores that have it all but all means what they will carry. Walmart likes to be in control. Enough is enough. Big is not pretty and gets worn-out quick.

Mills, Wayne

From: Bret Jordan [bret.jordan@utah.edu]
Sent: Sunday, January 16, 2011 8:24 PM
To: Mills, Wayne
Subject: Rezone of 2705 Parley's Way

Categories: Other

Dear Planning Commission,

I live on Parleys way, just a couple blocks west of the property that is asking for a rezone. To be very clear, I am not against Wal-mart owning the property or doing business on the property that they own. I am however, completely and utterly against a rezone of said property regardless of who owns it. A rezone will give the property owner or any future property owner the ability to build and conduct business in ways that are clearly outside the scope of the surrounding community and neighborhoods.

Walmart or any other owner does not need a rezone to remodel the building and surrounding property to make it pretty and usable for conducting business. Let us not follow on the mistakes of the past when the aggressive zoning was granted to K-Mart in the first place. Please say NO to a rezone.

Bret Jordan
2175 S Texas
SLC, UT 84109

Bret Jordan CISSP | Sr Security Architect

"Without cryptography vihv vivc ce xhrnrw, however, the only thing that can not be unscrambled is an egg."

January 20, 2011

Wayne Mills

Salt Lake City Planning Division

415 So. State St.

P. O. Box 145480

Salt Lake City, Utah 84111-5480

Subject: Rezoning of 2705 Parley's Way

I have reviewed the East Bench Master Plan dated April 1987 and the **Zoning Change Compatibility Considerations** and I do not believe the Parley's Way and Foothill Blvd. accesses are not suitable for large trucks entering and exiting the vacated area.

The area now has only small businesses offices. Changing the zoning to allow a "**BIG BOX**" business is not compatible with the other adjacent neighbors. The rezoning should not be approved.



David Noall

2561 Lynwood Drive

Salt Lake City, Utah

Summary

THE East Bench Community offers a promising future for its residents. A reasonable effort by the city and community residents will maintain and enhance the quality neighborhoods and life style that residents have enjoyed through the years. There are many

challenges for the future. Streets and infrastructure must be upgraded in response to increased demands. The city must also respond to increasing traffic problems in a manner that will protect its residential neighborhoods. Housing and neighborhood maintenance will require effective regulations, such as increased zoning and building code enforcement; also a commitment from owners to



This Is the Place Monument, located near the entrance to Emigration Canyon.

maintain their properties. The city cannot maintain neighborhoods unless property owners are committed to maintenance of their properties.

Sites for new multiple-family housing and businesses are very limited. New developments must be sensitive to neighborhood scale and design, while satisfying needs and expectations of the developer. Compatibility with the immediate neighborhood is essential. New developments should not adversely impact residential neighbors.

Urban design will play an increasingly important role in neighborhood maintenance and preservation. As the community finishes developing, emphasis will continue to shift from regulating new development to managing and preserving established neighborhoods. Even though neighborhood preservation has been an important concern since the last decade, tools to effectively manage neighborhood stability are continually being developed and refined. Innovative approaches to implementing urban design concepts and proposals may be the solution to many of the problems that the East Bench Community will continue to face.

Appendix I

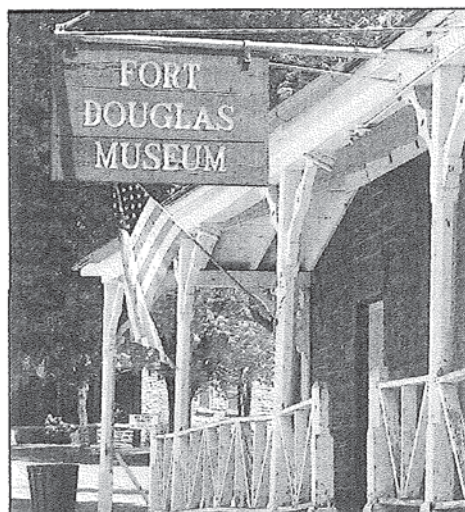
Zoning Change Compatibility Considerations

PROPOSALS to change zoning for new multiple family residential, or business uses should be evaluated with the following considerations.

- Proponents must demonstrate that any zoning change is clearly justified by the substantive provisions of this master

plan.

- There must be a demonstrated need for the new multiple-family/business proposal and documented community support. Property owners must address the issue of housing/business need in the whole city perspective and why the proposed site is the best location with regard to the best interest of the community and city.
- Property must be on a street that can handle the additional traffic.
- The site must be large enough for adequate open space and parking without overcrowding the lot.
- Multiple-family/business projects must be of a density, scale and design that will not negatively impact neighboring residential properties.
- Multiple-family units should not develop in areas with strong low density character. Multiple-unit structures should be combined with or be adjacent to non-residential activities such as retail centers, parks, and schools.
- Zoning should not be changed to accommodate a new business unless it is adjacent to an existing business.
- "Spot or strip" zoning to accommodate new businesses is strongly discouraged.
- New businesses should be designed to be a logical extension of adjacent businesses, maintaining complimentary building design and landscaping motifs.



Appendix II

Capital Improvement Program Summary Tables

PROJECTS identified in the following tables are a combination of projects being presently planned by the city, and needs that have been identified through the planning process. Projects that include funding dates have been approved, and are included in the Capital Improvement

Plan, or funded by the Public Utility Enterprise Fund. Projects that are not scheduled have not been funded.

Park Improvement and Development Proposals

Project	Cost Estimate	Year Funded
Miller Park	\$ 50,000	1987-1988
Bonneville Park	150,000	1989-1990
Sunnyside Park	250,000	1990-1991
1600 East-1700 South	461,000	1990-1991
Laird Park	40,000	1990-1991
Washington Park	250,000	1991-1992
Sunnyside Recreation Center	Two million	Not Funded
Foothill View Parks	Cost Unknown	Not Funded
Gateway Visitor Center	Cost Unknown	Not Funded

Street Improvement Proposals

Street Improvement Projects	Cost Estimate	Year Funded
Research Park Street Improvements	\$ 700,000	1986-1987
Sunnyside Avenue (Foothill-Wasatch)	1,900,000	1989-1990
Wasatch Drive (1300 South to Sunnyside Avenue)	Cost Unknown	Not Funded
Guardsman Way	Cost Unknown	Not Funded
Citywide Sidewalk Replacement Program	Cost Unknown	Ongoing

Transportation System Management

(TSM) Intersection Improvements

Project	Cost Estimate	Year Funded
1700 South-1300 East	\$ 30,000	1986-1987
Uintah School Turnout*	15,000	1986-1987
1300 South-Foothill	90,000	1987-1988
2100 South-2300 East*	25,000	Not Funded
Guardsman-Sunnyside	25,000	Not Funded
2300 East-Foothill	Unknown	Not Funded
Sunnyside-Wasatch	6,000	Not Funded
University-400 South	12,500	Not Funded

Other Street Needs

Project	Cost Estimate	Year Funded
Correct curb, gutter and sidewalk problems in the St. Mary's area	Cost Unknown	Ongoing
Inventory of local street conditions and needs	Cost Unknown	Not Funded
Sidewalk installation along all streets that do not have sidewalk	Cost Unknown	Not Funded

Water System Improvement Proposals

Project	Cost Estimate	Year Funded
Lakeline Drive line	\$200,000	1986-1987
1700 South feeder line	500,000	1988-1989
St. Mary's Reservoir	310,000	1988-1989

Sanitary Sewer System Improvement Proposals

New Lines	Cost Estimate	Year Funded
2396 South, 2750 to 2800 East	\$ 30,000	1986-1987
Parley's Way, 2400 to 2442 East	30,000	1986-1987
Sunnyside Ave., 1975 to 2000 East	30,000	1987-1988
2323 South, 2620 to 2640 East	30,000	Not Funded
2100 South, 2821 to 2860 East	35,000	Not Funded
Broadmoor, 1955 to 2025 South	50,000	Not Funded
2830 East, 2225 to 2270 South	40,000	Not Funded

Storm Drainage System Improvement Proposals

Project	Cost Estimate	Year Funded
Emigration Creek Detention Basin		
1700 South-1600 East	\$ 500,000	Not Funded
Red Butte Creek Detention Basin		
1500 East Detention Basin	300,000	Not Funded
Misc. Storm Drainage Construction	2,000,000	Ongoing-Not Specifically Funded

Fire Department Proposals

Project	Cost Estimate	Year Funded
Relocate Fire Station #4	\$ 830,000	1989-1990
Replace Fire Station #10	850,000	Not Funded

Miscellaneous Project/Program Proposals

Project	Cost Estimate	Year Funded
Increased Zoning Enforcement	Cost Unknown	Not Funded

Mills, Wayne

From: Alan Bird [4bird@comcast.net]
Sent: Sunday, January 23, 2011 6:51 PM
To: Mills, Wayne
Cc: Wasatch Hollow CC Chair; thatchermp@gmail.com
Subject: Wal Mart on Parleys Way

Categories: Other

Dear Mr. Mills,

As a lifelong resident of the Wasatch Hollow area, I ask that the planning commission please consider the impact that a Wal Mart would have on the east bench.

I've been in the wholesale food industry for over 35 years so I feel some of my concerns are from front line observation. A few of those concerns are as follows:

- 1- Traffic disturbance on Foothill and Parleys way. Foothill is already over loaded with departing city traffic accessing I-215.
- 2- Crime – Wal Mart reminds me of the "Field of Dreams" movie line, "Build it and they will come". Wal Mart attracts a certain demographic that really does not fit into the area.
- 3- 24 hour store should not be allowed. The bright parking lot lights and ongoing traffic will be a disturbing nuisance to the solitude of this residential area.
- 4- Cleanliness - I welcome any member of the planning commission to visit any Wal Mart in the Valley and note the filthy parking lots and litter surrounding the stores.
- 5- Commercial Truck Traffic - The Foothill Parleys area does not really support the constant pressure of class 8 trucks and 53 foot trailers.
- 6- The noise impact of refrigerated units on trailers running at all hours. Remember there are high-end Condominiums to the west, expensive homes to the east, and very nice apartments to the north.
- 7- Child Safety - please keep this in mind. There are multiple schools located within close proximity of the proposed site. Additional traffic could have significant impact on child safety.
- 8- Impact on local grocers. There is a Dan's at Foothill, Fresh Market on 23rd, and Dan's at Olympus Hills; all Associated stores from Utah do we need Arkansas based competition?
- 9- Do we need another Grocer in the area? Smith's on 3300 South, Harmons Brickyard, Harmons Emigration, Dan's on 3300 and 2300, Smiths 9th and 21st and the above listed.
- 10- Panhandling-, Wal Mart has the amazing ability to draw the Pan Handlers and Tamale vendors neither of which will bring added value to the area.

Please excuse some of the sarcasm above. But also know in my heart of hearts, I am vehemently opposed to a Wal Mart in this area and I'm certain I voice the opinion of a majority in the area.

Regards,

Alan Bird
Salt Lake City.

Mills, Wayne

From: jill.burke01@comcast.net
Sent: Sunday, January 23, 2011 7:22 PM
To: Mills, Wayne
Subject: Re-zone of 2705 Parley's Way

Categories: Other

23 January 2011

To whom it may concern:

I am writing to express my objection over Walmart's request to re-zone the property at 2705 Parley's Way from Community Business to Community Shopping.

The current zoning for this property already allows Walmart to remodel their property; they simply do not require a re-zone to accomplish this. Just down the street Architectural Nexus has done a beautiful job of remodeling the former Bally's Gym into an attractive office building with no re-zone required. If a small company such as Architectural Nexus can accomplish this task, then certainly a large corporation such as Walmart can. Furthermore, the old Smiths building on 3300 South is currently being remodeled into two discount stores. I'm confident that shoppers will embrace a refreshed property such as this, and not give a second thought that the structure in which they're shopping was remodeled. I'm equally confident that Walmart can skillfully remodel their property to create a shopping experience that meets their customer's expectations. Walmart has argued that shoppers deserve a newly constructed building vs. and old one. They maintain that it is too expensive to remodel vs. rebuild which to me seems unsubstantiated considering their vast resources.

Salt Lake has many charming walk-able neighborhoods. When considering our approach on how to best develop the Parley's Way neighborhood, we should also to strive to achieve this characteristic of a walk-able community. Many people I know have chosen to live in Salt Lake City as opposed to the suburbs, simply for the ability to walk to a desirable destination. This is something which should be recognized and protected. Don't let bad development tear apart the cohesiveness of the city's neighborhoods.

Of great concern to me is the affect that a re-zone would have on air quality. Adding more Community Shopping sites will without a doubt create an increase in traffic, which I find to be a very relevant issue for consideration. CS zoning, by its very nature, promotes people to drive to their destination. The consequences of up-zoning will be detrimental to our blue skies. Sadly the air quality in the valley has become unbearable not only in the winter months, but is happening more frequently year-round. Unfortunately Red Air Alerts have become a common occurrence. For those of us with respiratory issues, it is very serious health concern. We need leaders who will protect our community and create a healthy environment in which to live.

Walmart and its employees & contractors are extremely capable of creating a beautiful marketplace for this site. The solution is to remodel within the current CB guidelines, not to re-zone.

Sincerely,

Jill Burke

Appraisal (man)

Mills, Wayne

From: tlindgren61@comcast.net
Sent: Sunday, January 23, 2011 10:15 AM
To: Mills, Wayne
Subject: Parleys Way re-zone
Categories: Other

To whom it may concern,

I am writing to express my concerns regarding the Wal-mart petition to rezone the property on Parleys Way. As a resident of the area, I am concerned about the overall impact of up-zoning this property. The foothill area has traffic congestion issues that have been documented by various studies within the last few years. Other concerns include noise, air quality, light pollution and general impacts on the residential area. My personal opinion is that this property would be better suited as a mixed use, multiple business and retail area that encourage pedestrian access. Approximately two years ago, I attended a Planning Commission meeting where an overwhelming majority of the public speakers were against the re-zone. The Planning Commission unanimously recommended against the re-zone. Wal-mart's tactic of retracting and re-submitting the petition should be scrutinized with the appropriate discretion.

Sincerely, Thomas E Lindgren
2701 E Wilshire Drive

opposed (now)

Mills, Wayne

From: G D EGAN [lucielee@q.com]
Sent: Saturday, January 22, 2011 8:44 AM
To: Mills, Wayne
Subject: FW: Foothill Development Challenges
Attachments: Wal-Mart notes of January 19.docx

Categories: Other

From: lucielee@q.com
To: waynemills@slcgov.com
CC: wilshirejan@comcast.net
Subject: Foothill Development Challenges
Date: Sat, 22 Jan 2011 02:59:41 +0000

Attached are comments and concerns of long-time residents of Benchmark/Foothill area. Please give these concerns your full attention - they are real everyday! Lucie Egan

January 19, 2011

To Whom It May Concern:

We have opinion and comments on three aspects of the requested re-zoning on Parley's Way. First involves the addition of traffic on principal and secondary roads. Second involves views vs property values. Third is concern over "development agreement" details and enforcement.

- 1) As 20 year residents of Benchmark, we have been witness to the development of the property immediately west of Foothill Drive. We have also had need of medical services in the UofU Hospital area and witnessed the development there. Where is the planning??? Does the State or City ever entertain development of a dedicated Parkway to service these areas? There are currently 3-4 NEW buildings underway at the University – bringing more traffic during construction and more upon completion. Over a period of 5 years additions were made to Primary Children's Hospital, The Shriners Hospital, The University Hospital and now Huntsman Cancer Hospital. Buildings on campus are also being enlarged/renovated, i.e. the Neuropsychiatric and others? In addition, the new Historical Museum is nearing completion and an enlargement of Red Butte was recently completed. Commuters and students traveling to the north foothills of the city have always been problematic. Now, however now traffic is backed up from Thunderbird drive back over the over-pass waiting for light after light – twice a day. When waiting to enter Foothill Drive, we have observed that Utahans' do not know the concept of car- pooling – one person per car... Now the Planning Commission is asking us to absorb more traffic for commercial business – NO... We don't need more commercial business in our neighborhood. We enjoy Rite-Aid, Dan's and A Fresh Market and we can see where these businesses would be compromised by the addition of Wal-Mart. On a recent trip to Park City we observed: West bound traffic of 38-18 wheel diesel trucks plus 11 tanker trucks. On our return we counted east bound: 43-18 wheel diesel trucks plus 16 tanker trucks. We have enough diesel emissions clouding our air space.

We took the time to explore the rear of two Wal-Mart stores and found 20-30 sea pack containers parked. Wal-Mart uses these containers for off-season storage rather than provide warehouse space in the industrial areas of SLC for their stores – what an eye sore...

Stringham Avenue is chocked with traffic/parking most week days and especially on weekends. We've noticed that quite a few of the covered parking spaces are empty – but the tenants prefer to park on the street. Traffic Controllers should consider allowing parking only on one side of the street. When using this street, one has to move to the right and allow trucks, vans, automobiles and motorcycles to pass – passing two vehicles in this space at one time is not safe. The very thought of 18 wheel delivery trucks using this street is insane... Also, many students and employees traveling north to school or work use Wasatch Drive for quicker access – making a trip to the Post Office for a resident is a problem. It's posted but not enforced. The folks on Wilshire and Parleys should not have to accommodate Wal-Mart. Let Wal-Mart sell the property to another developer who will have more of a neighborhood vision.

Request: deal with what you have already allowed/created. Don't ask citizens to embrace Wal-Mart and their bully style marketing to encroach on our neighborhood. When Wal-Mart sold only "made in America" goods – they were an acceptable addition to commerce. Now, however, they import so much foreign junk that we're not interested and will not shop in their store(s).

- 2) We built our home in 1993, our property taxes averaged \$1500-1800 a year. The City has imposed \$200 to \$400 increases each year. This past year, they were \$4300. We have tried protests and meetings with the Tax Commission but each time we were given some monetary relief the following year they would add their \$200 or \$400. We were told property values were high because we are in a 'view area' of the valley. We'd welcome you to see the rusting roof trusses of the (open 24 hours a day 7 days a week) gas station, the white plastic railings on Foothill apartments, the 2 story commercial office buildings and worst of all the many air conditioning units on top of Foothill Clinic – quite a nice view... If the development of Wal-Mart is approved, we will now be subject to parking lot lights 24-7. It was once nice to see the lights of The Country Club and downtown but now that 'view' is obstructed by all the additions made since 1993. But... We'll be sure to get our tax notice in November with at least a \$200-400 increase – WHY?

- 3) A development agreement reached between existing and potential commercial businesses should be transparent. Any time a citizen does not agree/has questions; they should have folks they can discuss these agreements with. We're not sure, with all the kissie-face that has transpired between our city officials and Wal-Mart, that this will ever be possible. Free lunches, seminars and trips to help our officials understand Wal-Mart and 'their vision'. What a joke.

Opposed (near)

E. R. DUMKE, JR.
2159 SOUTH 700 EAST, SUITE 200
SALT LAKE CITY, UTAH 84106
PHONE 801-467-3600
FAX 801-484-2354

January 18, 2011


Salt Lake City Planning Division
Attn: Wayne Mills
451 So. State, Room 406
Salt Lake City, Utah 84111

To the City Council Members:

As residents of Country Club Ridge Condominiums, we strongly oppose the re-zoning of the Wal-Mart property on Parleys Way. The constant truck traffic that would ensue with this re-zoning would greatly impact the quality of living in both Country Club Ridge Condominiums and Foothill Place Apartments. We already have heavy traffic on parleys Way, as well as trucks and emergency vehicles using Stringham Ave. to the north of the condominiums and apartments.

Please do not approve the re-zoning. Thank you for your consideration.

Sincerely,


E. R. Dumke, Jr.


Katherine W. Dumke

Mills, Wayne

From: Laura Goodman [lauramgoodman@yahoo.com]
Sent: Monday, January 24, 2011 10:46 PM
To: Mills, Wayne
Subject: No to re-zone

Categories: Other

Dear Wayne,
I currently live directly south of the Parleys Way Walmart property. I am not in favor of a rezone. Traffic on Parleys way is already too busy. I lived accross the street from the intersection at Wilshire and Parleys Way and repeatedly saw semi trucks unable to make the turn from Kmart (now Walmart property) onto the on-ramp for I-215/I-80. I am particularly worried that they will widen that on-ramp to accomodate the trucks which will affect our wonderful neighborhood park that my kids and I regularly walk to. That will also decrease the value of the homes in our nieghborhood. I am worried about increased traffic in our neighborhood. I would like to see other commercial/business opportunities in the future for that property and a re-zone would make that very difficult. I say keep the zoning as is, Wal-mart will remodel and it will look great. The do not need to rezone to make a decent store.

Sincerely,
Laura Goodman

Mills, Wayne

From: Bret Jordan [bret.jordan@utah.edu]
Sent: Sunday, January 16, 2011 8:24 PM
To: Mills, Wayne
Subject: Rezone of 2705 Parley's Way

Categories: Other

Dear Planning Commission,

I live on Parleys way, just a couple blocks west of the property that is asking for a rezone. To be very clear, I am not against Wal-mart owning the property or doing business on the property that they own. I am however, completely and utterly against a rezone of said property regardless of who owns it. A rezone will give the property owner or any future property owner the ability to build and conduct business in ways that are clearly outside the scope of the surrounding community and neighborhoods.

Walmart or any other owner does not need a rezone to remodel the building and surrounding property to make it pretty and usable for conducting business. Let us not follow on the mistakes of the past when the aggressive zoning was granted to K-Mart in the first place. Please say NO to a rezone.

Bret Jordan
2175 S Texas
SLC, UT 84109

Bret Jordan CISSP | Sr Security Architect

"Without cryptography vihv vivc ce xhrrnw, however, the only thing that can not be unscrambled is an egg."

Mills, Wayne

From: Greg Smith [ggsmith9@yahoo.com]
Sent: Saturday, January 15, 2011 11:05 AM
To: Mills, Wayne
Subject: Wal-Mart rezoning petition

Categories: Other

Hello Wayne,

My wife and I are opposed to the rezone mostly because of concern what could happen to the property if Wal-Mart were to abandon or sell it. Another owner might not agree to limit building size, or to make the property compatible with the existing neighborhood.

Regards,
Greg & Barbara Smith
2153 Broadmoor Street
Salt Lake City, UT 84109
801-461-0121
ggsmith9@yahoo.com

2751 East Wilshire Drive
Salt Lake City, UT 84109
January 27, 2011

Wayne Mills
Salt Lake City Planning Division
451 S. State St. Room 406
Salt Lake City, UT 84111-5480

Dear Wayne:

Attached are my comments regarding the rezone of 2705 Parley's Way. I have submitted 10 copies for the commissioners because there are a lot of pictures, and I didn't know if you would wish to make color copies or not.

I am opposed to rezoning the property to Community Shopping because it doesn't meet the criteria set forth in the East Bench Master Plan, Appendix I, Zoning Change Compatibility Considerations; and therefore doesn't meet the criteria in Salt Lake City Zoning Ordinance 21A.50.050.

It is not a logical extension of the surrounding businesses or neighborhoods, does not have adequate access either by private vehicle or public transportation, and is located next to a street that already has periods of failure at some intersections. Adding Community Shopping to this mix is beyond comprehension.

Thank you for your work on this project.

Sincerely,

A handwritten signature in blue ink that reads "Janice Brittain". The signature is written in a cursive, flowing style.

Janice Brittain

Is 2705 Parley's Way really suitable for Community Shopping?

Wal-Mart has done a good job of turning the question into a debate of new building vs. remodeled building, and trying to convince people that if Wal-Mart is going to be there anyway, they might as well have a new building.

The new building they propose is just a new version of what's already there – a 20th Century, 1960's model with new furnaces and air-conditioners, and. . . skylights!; not a 21st Century, net zero model. The YWCA is building green because they plan to be in place for another 100 years; Wal-Mart is here today, gone tomorrow.

The property has three accesses, all with issues. One requires an easement across another property; one requires left turns to and from Foothill Drive; and the third, the only signalized intersection, requires left turns to a narrow eastbound lane. The sign marking this lane has been hit and knocked off so many times that UDOT quit replacing it three years ago. Truckers using this access regularly hit and drag road furniture leaving a trail of concrete and road signs in their wake.

South of the Stringham/Thunderbird traffic light on Foothill Drive, there are 10 driveways – four on the west side, and six serving four office buildings on the east side. Between the offices on the east, and the gas station, coffee shop, ski rental and restaurants on the west, there is constant in and out of these driveways. It's not unusual to see three vehicles lined up in the left turn lane with several more poking out of driveways trying to access Foothill. One of the office buildings on the west side is fully leased and doesn't have enough parking, so employees park on the east side and run across Foothill. They are also back and forth for snacks and lunch. Bus service only runs north-south on Foothill; there is no bus on Parley's Way. How can Community Shopping be integrated into this area that is already overcommitted?



Even from a satellite, this property is an eyesore that does not integrate into the surrounding neighborhoods.

For the residents of the east end of Parley's Way, the parking lot functions as a street, giving us access to Foothill, the Benchmark subdivision, Bonneville Shoreline Trail, and allowing us to walk to the neighborhoods north of us.

On the following pages I have tried to illustrate my points with photographs.

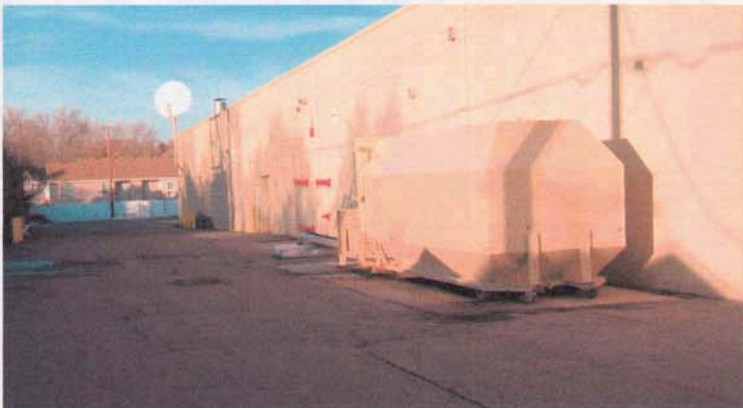
Wal-Mart is not the same as Kmart. CS will not be the same as a grand-fathered CB.



Wal-Mart parking lot on 900 East (about 4700 South) is full with 100's of cars. Across the street, Kmart's parking lot is sparse with 10's of cars, as it was at the Parley's Way site.



Behind the Wal-Mart on 900 East are over 20 shipping containers, used for extra storage, plus several semis. Wal-Mart plans to have pedestrian walkways behind the Parley's Way site so that pedestrians can use the access to the apartments and the neighborhoods north of Wal-Mart. The access is across from the receiving door behind the Kmart. Dodging around trucks and storage units would be a hazardous walk.



Behind the Kmart (this one on 900 East, but almost identical to the Parley's Way store) are no containers, no trucks, no extra storage, making it safe for a pedestrian walkway.

Community Shopping deliveries vs. Community Business deliveries

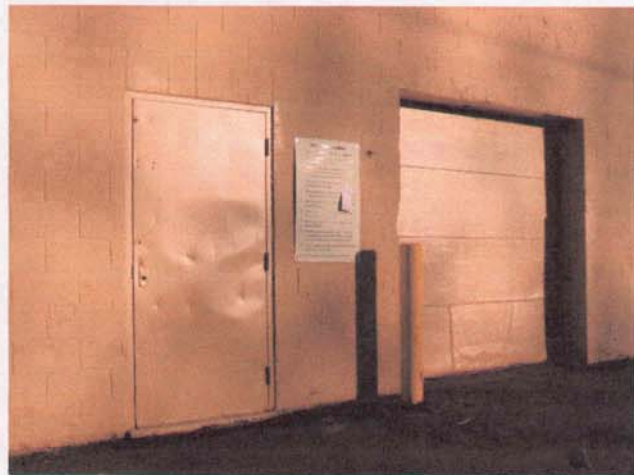


Trucks will be driving up Maywood, past these residences at 2665 Parley's Way, to deliver goods to Wal-Mart, who estimates 4-6 trucks per day.



People in these condos and the apartments below, who are just a few feet from the property line, will be listening to idling diesels and fork-lift beepers all night long if Wal-Mart does deliveries at night as they have said they do. They drop off full trailers, then jockey the empties out of the truck docks and back in the full trailers, then attach the empties and haul them away.

Subsequent CS businesses could schedule deliveries at any hour of the day or night.



Kmart "truck dock" (above) vs Wal-Mart truck dock.

Kmart had one truck per day; delivery hours were 7 a.m. – 1 p.m. Their "truck dock" was one door at the back of the building. While Kmart is classified as a supercenter, in fact, their level of business activity was closer to a CB zone in volume.

Access

Wal-Mart plans for their trucks to exit to Foothill Drive using the Stringham Ave. stub which has cars parked on both sides Monday –Friday. Is there really room for semis, parked cars and two traffic lanes?



Turning left onto Parley's Way at Wilshire Drive, from the Kmart parking lot. . . and the eastbound lane is . . . where?



February, 2008: The demise of the last sign to mark the east bound freeway on-ramp from the west bound left turn lane on Parley's Way at the Wilshire intersection,. This one lasted about two weeks. It is not unusual for cars turning from Kmart to miss the eastbound lane and turn into the west bound left turn lane.

Foothill Drive Access to walk-ability



Southbound van turning left across Foothill, while employee (at right of picture) runs across from his parking place at Kmart, to his office. Notice the cars parked down the driveway because the parking lot is full.

The two buildings north of this one have 'for lease' signs in front of them.



Wal-Mart's traffic engineer says that accessing their property from Foothill is so dangerous that people won't do it. Clearly, he's wrong. The gas station does a booming business; during traffic lulls there are vehicles turning in and out of everywhere.



The black car on the right actually turned right from the Stringham stub, into the southbound left turn lane, then negotiated a U turn in the northbound lanes and turned right on Thunderbird. I couldn't get photos of vehicles lined up to turn left because a still picture doesn't distinguish between stopped vehicles and moving vehicles.

Wal-Mart's commitment to walk-ability

Wal-Mart claims that with a rezone they will increase pedestrian walkways from 1459 linear feet to 1900 linear feet. But they don't seem to care about clearing the snow from their walks. All photos taken the same afternoon, January, 2011.



Walkway from the Parley's entrance



City sidewalk on Parley's Way



Parking lot totally plowed.

There is no bus service on Parley's Way; the nearest east-west bus is 2100 East and 2100 South. There is north-south bus service on Foothill Drive. Kmart employees and shoppers used the Parley's Way bus until it was discontinued.

Neighborhood residents regularly walk, run, and ride bikes across this property to

access Foothill, the Benchmark subdivision, the Bonneville Shoreline trail, Wasatch Blvd (great for runners and cyclists), as well as the neighborhoods to the north. In the 22 years I've lived here, Kmart has never had enough business to make walking across their parking lot a hazard. I used to roller blade around the parking lot during business hours and never had to worry about traffic.

The Mysterious 1.2 acres. . .



Wal-Mart has said that this 1.2 acre plot could be “whatever the community wants.” Clearly, the community “voted” with their vehicles, over the last 30 years or so, to make it a park and ride. But, who will pay for it? Will Wal-Mart really commit to a non-revenue producing use? There are still two van pools that carry commuters to Hill AFB, down from four several years ago. With construction down in Summit County, there aren’t as many construction bosses picking up their crews here. The recreationists still meet here with skis, golf clubs, back packs, boats, snow mobiles, etc.

Two years ago Wal-Mart said they would tow non-shoppers who parked in their lot. If they do, whose neighborhood will inherit this park and ride?

What new parking issues will arise if the office workers from the east side of Foothill are booted out (no pun intended)? Businesses in the Cowboy Grub building have posted “customers only” signs in their parking lots.

If Wal-Mart turns this property into a revenue generating business, and since they’re all about their bottom line who expects them to do anything else, how much additional traffic will be attracted to this site in addition to that projected by their traffic engineer?

When will development the length of the Foothill corridor bring the whole arterial to a standstill, and what will be the result? It’s not like it can just be widened, or that there is a parallel street to take more traffic.

It’s long past the time to just say no. This triangle is not suitable for Community Shopping.

From: Stephen Bradley [skbrad@comcast.net]
Sent: Saturday, November 20, 2010 4:31 PM
To: Mills, Wayne
Subject: WALMART

Categories: Other

I live off Foothill on the East Bench. OI think it is insane that you all are insisting on a "cute little shopping area" instead of letting Walmart come in a replace that UGLY empty building. I would love to have a Walmart closer than 1300 S. and 300 W. But more importantly, it would not be taking the place of green space or a lovely park. I do not see anyone converting that UGLY Kmart into a park.....I would rather it would be functional building that would serve the neighborhood.....and let it be big enough to house a grocery department as well. It would be a different story if they wanted to build on green space, but for heavens sake.....nothing has been allowed to be done to that property long enough. A brand new Walmart would be 1000X better than what is there now!

Stephen Bradley, MD
1795 Devonshire Drive
SLC, UT 84108

From: Rick Newton [rnewton@comre.com]
Sent: Tuesday, November 16, 2010 4:03 PM
To: Mills, Wayne
Cc: Council Comments; Martin, JT; Jardine, Janice; Norris, Nick; Rushton, Daunte; Sommerkorn, Wilford; Judy Newton
Subject: RE: Parleys Wal Mart Rezone

Categories: Other

Dear Mr. Mills,

Thank you for your thorough and detailed response. It is very helpful and clears up my questions/concerns. I certainly would not want to see a significant amount of "storage containers" on the property, but that sounds like something that could occur with the existing zoning. Thank you again for your time on this and the thorough response. I am confident that the planning commission is doing its best for the long term use and re-development of the property. I am still in favor of a rezone of the property as long as it complies to the recommendations and guidelines of the planning commission. Best regards, Rick

From: Mills, Wayne [mailto:wayne.mills@slcgov.com]
Sent: Tuesday, November 16, 2010 2:29 PM
To: Rick Newton
Cc: Council Comments; Martin, JT; Jardine, Janice; Norris, Nick; Rushton, Daunte; Sommerkorn, Wilford
Subject: RE: Parleys Wal Mart Rezone

Hello Mr. Newton-

My responses to your questions are as follows:

1. The existing Kmart building is approximately 30 feet at the highest point. The proposed Walmart is approximately 33 feet at the highest point with an average of 26 feet.
2. In the proposed CS zoning district, all new construction of a principal buildings and/or uses, or additions that increases the floor area and/or parking requirement by 25% requires planned development review by the Planning Commission. The existing Kmart building is approximately 120,000 square feet. Walmart is proposing to demolish the existing building and construct a building approximately 92,000 square feet in size. If the City Council approves the proposed rezone, Walmart would need planned development approval from the Planning Commission to construct the new building.
3. The gas station on Foothill (I believe it is a Chevron) is located in the CB zoning district. The Walmart property is also currently zoned CB. I'm not sure when the Chevron was constructed but a gas station is allowed in the CB zoning district as a conditional use, which requires approval by the Planning Commission. What this means is that a gas station could be constructed on the Walmart property today with conditional use approval. Walmart has not indicated that they are planning on constructing a gas island at this location.
4. Generally speaking, a development agreement could possibly place restrictions on storage containers; however, there would need to be a specific reason for doing so based on a potential impact. One point that needs to be considered is that containers (used as accessory storage structures) can be placed on the property under the current zoning as long as the container meets building code and zoning ordinance location requirements. This is not an issue isolated to the proposed rezone.
5. -
6. That is correct that private deed restrictions are not regulated by zoning. I think the point that the flyer is attempting to make is that if the zoning is changed, a large retail building would then be permitted. If Walmart closes and moves to a nearby location, they can restrict what can be put in the building.

Because the building will be relatively large in size, there are a limited number of uses that would want to locate there and they would probably be restricted due to being a Walmart competitor. So, I believe the concern is that if the zoning is changed and Walmart moves, the site could become a vacant eyesore or a flea market. But, if the CB zoning remains any reuse that requires demolishing the building would have to comply with the CB regulations, which limits building footprints to 15,000 square feet.

The flyer also mentions that the "existing zoning requires the Kmart building to be remodeled or torn down and replaced by buildings the size between Emigration Market and Whole Foods in Sugar House Commons if vacant for more than a year." This is not entirely correct. The building could remain vacant for longer than a year without the use being abandoned if the property owner demonstrates that: 1) they have been maintaining the land and structure in accordance with the building code and did not intend to discontinue the use; 2) they have been actively and continuously marketing the land or structure for sale or lease, with the use; or 3) they have been engaged in other activities evidencing an intent not to abandon.

Please contact me if you have additional questions.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Rick Newton [mailto:rnewton@comre.com]

Sent: Friday, November 12, 2010 4:52 PM

To: Mills, Wayne

Cc: Council Comments; Martin, JT

Subject: Parleys Wal Mart Rezone

Hi Wayne,

I received the attached flyer at my home this past week regarding a rezone of the Parleys Wal Mart property. Can you please clarify a couple of items for me regarding the statements made on the flyer and some of my questions in general. I am a homeowner in the area residing at 2293 Benchmark Circle.

1. With a maximum height of 45' in the new zone, is Wal Mart asking for a 45' height, or what height is their proposed building, and what height is the existing building?
2. When point number 2 states there is not building size restriction, is it correct that any building would still have to go through the planning commission for approval? What is Wal Mart proposing size wise in relation to the existing building.
3. There is an existing "gas station" on Foothill Dr., is that a grandfathered use that is no longer permitted in the current zone? Is Wal Mart planning on a gas island at this location?
4. Can part of the development agreement restrict the number of "storage" containers that could be kept at the property.
5. No comment, I do not have any problem with the residents and city "partnering" to see that the development agreement is followed.
6. Does this have anything to do with a rezone? Don't they already have the right to "deed restrict" by virtue of their ownership?

Generally speaking, I am in favor of Wal Mart being granted a rezone of the property as long as their development agreement is in compliance with what the planning commission suggests as far as re-development of the site. Could the development agreement prohibit Wal Mart from operating a "flee market" at the site? I do believe that "forcing" Wal Mart to use the old existing building is like trying to put a square peg in a round hole. I would much rather see a brand new state of the art building following the guidelines of the planning commission than a band-aid to the existing structure.

You will see from my e-mail signature below that I am a commercial real estate agent with Commerce Real estate. Even though I am in the commercial real estate industry, I have no affiliation with Wal Mart in any shape or form. I send these comments as a 20 year plus resident of the area and would like to see the property re-developed in a manner consistent with what is "best" for the area and not "influenced" by the wishes of an entity opposed to a "rezone" that seems to not be considering the merits of the project specific to the rezone request. If you could please provide any answers or comments to the above at your convenience it would be greatly appreciated. Best regards, Rick

Rick Newton

Retail / Land / Investment
Commerce Real Estate Solutions
Cushman & Wakefield Alliance Member
170 South Main Street, Suite 1600
Salt Lake City, UT 84101
801-303-5485 (Direct)
801-322-2000 (Main)
801-322-2040 (Fax)
www.comre.com

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Rick Newton

Retail / Land / Investment
Commerce Real Estate Solutions
Cushman & Wakefield Alliance Member
170 South Main Street, Suite 1600
Salt Lake City, UT 84101
801-303-5485 (Direct)
801-322-2000 (Main)

From: Pati Allred-Sorensen [patiallred@gmail.com]
Sent: Wednesday, December 01, 2010 5:52 PM
To: Mills, Wayne
Subject: Walmart rezoning

Categories: Other

Am very much in favor of the rezoning as it will provide a much nicer, greener store. This will be good for the neighborhood in getting rid of a giant eyesore, helping our tax base, and providing convenience and better shopping closer to home. Lets please spend time trying to help them build the best store possible, not making it as difficult as possible.

Thank you for your time.

--

Pati Allred Sorensen
2560 Blaine Ave
SLC Utah 84108
801 487 0080

From: Sommerkorn, Wilford
Sent: Monday, December 06, 2010 3:00 PM
To: Mills, Wayne
Subject: FW: Support for Wal-Mart Plan @ Parleys

Categories: Other

Wilf Sommerkorn
Director
Salt Lake City Planning Division

From: woodsmb@wellsfargo.com [mailto:woodsmb@wellsfargo.com]
Sent: Monday, December 06, 2010 2:47 PM
To: Sommerkorn, Wilford
Subject: Support for Wal-Mart Plan @ Parleys

After reading the article recently in the paper, I would like to comment on why I support the Wal-mart plan for the Sugarhouse store.

I support Wal-Mart's revised plan because:

- 1) They have scaled down the store and are trying to meet the local community standards
- 2) The empty site is an eyesore and does not serve the community
- 3) I want the retail goods that the Wal-Mart store is likely to provide to me as a consumer

Thanks,
MaryBeth
MaryBeth Wood
1731 S. 1800 E.
Salt Lake City, UT. 84108
Home: (801) 484-6705
Work: (801) 246-8268

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

Support

Email_MKeiffer_11-15-10_support.txt

From: mkeiffermlk@softhome.net
Sent: Monday, November 15, 2010 5:17 PM
To: Mills, Wayne
Subject: Say yes to zoning for Walmart at Parley's Way

Categories: Other

Please say yes to the zoning changes for building the Walmart at Parley's Way. I live east of Foothill and want a Walmart closer to my home so I do not have to drive across town or to another city. The location on Parley's Way is excellent for a Walmart. The store will generate additional taxes to the city and create jobs in our city. It will be readily available to the huge numbers of people who travel along Foothill Blvd going to work and the U of U. Why not keep those sales (and taxes) within the city?

If a gas station is approved, I will welcome it with the hope that gas prices will be considerable lower than the ones at the gas stations along Foothill Blvd.

Again, please vote yes for the zoning changes to allow Walmart to be built at 2705 Parley's Way.

Margaret Keiffer
SLC, UT 84108

From: Melissa Ford [m.ford@comcast.net]
Sent: Thursday, October 21, 2010 3:44 PM
To: Mills, Wayne
Subject: Wal-Mart

Categories: Other

Wayne,

I have read the fact sheet provided on the open forum website. I have looked at the documents regarding community business zoning and community shopping zoning. I have also read the comments on the open forum discussion board. I am in favor of changing the zoning to allow tear down and reconstruction of the building. It seems like it is such a waste to have the empty building sitting there year after year. It would be important to me that the city and neighborhoods surrounding the site be allowed considerable input in the planning process of the new building and design of the site. It would also be important that traffic patterns, particularly with left hand turns off of Foothill Boulevard, be studied to reduce the impact to the surrounding areas. I live in the area—just west of Foothill Village. I would enjoy having a Wal-Mart close by. Thank you for your careful consideration of this matter.

Melissa Ford

From: Larry Shelton [shelton_larry@yahoo.com]
Sent: Wednesday, November 10, 2010 11:32 AM
To: Mills, Wayne
Cc: Council Comments
Subject: Walmart Rezoning, 2705 E. Parley's Way

Categories: Other

I am writing this letter in support of Walmart's request to re-zone their property to allow for their redevelopment plans. I am within walking distance of the store and can see it from my home and I strongly urge the Planning Commission to work with Walmart to assist them in their redevelopment efforts. The local community will greatly benefit from a vibrant retail outlet.

Thank you for your consideration.

Larry Shelton
2531 Scenic Drive
Salt Lake City, Utah 84109
801.554.4875

From: John Nitkewicz [john.nitkewicz@hsc.utah.edu]
Sent: Tuesday, November 16, 2010 3:30 PM
To: Mills, Wayne; Council Comments; jt.martin@alcgov.com
Subject: Regarding Wal-Mart Rezoning

Categories: Other

If the new zone is limited to the existing Kmart property, I see no harm in bringing Wal-Mart into the area. We need to be more business friendly to get the economy moving again.

John Nitkewicz, MT(ASCP)

Senior Systems Analyst
University Health Care
Information Technology Services
585 Komas Drive, Suite 204, Salt Lake City, UT 84108
Office: 801-587-6222
john.nitkewicz@hsc.utah.edu

Home: 2895 Hyland Hills Rd., SLC UT 84109

Email_JBarton_11-17-10_support.txt

From: John Barton [jbarfive@mac.com]
Sent: Wednesday, November 17, 2010 11:04 AM
To: Mills, Wayne; Council Comments; Martin, JT
Subject: East Bench Community Council - Walmart Rezone

Categories: Other

We are in favor of the Walmart Rezoning. We have lived in this area for 35 years and believe it will benefit the community.

Sincerely

John & Sharon Barton family
1849 Lakeline Dr.
SLC, UT 84109

From: dayna norris [daynanda@yahoo.com]
Sent: Thursday, November 18, 2010 10:11 AM
To: Mills, Wayne; Council Comments; Martin, JT
Subject: I want Wal-Mart!!!

Categories: Other

Dear Mr Mills, Mr Simonsen, and Mr Martin,

I live east of Foothill on Comanche and drive to the 300 West Wal-Mart every week or so. I would love to save the gas and help lower pollution in the valley by shopping at as large as possible a Wal-Mart on Parleys. I think all these protests are elitist and propelled by those who can pay higher prices for everything. Please do not be overwhelmed by their organized voices. Many of us want the convenience of a closer Wal-Mart. I do not feel comfortable going to the East Bench Council meeting and standing up against the "in" crowd that somehow relishes in bashing Wal-Mart.

Thank you for listening,
Dayna Norris

From: Douglas MacLean [douglas1960@comcast.net]
Sent: Thursday, November 04, 2010 2:49 PM
To: Mills, Wayne
Subject: Parley's Way Wal-Mart

Categories: Other

I just wanted to add my comment that I am in full support of the zoning change to allow Wal-Mart to build a smaller building and make improvements to the drainage problems and other mitigations that are needed. I am quite suprised that this process will take over a year to approve since the City needs the tax revenue and the jobs that the store will create

From: Sommerkorn, Wilford
Sent: Monday, December 06, 2010 10:26 AM
To: Mills, Wayne
Cc: Gray, Frank
Subject: FW: Support for Wal-Mart Plan

Categories: Other

Wilf Sommerkorn
Director
Salt Lake City Planning Division

From: Darrell Coleman [mailto:darrell.coleman@business.utah.edu]
Sent: Saturday, December 04, 2010 3:20 PM
To: Sommerkorn, Wilford
Cc: Darrell Coleman
Subject: Support for Wal-Mart Plan

I would like to register my comments regarding the Wal-mart plan for the SugarHouse store.

I support Wal-Mart's revised plan because:

- 1) They have scaled down the store and are trying to meet the local community standards
- 2) Leaving the empty, ugly eyesore as it is does the community more harm than good
- 3) I want the retail goods that the Wal-Mart store is likely to provide to me as a consumer

Darrell Coleman
1731 S 1800 E
Salt Lake City UT 84108
801-541-6099

From: cawdancer@comcast.net
Sent: Monday, November 15, 2010 10:37 AM
To: Mills, Wayne
Cc: Martin, JT
Subject: Walmart

Categories: Other

I'm sure you're just overwhelmed with the nay-sayers re Walmart on Parleys Way, as they are always the most vocal. I represent the senior citizens on the East Bench who are in favor of Walmart's property being re-zoned to allow them to tear down the 45 year old building that is there, and rebuild a building to present day earthquake code.

It's absolutely ridiculous to expect Walmart, or any other development, to inhabit that broken down old building with the leaking roof. Just before Kmart moved out, they had buckets all over the store catching the rain water! It is very important that all new buildings be brought to earthquake standards, because those buildings are going to have to house all the residents who live in brick houses who will need shelter after an earthquake.

Walmart should be allowed to build anything they wish, since money is no problem for them. Financing is a huge problem for other developers which is why Sugarhouse has that enormous dirt pile on 11th East and 21st South, and Cottonwood area in back of Macy's is still dirt. Why is the planning commission giving Walmart such a hard time? Is it because the snobs in the Country Club area came to the City Council to protest? (They are concerned about the quality of people who shop at Walmart???) Give us all a break!

Walmart has reduced prices on just about everything which is what we need in these tough economic times. It also provides jobs for senior citizens as greeters, if not checkers. Senior citizens are at a distinct disadvantage because we are not getting cost of living increases on our Social Security, and we are getting NO INTEREST on our Treasury Bills, CD's and other life long investments.

Please reconsider your decision on re-zoning this property.

Carleen A. Wallace, M. A.
2532 East 1700 South
Salt Lake City, UT 84108-2704

From: Charles Akerlow [cakerlow@gmail.com]
Sent: Friday, November 19, 2010 10:51 AM
To: Mills, Wayne; Council Comments
Cc: keepourzoning@gmail.com
Subject: Parley's way Walmart

Categories: Other

Dear Mr. Mills,

As a neighbor of the long-time vacant KMart store at Parleys Way and Foothill Drive, I support the construction of a new WalMart Store on the site and urge the City to approve the requests of WalMart to do so. As experienced real estate developer in Salt Lake City I am well aware of the options the City has to require many things of a developer as projects are proposed. I suggest that you insure appropriate landscaping accompany the construction of a new building so that the "sea of asphalt" which is now so enjoyed by some of the outspoken neighbors, turns into a lively community center with greenery as well as parking. Perhaps a development agreement could be entered into between the City and WalMart which would govern the size, design, site plan, landscape plan and elevations which would better define the end product. I have entered into a number of development agreements over the years with many cities in the valley. They are not unusual and WalMart might find such an approach attractive to resolving some of the issues complained about by some of the neighbors.

Frankly, the silent majority of neighbors to this property would like to see it developed in order to add to the City's tax base, add sales tax revenues to City coffers and clean up what is now a blighted property. In fact the blight there may be enough for the Redevelopment Agency to consider it as a target area. I hope it doesn't come to that.

This project has become controversial largely because some citizens in the area would like to see nothing happen. The problem with this approach is that the property only becomes more blighted which in the real world does lead to the property becoming a center for criminal activity. When no one visits the property daily it is an ideal place for drug trafficking or whatever other criminal enterprise may be in the works. A vibrant center of commercial activity improves the neighborhood, reduces the crime, adds to the tax base and is a win for everyone. I hope you will recommend approval of this project with appropriate extractions from the developer for landscaping and modern new structures.

Thank you.

--

Charles W. Akerlow
2521 Maywood Drive
Salt Lake City, Utah 84109
801 209 9490 (mobile)
cakerlow@gmail-com

From: Bob Richey [rcrich2@gmail.com]
Sent: Saturday, November 13, 2010 12:21 PM
To: Mills, Wayne
Cc: Martin, JT
Subject: Yes to Walmart Rezoning

Categories: Other

Dear Mr. Mills,

My wife and I have lived in District 6 for 30 years and we strongly support approval to allow Walmart (or similar 'big box' retailer) to develop the dead space formerly occupied by Kmart on Parley's Way. It's time that the east side of Salt Lake has easy access to selection of goods and pricing offered by a Walmart, without having to drive all over the valley. As the local economy continues to tighten, such an option within easy walking or driving distance will provide a real service to our area. Competition could also spur reduction in prices at some of the other grocery stores and gas stations in our area.

Unfortunately we will not be able to attend the November 17 meeting. We wanted you to know that some of us feel the issue should be settled by affirmation of the rezoning request.

Thank you for your consideration.

Bob and Doris Richey

Support

Email_BCohne_11-10-10.txt

From: BRUCE COHNE [bruce@crslaw.com]
Sent: Wednesday, November 10, 2010 8:33 AM
To: Council Comments; Martin, JT; Mills, Wayne
Subject: Wal Mart

Categories: Other

Gentlemen, I am the former chair of the East Bench Community Council, and the first chair to address the issue of an expanded facility on the former K Mart property located on Parleys Way.

My home looks down on the subject property and no matter what is done the site will be an eye sore, but I knew that when I moved in to my present home. Just as Wal Mart knew the zoning limitations when it acquired the property from K Mart. That said I think we must look at the issue with a little dispassion and some common sense.

1st. The property is not generating the much needed tax revenue it could if (a) a new operation was functioning on the property. (b) both sales tax and property tax revenues would be enhanced.

2nd. The City can certainly use the added tax revenue.

3rd. A new facility would result in new jobs initially for the construction crews, and later for the new employees hired by Wal Mart to operate the store. Such hiring would result in more income tax revenue for our schools and governmental operations.

4th Wal Mart is on balance a good corporate citizen no matter what the vocal minority says.

5th at the meeting on the 17th only those opposed to Wal Mart will show up, as Wal Mart is not lobbying for a turn out. Remember the voice of the silent majority.

Wal Mart owns the property and can wait to see it developed. They can if they so elect simply warehouse the property for future use is 5 to 10 years. In the event they elect to do so, how much lost tax revenue does the City, County and State loose?

We are in tough economic times, people need jobs, and the City can use the tax revenues lost by not having the property productive.

Wal Mart's cost of ownership is the cost of maintaining the vacant building and its property taxes. The cost of the vacant property to the City is substantial.

The Wal Mart advance team I had to deal with was arrogant and pompous. They played the joint group of Community Council chairs that met with them as dullards, and made us all opposed to their plan. But the real facts are the facts and those should not be ignored.

Would the hue and cry be the same if we were dealing a Costco, Home Depot, Lowes, R.C. Willey, Target, or other "big box" operation?

I am not in the employ of Wal Mart nor am I active in the community council at the present time.

Bruce Cohne
257 East 200 So.
Suite 700
Salt Lake City, Utah 841111
Ph. (801) 532-2666

January 31, 2011

James D. and Elaine J. Brown
1781 Blaine Ave.
SLC, UT 84108

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

Attention: Wayne Mills

Re: Wal-Mart's Requests for rezoning and amendments to the East Bench Master Plan for property located at 2705 E. Parley's Way

Dear Planning Commissions Members:

We support Wal-Mart's requests to rezone its property on 2705 East Parley's Way and to amend the East Bench Master Plan.

Rezoning

We support Wal-Mart's request to rezone the property because it enables Wal-Mart, at their expense, not the City's/taxpayers' to fix the drainage and water retention problems associated with the property that have caused flooding to the apartment complex to the north and Parley's Way to the south. Fixing this problem is long overdue and should be a priority for the property.

We also feel that while there is a short term gain to decreasing the environmental impact via remodeling the building, in the long run a smaller (92,000 vs. the existing 120,000 square foot) new building with more sustainable energy efficient materials developed *after* the 1968 construction of the present building will be even more beneficial. Most of the current building can be recycled except for hazardous materials such as asbestos. Thus while the initial cost of using new materials (though some products will be recycled ones, just not ones from that particular structure), environmentally and fiscally, may be greater, the gain in sustainability over time will be more significant with new construction, possible only via rezoning.

Aesthetically, due to the remodeling constraint capped at 50% of the cost of the *as is current building*, there is very little that can be done to make that structure, outdated and reflective of its 43 year old design, more appealing. Conversely, new construction of a smaller (92,000 vs. 120,000 square feet), building that can include thoughtful community input (possible under a development plan associated with rezoning) can result in a more appealing Wal-Mart similar to others along the Wasatch Front built with similar input. The Centerville and Sandy (approximately 9400 South and 1000 East) stores are prime examples. Parley's Way is a gateway to the City, and it behooves the City to opt for the rezoning that will enable Wal-Mart to build a new store more consistent with the rest of the East Bench area, that includes enhanced lot features like additional pedestrian walkways, trail connections, and 25 foot versus the existing 40 foot parking lot lights.

Amending the East Bench Master Plan

A *master plan* is, in essence, a blueprint for the greater community that, while developed over time, is basically reflective of a *moment* in time, when in fact it should be more like a calendar or 'planner' that can and does include changes as events occur to necessitate them. And, Master Plans can and have been amended as necessary to better reflect the current needs of the community as can be done for the East Bench Master Plan, which is over thirty years old, no longer current and no longer reflective of community needs and wants as it currently exists.

Numerous changes have taken place since the Master Plan was written, but one important one has not—the ongoing community need and desire for a big-box retail discount store in the east bench area. K-Mart did not lose customers for lack of either. Rather it lost customers due management problems ultimately resulting in poor customer service, lack of selection of merchandise, including restocking problems, and questionable safety and aesthetic features, e.g. a leaking roof that went unrepaired for several years, lack of parking lot maintenance, air conditioner problems, and more. Consumers started shopping elsewhere out of necessity, not choice, and given the opportunity to again have a new, aesthetically pleasing, sustainable and well managed, cost-efficient (unlike Smith's touted as the alternative, but by no means cost-efficient) superstore (drug, variety *and* grocery similar to that which originally existed via the K-Mart store to the west and Richie's Grocery Store to the east from 1968-1980, such a store will be welcomed and well-utilized by the majority of the community, despite the protests from an elite minority in the area.

Regarding the latter, they are well organized, well-educated, and well-armed via – *Save our Zoning-a* Website reflective of anti-Wal-Mart blocking tactics from sources like *Wal-Mart Watch*, organized, ostensibly 'to study the impact of large corporations on society,' but, in reality, designed to provide strategies to keep Wal-Mart stores out of communities, in this case, restrict zoning since Wal-Mart already owns the property.

While we have no empirical data to support our beliefs, we feel that the emotions elicited in opposing an issue are far stronger than those that support one or are passive about it. In other words, the Parley's Way Wal-Mart opposition has been more vocal, more demonstrative, and more emotional than those who support it, who simply want to know when they can expect a *new* improved Wal-Mart store to open.

Despite that, given more publicity and more overall disenchantment with the state of the Parley's Way property as it currently exists, supporters have been less passive (though still often reluctant to speak out for or on behalf of Wal-Mart) throughout this interim period between Wal-Mart's announcement of its intent to request rezoning and the actual Planning Commission hearing than the previous request in 2008.

The results can be demonstrated via:

- Open City Hall, Salt Lake City's on-line vehicle for civic engagement on which, especially since those who comment can do so semi-anonymously without peer pressure from neighbors, co-workers, fellow club or church members, from which the results of the 97 who have commented to date show that:
 - 66% of the respondents support it

- 21% of the respondents oppose it
- 13% of the respondents provided a non-responsive negative opinion about Wal-Mart, irrelevant since the issue is rezoning.
- Responses from the two community councils, East Bench and Sugar House, whose input was sought demonstrating:
 - Support from the East Bench Community Council, which, unlike 2008, chose to vote independent of the Sugar House Community Council, and, in contrast to the Sugar House Community Council that voting:
 - Was conducted via secret ballot
 - Allowed residents themselves, rather than representatives, to cast votes
 - Opposition from the Sugar House Community Council, but not the unanimous opposition of 2008, and not necessarily reflective of the entire Sugar House community.

In conclusion, we reiterate our support of Wal-Mart's requests for rezoning its 2705 E. Parley's Way property and the necessary amendment to the East Bench Master Plan that will economically benefit the East Bench area as well the rest of the City via an increased tax base, elimination of the flooding associated with the property at no cost to the City, increased employment opportunities, and an improved and aesthetically pleasing entrance into the City via Parley's Way with the construction of a new Wal-Mart store and enhanced area surrounding it.

We appreciate your strong consideration of Wal-Mart's rezoning and Master Plan amendment requests for its 2705 E. Parley's Way Property.

Sincerely,

James D. & Elaine J. Brown

James D. and Elaine J. Brown

Support (new)

From The Desk Of..

1-6-11

PHILIP D. SHEA / BEACON HEIGHTS

2474 Wilson Ave. / Salt Lake City, UT 84108-3048

(801) 583-1389

SLC PLANNING & ZONING
P.O. Box 145480
SLC / UT / 84114-5480

GENTLEMEN - MY WIFE,
BONNIE, + I SUPPORT
REZONING THE WALMART
PROPERTY @ 2905 E. PARLEY WAY,
SO THAT ^{WE CAN} DEMO THE EXISTING
+ CONSTRUCT A ^{NEW} 92,000 SF
WALMART STORE BUILDING AT
THIS SITE. PLEASE EXPEDITE,
THANK YOU. Phil & Bonnie Shea

Mills, Wayne

From: Diane Creamer [dianecreamer@gmail.com]
Sent: Thursday, January 13, 2011 2:26 PM
To: Mills, Wayne
Subject: No to rezone

Categories: Other

Dear Planning Commisioners,

As a resident of Maywood Drive a block or two away from the WalMaet property. I ask you to say no (again) to WalMart's request for rezoning the property. We do not want the zoning changed for anyone!! Please respect zoning ordinances. The current zoning represent the wishes of the neighborhood.

When we purchased our home 5 years ago, we remodel our it and the result was total transformation! I am confident WalMart can remodel the existing property and turn it into a lovely, thriving business. A rezone is unnecessary.

Respectfully,
Diane Creamer

Opposed (now)

Mills, Wayne

From: altadave@juno.com
Sent: Thursday, January 13, 2011 7:55 PM
To: Mills, Wayne
Subject: Walmart rezone

Categories: Other

To whom it may concern.

My name is David Adam and I am a home owner on Wyoming Street in the neighborhood just west of the proposed Walmart. I am writing to you to voice my opposition to the proposed Walmart rezone. We elect city planners to try to have some vision for our community. Previously, our city planners decided that it is not in the neighborhoods best interest to have a store the size that Walmart is proposing. For the same reason that my neighbors and myself cannot decide to sell our houses so that an airstrip could be put in, there has to be a vision and a plan for our community. I see our community as mainly residential with access to many small local businesses. My wife and I love to stroll the side walks of our neighborhood and I like to bicycle commute to my job as a nurse at Primary Children's Medical Center. I envision my 8 month old daughter someday walking down to Beacon Heights Elementary and Hillside Middle School. As it is now, the traffic in our neighborhood is greatly increased when Foothill gets backed up and people seek alternate pathways thru our neighborhood streets. I simply want to make it as safe as possible for my daughter to grow up in a community that promotes walking, biking and playing without having to worry about dangerous levels of traffic and increasingly poor air quality. Thank you for your time.

David Adam
altadave@juno.com

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Mills, Wayne

From: Amy Sibul [sibulfam@xmission.com]
Sent: Monday, January 24, 2011 10:10 AM
To: Mills, Wayne
Subject: Walmart rezoning

Categories: Other

Hello,

I wish to submit a comment in favor of the Walmart rezoning request. I am tired of the vacant dilapidated Kmart building, and look forward to having a more vibrant retail area and place to shop. Walmart has been improving its environmental record drastically over the last several years, and I think they will do justice to the area. Thank you for your time.

Amy Sibul
1463 Roosevelt Ave
SLC UT 84105

Mills, Wayne

From: Margret Bond [rpmhbond@msn.com]
Sent: Saturday, January 22, 2011 12:20 PM
To: Mills, Wayne
Subject: Walmart Parleys Way

Categories: Other

We have lived in our home for over 50 years. Before even Kmart was located on Parleys Way. Our children attended Rosslyn Heights , Highland Park, Hillside and Highland High schools. We have had personal experiences with the people in the Country Club area referring to us as the people on the other side of the gully/freeway now. As if we were from the other side of the tracks and not as good as they are. Our dimes are just as good as their dollars. We are very much in favor of new as opposed to a remodeled Wal-Mart store. It only makes sense as the old Kmart building has had its day. Their new plan and design would service a large area. I am sure people in the area south and west of the University would shop there and keep sales taxes in the city. There is a large population in the southeast area of Salt Lake City that is not in the country club area. We pay city taxes too and should have a choice also.

Margaret & Richard Bond
2625 S 1900 East
Salt Lake City, UT 84106
801-484-4168

Mills, Wayne

From: Cecilia Uriburu [curiburu@ffkr.com]
Sent: Wednesday, January 12, 2011 1:19 PM
To: Scott Kisling; Mills, Wayne
Cc: Simonsen, Soren; Norris, Nick; Sommerkorn, Wilford; Gray, Frank
Subject: RE: Architect's calculations of energy consumption - Walmart rezone
Attachments: Capture 2.JPG

Categories: Other

Dear Wayne,

The question was "Can the existing K-mart materials be recycled?" and the answer was yes, the materials can be recycled, however and just to demonstrate that recycling takes much more energy and resources that re-using a building, I entered the square footage an building type in the calculator found at <http://www.thegreenestbuilding.org/> you can see the difference of embodied energy already invested in the original building and compare it to the embodied energy will take to demolish the building... I am not counting the embodied energy that would take to build again a very similar structure.

That's is the point I was trying to exemplify.

Please see the image attached with the numbers.

Thank you,

Cecilia.

Cecilia Uriburu, AIA
FFKR Architects
Associate
(Direct) 801-517-4326
(Main) 801-521-6186

From: Scott Kisling [mailto:scott.kisling@comcast.net]
Sent: Wednesday, January 12, 2011 9:26 AM
To: Wayne Mills
Cc: Cecilia Uriburu; Soren Simonsen; Nick Norris; Wilford Sommerkorn; Frank Gray
Subject: Re: Architect's calculations of energy consumption - Walmart rezone

Wayne,

Cecilia has revised the numbers for her calculations of energy consumption for rezoned (new) and existing 120,000 square foot buildings. I may not be able to talk with her before leaving for Asia this afternoon, so I may not be able to fully understand the meaning of the revision. I think she meant to say that to remodel the existing building would consume 67,200,000 MBTU while to demolish the existing structure and replace it would consume 864,000,000. I will clear that up with her prior to the 31st, if not today. Her previous calculations erroneously used an input of 20,000 square feet rather than 120,000.

Thanks,

Scott

On Jan 11, 2011, at 3:14 PM, Cecilia Uriburu wrote:

Scott,

Instead of 20,000 square feet, the calcs should be for a 120,000 sq ft. Here are the embodied energy calculations:

To build new: 67,200,000 MBTU

To demolish: 864,000,000 MBTU

Thanks,
Cecilia

Cecilia Uriburu, AIA
FFKR Architects
Associate
(Direct) 801-517-4326
(Main) 801-521-6186

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EMBODIED ENERGY CALCULATOR

To use this calculator, begin by choosing your property type from the box on the left. In the box labeled gross floor area enter your building's total square footage. Click calculate to get the amount of energy "embodied" (that's the total energy spent in the production of a building, from the manufacture of materials to their delivery to construction) in your building!

Warehouses	X	120,000	sq. ft. =	67200000	MBTU
Calculate		Clear		<i>Embodied Energy Investment*</i>	

DEMOLITION ENERGY CALCULATOR

When we're looking at teardowns, embodied energy is only part of the equation. To use this calculator, begin by choosing your property type from the box on the left. In the box labeled gross floor area enter your building's total square footage. Click calculate to get the amount of energy "needed to raze, load, and haul away construction materials."*

Medium (e.g., steel frame)	X	120,000	sq. ft. =	86400000	BTU
Calculate		Clear		<i>Demolition Energy*</i>	

Mills, Wayne

From: Scott Kisling [scott.kisling@comcast.net]
Sent: Wednesday, January 12, 2011 9:26 AM
To: Mills, Wayne
Cc: Cecilia Uriburu; Simonsen, Soren; Norris, Nick; Sommerkorn, Wilford; Gray, Frank
Subject: Re: Architect's calculations of energy consumption - Walmart rezone

Categories: Other

Wayne,

Cecilia has revised the numbers for her calculations of energy consumption for rezoned (new) and existing 120,000 square foot buildings. I may not be able to talk with her before leaving for Asia this afternoon, so I may not be able to fully understand the meaning of the revision. I think she meant to say that to remodel the existing building would consume 67,200,000 MBTU while to demolish the existing structure and replace it would consume 864,000,000. I will clear that up with her prior to the 31st, if not today. Her previous calculations erroneously used an input of 20,000 square feet rather than 120,000.

Thanks,
Scott

On Jan 11, 2011, at 3:14 PM, Cecilia Uriburu wrote:

Scott,

Instead of 20,000 square feet, the calcs should be for a 120,000 sq ft. Here are the embodied energy calculations:

To build new: 67,200,000 MBTU

To demolish: 864,000,000 MBTU

Thanks,
Cecilia

Cecilia Uriburu, AIA
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Mills, Wayne

From: Scott Kisling [scott.kisling@comcast.net]
Sent: Tuesday, January 11, 2011 3:44 PM
To: Mills, Wayne
Cc: Cecilia Uriburu; SugarHouse@yahoogroups.com; Simonsen, Soren; Norris, Nick; Sommerkorn, Wilford; Gray, Frank
Subject: REVISED: Recycling the KMart Structure – an architect's report
Categories: Other

Wayne, et al,

This copy shows revised energy expenditures:

To build new: 67,200,000 MBTU

To demolish: 864,000,000 MBTU

Still a factor of 28 times more energy required to build new, but a much larger amount of energy in real terms.

The previous copy was calculated based on a mistyped square footage of 20,000 square feet instead of the intended 120,000.

Thanks again,

Scott

Begin forwarded message:

From: Scott Kisling <scott.kisling@comcast.net>
Date: January 11, 2011 12:10:03 PM MST
To: Wayne Mills <wayne.mills@slcgov.com>
Cc: SugarHouse@yahoogroups.com
Subject: **Recycling the KMart Structure – an architect's report**

Wayne,

Please forward this information from a local architect as part of your Staff Report to the Planning Commission. In summary, to reuse the building (which is on record as being in "Fair/Average" condition) would consume 11,200,000 MBTU while to replace it would require 310,000,000 MBTU, nearly 28 times as much energy, plus materials and resources. It is unlikely that this will ever have any payback in reduced energy consumption.

Thanks,

Scott

Begin forwarded message:

From: Cecilia Uriburu <curiburu@ffkr.com>
Date: January 11, 2011 11:47:48 AM MST
To: Scott Kisling <scott.kisling@comcast.net>
Subject: **RE: Parley's Kmart recycling efforts**

Mills, Wayne

From: Mills, Wayne
Sent: Tuesday, January 11, 2011 12:40 PM
To: 'Scott Kisling'
Cc: SugarHouse@yahoogroups.com; Simonsen, Soren; Norris, Nick; Sommerkorn, Wilford; Gray, Frank
Subject: RE: Recycling the KMart Structure – an architect's report
Categories: Program/Policy

Thanks Scott. I will forward this with my Staff Report.

One quick question. Doesn't the vision you have for this property also require the demolition of the existing structure and the construction of multiple structures. The existing building is approximately 120,000 square feet in size. The existing CB zoning district limits building footprint square footage to 15,000 square feet and requires buildings to be located close to the street. To comply with the CB district, the existing building would need to be demolished and a new (or multiple new) building(s) would have to be constructed closer to the street. Even if someone were to develop a new street on the site to break the site up, the existing building would probably still need to be demolished to make room.

I'm not trying to be argumentative, but thought I would throw that out for discussion.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Scott Kisling [mailto:skisling@comcast.net]
Sent: Tuesday, January 11, 2011 12:12 PM
To: Mills, Wayne
Cc: SugarHouse@yahoogroups.com; Simonsen, Soren
Subject: Recycling the KMart Structure – an architect's report

Wayne,

Please forward this information as part of your Staff Report to the Planning Commission.

In summary, to reuse the building (which is on record as being in "Fair/Average" condition) would consume 11,200,000 MBTU while to replace it would require 310,000,000 MBTU, nearly 28 times as much energy, plus materials and resources. It is unlikely that this will ever have any payback in reduced energy consumption.

Thanks,
Scott

Begin forwarded message:

From: Cecilia Uriburu <curiburu@ffkr.com>
Date: January 11, 2011 11:47:48 AM MST

To: Scott Kisling <scott.kisling@comcast.net>
Subject: RE: Parley's Kmart recycling efforts

Please go ahead, no problem. We are committed to educate as many people as we can on building sustainably... even if the answer is long!

Cecilia Uriburu, AIA
FFKR Architects
Associate
(Direct) 801-517-4326
(Main) 801-521-6186

From: Scott Kisling [mailto:scott.kisling@comcast.net]
Sent: Tuesday, January 11, 2011 11:21 AM
To: Cecilia Uriburu
Subject: Re: Parley's Kmart recycling efforts

Thank you so much!!! This is far more effort than I ever dreamed. Do you mind if I share this with the Planning Commission or with the Sugar House Community Council?
Scott

On Jan 11, 2011, at 11:07 AM, Cecilia Uriburu wrote:

Dear Scott,
Here is my (long) answer in 3 parts:

- 1-The feasibility of recycling the existing k-mart materials
- 2-The Re-use as the main goal of responsible sustainable construction: "The greenest Building is the one already built"
- 3-The state of the existing building according to the Salt Lake County recorder's website.

1-I looked into the building materials of the K-Mart structure and the materials used (of course from the outside only) and I observed that the building is a metal structure with different materials used for the envelope such as: pre-cast concrete (tilt-up panels), metal panels (most likely insulated) and CMU blocks. All of these materials can be recycled, but the recycling takes an arduous process. It can be done, but it is not the green thing to do.

According to the embodied energy calculator found on the site <http://www.thegreenestbuilding.org/> is a great tool!

The embodied energy (How much energy was used to do a building similar to the K-mart, from manufacture, transport, etc.) 11,200,000 MBTU

The embodied energy that will take to demolish this 120,000 sq ft building: 310,000,000 MBTU taking into consideration the recycling of discarded elements.

As you can see it will take more energy and resources "to do the green thing"...quite a paradox huh?.

2-"The greenest Building is the one already built"

The USGBC's LEED Rating System recognizes the importance of building reuse. Reusing a building can contribute to earning points under LEED-NC Materials Resource Credit 1 on Building Reuse.

Here is an excerpt from Concrete thinker.com, an article with great depth that we used before on the LEED analysis process

One of the three arrows of the now quite familiar logo stands for reuse. As one of the three Rs, reuse is second in the hierarchy of reduce, reuse, and recycle.

Reuse can be done on a big scale when saving buildings from the demolition ball. It does take planning, but the result can be significant savings, as well as environmental benefit.

Typically building reuse means leaving the main portion of the building structure and shell in place while performing what is known in the trade as a "gut rehab." Repairing a building rather than tearing it down: saves natural resources, including the raw materials, energy, and water resources required to build new; prevents pollution that might take place as a byproduct of extraction, manufacturing, and transportation of virgin materials; and avoids creating solid waste that could end up in landfills.

A key factor in building reuse is the durability of the original structure.

Because concrete and masonry exteriors are long-lasting, and frequently exhibit superior detail and craftsmanship, concrete and masonry buildings are good candidates for building reuse. Windows, floor coverings, partition walls, mechanical systems, and plumbing can be replaced and insulation can be added while maintaining the original concrete frame and exterior walls.

In addition to its long service life concrete offers a low-maintenance surface, another good reason to consider reuse. One way to lengthen the building's life and improve the chances of reuse is to inspect the exterior yearly and if necessary, repair.

Some states, such as North Carolina, provide grants to renovate vacant buildings in rural counties or in economically distressed urban areas.

3-Also, I would like to point out that the Salt Lake county recorder's website, lists the building in this parcel as in Fair/ Average exterior condition, commercial grade and interior condition...nothing indicates that the building is in no shape to be re-used.

The "Condition" is a designation to establish a difference in how the structure has been maintained, regardless of its quality or construction type. It should be evaluated taking into consideration the building as a whole. In determining if the condition is superior, average, or inferior, the appraiser should examine the building in relationship to its condition new. Normal usage causes deterioration. Condition should be examined in light of usage and care. In evaluating condition, long-lived portions of the building should be given more weight than those short lived more easily replaceable components. (from the Recorder's website)

I hope this clarifies a bit what goes into consideration when we talk about sustainable ways to build. Thank you, and please let me know if you have any other questions.

Cecilia Uriburu, AIA
FFKR Architects
Associate

(Direct) 801-517-4326
(Main) 801-521-6186

-----Original Message-----

From: Scott Kisling [mailto:scott.kisling@comcast.net]
Sent: Sunday, January 09, 2011 8:33 PM
To: Cecilia Uriburu
Subject: Re: Parley's Kmart wall materials

Any success yet with finding someone that can comment on the likelihood of recycling the Kmart structure walls?

Thanks,
Scott

On Dec 27, 2010, at 4:03 PM, Scott Kisling wrote:

>
> If a knowledgeable person could actually visit the site and identify the material that would be most helpful. It appears to me to be wire reinforced aggregate of some kind, apparently pre-fabbed, but I'm no expert in that field.
> Sincere thanks,
> Scott

>
>
> On Dec 27, 2010, at 1:49 PM, Cecilia Uriburu wrote:

>
>> Hi Scott,
>> I will look into the cost and the feasibility of recycling such material and let you know of my findings.
>> Thank you,
>>
>>
>> Cecilia Uriburu, AIA
>> FFKR Architects
>> Associate
>> (Direct) 801-517-4326
>> (Main) 801-521-6186
>>

>>
>> -----Original Message-----
>> From: Scott Kisling [mailto:scott.kisling@comcast.net]
>> Sent: Thursday, December 23, 2010 9:22 PM
>> To: Cecilia Uriburu
>> Cc: Jan Brittain
>> Subject: Parley's Kmart wall materials
>>

>>
>> Cecilia,
>> I am one of the many people working to prevent Walmart from rezoning the property on Parley's Way.

>>
>> I want to expose Walmart's misleading statements whenever possible. One of their repeated statements is that "90% of the Kmart building can be recycled." They seem to be careful not to state that it *will* be recycled; only that it *can* be.

>>
>> I understand from FFKR is very knowledgable about recycling building materials, and I was wondering if someone from there would be able to comment on the relative expense of recycling the KMart building's walls. I believe it is a wire reinforced aggregate of some kind.
>>
>> I appreciate any help you can give.
>> Sincerely,
>> Scott Kisling
>> 2409 Lynwood Drive
>> 801-209-3936
>>
>>
>> Please note: This email, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this email is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this email is prohibited. If you have received this email in error, please notify the sender by replying to this message and delete this email immediately.
>

Cecilia Uriburu, AIA
FFKR Architects
Associate
(Direct) 801-517-4326
(Main) 801-521-6186

Mills, Wayne

From: Mills, Wayne
Sent: Monday, October 11, 2010 3:02 PM
To: Sugar House CC Chair
Subject: RE: Nonconforming vs conforming uses
Attachments: 21A.38 - Nonconforming Uses and Noncomplying Structures.pdf

Categories: Program/Policy

Hello Mr. Carlson-

The limit is 75% for noncomplying structures with conforming uses. The nonconforming use and noncomplying structure chapter of the zoning ordinance is attached. The section regulating demolition of a noncomplying structure (with a conforming use) is 21A.38.090C1. The section regulating demolition of a noncomplying structure with a nonconforming use is 21A.38.090C2.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Philip [mailto:PhilipCarlsonSHCC@StoryCupboard.com]
Sent: Monday, October 11, 2010 10:15 AM
To: Mills, Wayne
Subject: Nonconforming vs conforming uses

I'm working with a SHCC committee dealing with the Walmart zone change request.

I understand that there is a 50% limit to remodeling noncomplying structures structures with NONCONFORMING uses (though I do not understand what the use has to do with it since the use of a building can change from time to time). What is the limit for remodeling noncomplying structures with CONFORMING uses?

Thanks,
Philip carlson
801-694-2478 cell

Mills, Wayne

From: Mills, Wayne
Sent: Monday, October 11, 2010 9:31 AM
To: 'Jan Brittain'
Subject: RE: Walmart

Categories: Program/Policy

Hello Ms. Brittain-

The 50% cost threshold that applies to noncomplying structures with nonconforming uses does not apply to the parking lot. I am working on a fact sheet that attempts to explain this issue, as well as provide additional background on the proposal. The fact sheet and other materials, such as maps and pertinent sections of the Zoning Ordinance, will be placed on the City's Open City Hall website. I will forward you details on how to access the site when it is up and running.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Jan Brittain [mailto:wilshirejan@comcast.net]
Sent: Thursday, October 07, 2010 6:22 PM
To: Mills, Wayne
Subject: Walmart

Hi Wayne –

Has any decision been reached on whether a rebuild of the parking lot at the Parley's Way Walmart would be included in the dollar amount that they can spend remodeling the existing building?

TIA

Jan Brittain

wilshirejan@comcast.net
801-485-4249

Mills, Wayne

From: Mills, Wayne
Sent: Tuesday, November 09, 2010 11:15 AM
To: 'Don Gren'
Cc: Simonsen, Soren; Sugar House CC Chair; councilcomments@slcgov.com; Harpst, Tim; Young, Kevin; Mayor; Sommerkorn, Wilford; Norris, Nick; Nielson, Paul; Coffey, Cheri
Subject: RE: Questions and concerns related to Walmart (Kmart) property
Attachments: Community Business District _CB_.pdf; CB and CS Comparison of Allowed Uses.pdf
Categories: Program/Policy

A truck stop is defined in the definitions section of the zoning ordinance but is not an allowed use in any zoning district. It would not be permitted in the current CB or proposed CS zoning districts. Please note that a gas station is allowed in the current CB zone as a conditional use and in the proposed CS zone as a permitted use.

Any options for future development on the property under the current zoning would be regulated by the CB zoning district standards and use table. The CB district regulations and a table showing the allowed uses in the CB and CS zoning districts are attached.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Don Gren [mailto:don@gren.us]
Sent: Monday, November 08, 2010 9:11 PM
To: Mills, Wayne
Cc: Simonsen, Soren; Sugar House CC Chair; councilcomments@slcgov.com; Harpst, Tim; Young, Kevin; Mayor; Sommerkorn, Wilford; Norris, Nick; Nielson, Paul; Coffey, Cheri
Subject: Re: Questions and concerns related to Walmart (Kmart) property

Wayne:

A resident asked what the requested zoning Walmart is asking for would allow. They specifically asked if a truckstop could be.

Is there a specific zone for truckstops.

I'm wondering what the options are for this property under the current zoning.

A neighbor provided me with the following that was put together under the direction of Soren Simonson, if I understood correctly.

Please help us understand what we can do further to assist you and others so that the long-term viability of the neighborhoods are ensured.

Thank you for helping us with our questions.

Sincerely,

Don Gren
2530 Lynwood Drive

801-915-1574
don@gren.us

Creating a Socially, Economic and Environmentally Sustainable Community:

A Vision Within the Current Zoning

Village Square with a View: The Connecting Place

Our vision connects the existing neighborhoods by extending Wilshire Drive to intersect with Stringham Ave. Along the extension will be small businesses, condos, a small hotel, perhaps a police station, a recreation center, grass and trees. The streets would have wide sidewalks and bike lanes to promote walking, biking, outdoor dining.

A transportation hub at the Stringham-Foothill intersection with a parking structure built into the hill would encourage use of public transit and maintain the unofficial park and ride that has existed for at least 30 years from the Kmart parking lot.

Residential units on top of the parking structure would hide the parking structure and provide a pleasant street view. Providing a means for Foothill to be plowed, but not onto the sidewalk, would promote pedestrian and bicycle access in the winter. This winter they plowed into the parking lane, but a transportation hub may need that lane for bus transfers.

Mixed use would add value to our inter-generational community and enhance quality of life

This community would give our elder citizens a place to age in their neighborhood without worrying about outdoor maintenance. A mix of condos and apartments with walkable amenities and easy access to public transit would allow people to stay in the neighborhood longer or "age in place". The Wilshire neighborhood currently has two 4-generation families, and has had others. Adding to the mix of residential offerings would promote more.

Mixed-Use Community Recreation Center

Promote the area as an access to the Bonneville Shoreline Trail, Parley's Creek Corridor Trail, Parley's Historic Nature Park, i.e. Greenway and Recreational Connectivity. Enhance that with a community recreation center offering activities not available at Steiner or Fairmont, farmers' market that might attract sellers from Summit County, childcare center, senior center, local retail, residential, restaurants.

Connectivity

Greenway Connectivity: Gateway to the Bonneville Shoreline Trail, Parley's Creek Corridor Trail, Parley's Historic Nature Park

Many ways to get around: walking, biking, rollerblading, jogging, public transit. Neighborhoods are connected by providing access to the Wilshire intersection on Parley's and the Stringham/Thunderbird intersection on Foothill. Major arterials do not divide neighborhoods when there are traffic signals and easy access to those intersections.

Transit Connectivity: Bus Rapid Transit north on Foothill to the University, Research Park and TRAX to downtown; transfer station for bus service to Summit County, I-215 south, or west to Sugar House and beyond.

Providing a transit hub with neighborhood businesses furthers the connection where neighbors regularly meet to shop, eat, and recreate.

Both residential and businesses should thrive if we build an attractive walkable green space.

Re-connecting the Natural Terrain With the Neighborhoods

The retaining wall for the Kmart parking lot effectively divides that property from the neighborhood and sends a "keep out" message. Removing the land fill and returning the property to its natural terrain opens up the view from the street to the property and from the property to the valley. Change the message from "keep out" to "come in".

Terraced structures allow for roof gardens. Most of the residences that overlook the property are above it. Having ugly roofs with mechanical equipment hidden from the street by a façade, does nothing for the view enjoyed by the neighbors to the east.

Wal-Mart is rolling out a new concept – grocery stores called Marketside, of roughly 15,000 square feet intended to compete with Tesco's Fresh and Easy stores. Its new logo, filed in planning documents in Arizona and consisting of green lettering with a stylized tomato, egg and grape topped by a Wal-Mart blue star, suggests the format will – like Tesco's Fresh & Easy – have a far stronger stress on fresh foods. This concept would fit well into our vision. Neighbors are looking for a place to pick up a quart of milk and a loaf of bread. It would also provide the type of quick market that often appeals to apartment dwellers who have limited storage space.

On Oct 25, 2010, at 12:06 PM, Mills, Wayne wrote:

Please see my responses in red.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406

PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Don Gren [mailto:don@gren.us]
Sent: Tuesday, October 19, 2010 10:42 PM
To: Mills, Wayne
Cc: Simonsen, Soren; Sugar House CC Chair; steve@sltrib.com; jpage@desnews.com; councilcomments@slcgov.com;
Harpst, Tim; Young, Kevin; Mayor
Subject: Questions and concerns related to Walmart (Kmart) property

Wayne:

I became aware of the following website this evening

<http://www.newrules.org/retail/rules/preventing-vacant-boxes>

It raises questions I hope you can answer. For instance

How does the City assess the amount of retail space that is desirable to meet the needs of our population and not lead to vacant buildings like the Kmart (Walmart) here in our neighborhood and the Smith's/Skaggs building on 3300 South. Is this done by neighborhood and the City overall.

Generally speaking, community needs are addressed through the community master plan process. It is important to note that the "needs" of the community are not just isolated to basic neighborhood services, but also should address the appropriateness of land uses to provide economic benefits to the community without causing detrimental impacts. I do not know why Smith's/Skaggs has been vacant for so long, but Kmart closed for business in November 2008 and Walmart submitted a petition to rezone the property in December 2008. The petition was submitted to allow for the construction of a new store with the same type of use as Kmart, so to say that the site has been vacant due to an excess of retail in the area is not justified at this time.

Does the City require a demolition bond as described in this website. If not, is it being considered.

The City does not require a demolition bond as described in the website and I am not aware of the City considering it at this time.

Does the City require designs for re-use and require that vacant stores go on the market, as also described in the website.

The City does not require this as described in the website.

I sent the following to Tim Harpst and Kevin Young indicated you would address them.

There simply is abysmal access to this property compared to access to the Walmart, Sam's Club, Costco, and new Target on 300 west, only minutes from our homes via the freeway. Frankly, I do not understand how anyone approved the construction of the Kmart and sincerely hope that everyone seriously considers the negative impact on the neighbors of perpetuating mass merchandising on this property rather than community businesses as it is zoned and neighboring properties appear to be.

Kmart was a permitted use when it was constructed in the late 60's. The potential impacts related to the proposed zoning amendment will be analyzed and presented in a

report to the Planning Commission. This report will be available to the public prior to the Planning Commission public hearing.

Please help us understand why anyone would consider changing the masterplan and zoning on this property, given the traffic and other issues. Assuming that plan is rejected and Walmart decides to remodel, as I've heard they could do, what will be done to mitigate the traffic impacts on the neighborhood.

Any property owner has the right to request a zoning amendment and the City is required to analyze the proposal. As stated above, the analysis will be presented in a staff report to the Planning Commission.

I have been reading some of the case law regarding zoning and I'm wondering what the City Attorney's position is with regard to neighbors experiencing a "taking" should the City decide to amend the Master Plan and change the zoning, as Walmart is asking for. Please direct me to those who can respond to this question.

Please clarify this question. A "taking" is related to a property owner being denied the use of their property. I do not understand the stated issue of neighbors experiencing a "taking".

Thank you for all of your help,

Don

don@gren.us
801-915-1574

On Oct 19, 2010, at 9:57 PM, Don Gren wrote:

Kevin:

Thank you for your response to my questions. Please help me with the following

I had always thought that the trailers were equipped with a data collection system. How difficult would it be to add that capability (vehicle count and speed, by time of day, seems to me to be information that could be logged and would be very helpful in assessing the use and level of safety). Do you have any trailers that are or some other devices that have that capability.

Have our neighbors, who have speed bumps, asked to have them removed. If so, what proportion and on what streets. Given the Walmart proposal being considered, what increase in traffic do you predict on each of the streets in the neighborhood. How do your estimates compare with those of Walmart. What would the process be to approve having Lynwood blocked off between Wyoming and 2300 East, similar to what was done on Amanda and Sunnyside Avenues.

Who owns Parley's Way and 2100 South from the westbound and southbound Foothill exits to 1300 East.

How wide in the right-of-way for the street south of Stringham that connects to the Walmart property. Is it owned by the City and what changes are being planned for it, if any.

Please also respond to my last question in the previous email, "Assuming that plan is rejected and Walmart decides to remodel, as I've heard they could do, what will be done to mitigate the traffic impacts on the neighborhood." I have the same question for the various scenarios that are being considered.

Thank you again for your assistance,

Don

don@gren.us
801-915-1574

On Oct 19, 2010, at 5:19 PM, Young, Kevin wrote:

Don,

I have been asked to respond to your questions below dealing with Transportation and refer you to the appropriate person for the others. I have shown my responses in red below.

Kevin J. Young, P.E.
Transportation Planning Engineer
801-535-7108

-----Original Message-----

From: Don Gren [<mailto:don@gren.us>]
Sent: Monday, October 18, 2010 9:53 PM
To: Harpst, Tim
Cc: Simonsen, Soren; Sugar House CC Chair; Young, Kevin; Council
Comments; steve@sltrib.com; jpage@desnews.com
Subject: Traffic questions and concerns related to Walmart (Kmart) property

Tim:

Thank you for working on these issues. Scott and I noticed a traffic monitoring trailer in front of his home this morning. Can we assume it will also be set up in front of our home (2530 Lynwood) and on the other streets likely to bear the brunt of additional traffic attempting to get to and leave the Walmart (Kmart) property. Please provide us with the data you collect and help us understand your study design, analysis, conclusions, and plans for Parley's Way and neighborhood streets that connect to it.

The traffic monitoring trailer (speed trailer) you referred to was placed on Lynwood Dr. as part of an on-going program where speed trailers are placed on various city streets in an effort to remind motorists of the speed limit in the area. Speed trailers are placed on a street for about a week and then moved to other locations. Placing another speed trailer on Lynwood Dr. in the near future is not on the current schedule. No data is collected when speed trailers are placed, so there is no information to provide from the speed trailer placed on Lynwood Dr. There is not a current plan for any changes to Parley's Way. The Transportation Division will most likely review Parley's Way in conjunction with a future road project.

I've been talking with neighbors and understand there was a plan (may have been informal) to block off Lynwood where it connects to Parley's way as was done on Amanda Avenue (east of Guardsman, photo attached) where it connected to Sunnyside. That or blocking Lynwood at 2300 East (picture from Google Earth), appear to me options. Stringham and other streets, also likely to be impacted don't appear to me to have that option. I still think speed bumps are quite effective and should be installed, at least on Lynwood.

I am not aware of any plans to close off Lynwood Dr. as you indicated. It may have been an idea discussed among some neighbors. As Tim Harpst indicated in his 10-1-10 email response, speed humps are no longer an option we can use in SLC.

Are there plans to move the light from Stringham to the street just south of it (needs to be rebuilt if it is to provide access to the Walmart (Kmart) property, especially for trucks) so that traffic from north and east of the property can access it

directly. Without such a change, traffic will have to leave the property on the south on Parley's way, go west to Stringham or other neighborhood streets so they can return where they came from.

I have not heard of any plans to relocated the traffic signal from the Stringham/Thunderbird intersection of Foothill Dr. Since Foothill Dr. is under the jurisdiction of UDOT, any changes or modifications to the traffic controls along this street would have to be reviewed and approved by UDOT. Robert Miles is the Traffic Engineer for UDOT Region 2 and could be contacted at 801-975-4900 for any additional information UDOT may have on this issue.

There simply is abysmal access to this property compared to access to the Walmart, Sam's Club, Costco, and new Target on 300 west, only minutes from our homes via the freeway. Frankly, I do not understand how anyone approved the construction of the Kmart and sincerely hope that everyone seriously considers the negative impact on the neighbors of perpetuating mass merchandising on this property rather than community businesses as it is zoned and neighboring properties appear to be.

Wayne Mills of the city's Planning Division indicated these issues would be addressed on the Planning Division's website. Please refer to the Planning Division's website at www.slcgov.com/CED/planning

Please help us understand why anyone would consider changing the masterplan and zoning on this property, given the traffic and other issues. Assuming that plan is rejected and Walmart decides to remodel, as I've heard they could do, what will be done to mitigate the traffic impacts on the neighborhood.

Wayne Mills of the city's Planning Division indicated these issues would be addressed on the Planning Division's website. Please refer to the Planning Division's website at www.slcgov.com/CED/planning

Thank you for your help,

Don

don@gren.us
801-915-1574

<image009.png>

<image010.png>

<image011.png>

<image012.png>

On Oct 1, 2010, at 10:53 AM, Harpst, Tim wrote:

I'll see if I can address the questions and ideas posed.

I am not aware of anyone having formally analyzed Parley's Way for a road diet. However, for the past few years, we have been looking at all roads that are scheduled for upcoming maintenance to determine if something such as a road diet, addition of bike lanes, median, etc. can be implemented. This is part of a more holistic look at the use of public rights-of-way as described in the City's new Complete Streets ordinance. We are on the lookout for opportunities, such as road projects, to implement improvements for all users as possible and justified. We successfully worked with neighborhoods and community councils this year on a couple of these that involved traffic lane and on-street parking lane diets which allowed the addition of bike lanes. I fully expect we will be reviewing Parleys Way in the future as road work is proposed or as development such as the potential Wal-Mart provides us with more detail.

Kevin - Please work with Engineering to get the info Scott Kisling requests below pertaining to determining the exact transition point of ownership of Parley's Way as it approaches the overpass. Then, send it to him.

The City's formal traffic calming program was de-funded in 2004 over issues of the length of time needed to properly work through the process, the large number of neighborhoods wanting & waiting for traffic calming and the significant funding needed to implement calming measures. Speed humps, in particular, became very divisive with half the public wanting them and half not. Snow plowing isn't a problem when they are built properly, but they are punitive to good drivers as well as bad ones. Personally and professionally, I am not a fan of their use. When the program ended, it was agreed that we would do what is mentioned above and seek opportunities via other projects to implement calming measures as needed and possible. We also still have a few non-construction type calming measures that residents can avail themselves to such as Neighborhood Speed Watch where residents borrow a radar gun from us and check the speed in their neighborhood while educating drivers of their speed.

We also have speed trailers that we can park on a street where we suspect speeding.

Timothy P. Harpst, P.E., PTOE

Transportation Director

Salt Lake City Transportation Division Phone: 801 535-6630

349 South 200 East, Suite 450

Fax: 801

535-6019

Salt Lake City, Utah 84111

email: tim.harpst@slcgov.com

Mills, Wayne

From: Amy Barry [ALBarry@slco.org]
Sent: Tuesday, October 26, 2010 1:54 PM
To: Mills, Wayne
Subject: RE: walmart

Categories: Other

Hi Wayne-

I read through most of the stuff on the web, but your answer here helps tie it all together. I think people are very clear that Walmart has the right to remodel and have submitted plans to that affect at some point this year. The muddled mess comes with all the implications and misunderstandings around the remodel limitation and appropriateness about a rezone.

I think I have a clearer understanding, although I reserve the right to come back and say again how confused I am. Thank you for all your work on this. As with any community oriented issue/development there are strong feelings either way and I feel it's important for me to be able to communicate the issues in a way that help my neighbors better understand the whole thing.

Amy

Amy Barry
Elections Coordinator
801-468-3135
albarry@slco.org



Please consider the environment before printing this e-mail.

From: Mills, Wayne [mailto:wayne.mills@slcgov.com]
Sent: Tuesday, October 26, 2010 12:51 PM
To: Amy Barry
Subject: RE: walmart

That is really a question for Walmart. Simply stated, if the existing parking lot or building were "substantially" altered, the property would have to become compliant with all current City drainage requirements. Whether or not the site can come into compliance without tearing down the building is really something that the developers engineer would have to address.

The real issue that the City is studying is whether or not CS zoning is appropriate for this property, not if Walmart should be allowed to remodel. This is a tough thing for people to understand because Walmart is the applicant.

Read through the background material and let me know if you have additional questions.

Thanks for keeping up on this stuff. I know it's a confusing nightmare.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480

Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Amy Barry [mailto:ALBarry@slco.org]
Sent: Tuesday, October 26, 2010 11:33 AM
To: Mills, Wayne
Subject: RE: walmart

Hi Wayne-

I'll look over the background information you sent. My question about addressing the parking lot is more indepth than just restriping and follows up on a conversation we had at the farmers market.

You had mentioned you were unsure if Walmart could adequately address the drainage issues in the parking lot if they were only permitted to tear down 50% of the building as you were unsure to the extent of this issue and needed to hear from public utilities. This is a huge sticking point with people in the community who believe Walmart can physically fix the parking lot drainage issues without a rezone. Theoretically if they can physically fix that issue without doing a full demolition than the cost limitation on a remodel would not be an issue. That is really what I'm trying to understand and I believe most people are unclear on this point.

Thanks again, Amy

Amy Barry
801-468-3135
albarry@slco.org



Please consider the environment before printing this e-mail.

From: Mills, Wayne [mailto:wayne.mills@slcgov.com]
Sent: Tuesday, October 26, 2010 9:01 AM
To: Amy Barry
Subject: RE: walmart

Hi Amy-

Here is a link to our Open City Hall website - <http://www.slcgov.com/opencityhall/>. There's quite a bit of background information on there that should answer your questions. Here's a quick answer to your questions:

Does the remodel limitation extend to the landscaping/parking lot?

The remodel limitation does not extend to the landscaping/parking lot. The Zoning Ordinance does not prohibit Walmart from landscaping and re-striping the parking lot.

Can they adequately address the parking lot doing a remodel?

I'm not sure what you are asking here. Can you explain "adequately address the parking lot"?

If they get a rezone is there anything in place that would stop them from changing the plans and adding more square footage?

There is nothing currently in place, but Walmart has stated that they would be willing to sign a development agreement with the City that would limit the size of the building to what is proposed.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Amy Barry [mailto:ALBarry@slco.org]
Sent: Tuesday, October 26, 2010 8:42 AM
To: Mills, Wayne
Subject: walmart

Hello Wayne-

I meant to email you last week about this Walmart question. I have a meeting with their PR people tonight with the SHCC Chair. Did you ever put together a flyer? I wanted to follow up with you on a few issues:

Does the remodel limitation extend to the landscaping/parking lot?

Can they adequately address the parking lot doing a remodel?

If they get a rezone is there anything in place that would stop them from changing the plans and adding more square footage?

I appreciate your work on this and helping us out to communicate more accurate information.

Thanks,
Amy
SHCC Vice Chair

Amy Barry
801-468-3135
albarry@slco.org



Please consider the environment before printing this e-mail.

Mills, Wayne

From: Mills, Wayne
Sent: Wednesday, November 17, 2010 12:54 PM
To: 'john.ogilvie@comcast.net'
Cc: Norris, Nick; Rushton, Daunte
Subject: RE: Walmart rezoning concerns

Categories: Program/Policy

Hello Mr. Ogilvie-

A "gas station" is defined as follows:

A principal building site and structures for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail. A gas station may include minor auto repair and car wash facilities when such uses are listed as a permitted or conditional use.

Any use that provides services above what is stated in this definition would have to be evaluated. For example, overnight sleeping accommodations and overnight truck parking are not allowed as part of a gas station. If a proposal came in that included these uses, we would look at the zoning use table to determine if they were permitted. We would also look at how the proposed use overall compares to a "gas station" and a "truck stop". If the use is more similar to a truck stop, even though it does not include all of the services described in the definition, we would issue an interpretation stating that it is considered a truck stop.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: john.ogilvie@comcast.net [mailto:john.ogilvie@comcast.net]
Sent: Monday, November 15, 2010 7:05 PM
To: Mills, Wayne
Subject: Re: Walmart rezoning concerns

Mr. Mills,

Thank you for getting back to me, and thanks for the attachments and info.

I found the definition of "truck stop" in the online ordinances (Chapter 21A.62):

TRUCK STOP: A building site and structures where the business of maintenance, servicing, storage or repair of trucks, tractor-trailer rigs, eighteen (18) wheel tractor-trailer rigs, buses and similar commercial or freight vehicles is conducted, including the sale and dispensing of motor fuel or other petroleum products and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight sleeping accommodations and restaurant facilities.

To me, a key feature of this definition seems to be that truck stops require "maintenance, servicing, storage or repair of trucks, tractor-trailer rigs, eighteen (18) wheel tractor-trailer rigs, buses and

similar commercial or freight vehicles" -- if those activities are not conducted on the site then the site is not a "truck stop", regardless of what else occurs on the site.

If that's correct, then it appears to me that the CS zoning would allow, for example, a facility which has dozens of gasoline and diesel pumps, a convenience store, a restaurant, overnight sleeping accommodations, showers, and a large lot where trucks can be parked for a few hours or even overnight, provided that truck mechanic (maintenance, service, and repair) shops are not on the site.

Please let me know if I'm misunderstanding something.

Thanks,

John Ogilvie

----- Original Message -----

From: "Wayne Mills" <wayne.mills@slcgov.com>

To: "john.ogilvie@comcast.net" <john.ogilvie@comcast.net>

Sent: Monday, November 15, 2010 4:44:04 PM

Subject: RE: Walmart rezoning concerns

Mr. Ogilvie-

Sorry for the late reply. I have been out of the office.

There are not any limitations other than the typical development regulation in the CS zoning district and the specific regulations for fuel pumps. The CS zoning district regulations and fuel pump regulations are attached. Please contact me if you have questions.

Wayne Mills

Senior Planner

Salt Lake City Planning Division

451 S. State Street, Room 406

PO Box 145480

Salt Lake City, UT 84114-5480

Phone: 801-535-7282

Fax: 801-535-6174

From: john.ogilvie@comcast.net [mailto:john.ogilvie@comcast.net]

Sent: Wednesday, November 10, 2010 11:32 AM

To: Mills, Wayne

Cc: keepourzoning@gmail.com

Subject: Re: Walmart rezoning concerns

Mr. Mills,

Thank you for your email and the information. As a follow-up, what are the limitations on gas stations or similar facilities in the proposed CS zone? Are there limits on the number of pumps, for example, or any size limitations?

Thanks,

John Ogilvie

----- Original Message -----

From: "Wayne Mills" <wayne.mills@slcgov.com>
To: "john.ogilvie@comcast.net" <john.ogilvie@comcast.net>
Cc: keepourzoning@gmail.com
Sent: Tuesday, November 9, 2010 2:34:09 PM
Subject: RE: Walmart rezoning concerns

Mr. Ogilvie-

A truck stop is defined in the definitions section of the zoning ordinance but is not an allowed use in any zoning district. It is not permitted in the current CB zone and would not be permitted in the proposed CS zoning districts. Please note that a gas station is allowed in the current CB zone as a conditional use and in the proposed CS zone as a permitted use.

Please contact me if you have additional questions.

Wayne Mills

Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: john.ogilvie@comcast.net [mailto:john.ogilvie@comcast.net]
Sent: Tuesday, November 09, 2010 11:26 AM
To: Mills, Wayne; Council Comments; Rep. Brian S. King; Senator Ross Romero
Cc: keepourzoning@gmail.com
Subject: Walmart rezoning concerns

Gentlemen,

Thanks for your efforts on behalf of our city.

I live on Wilshire Circle, across from the old K-Mart (and, more happily, near the Bombay House restaurant).

I am writing to express my concern about possible rezoning; you can tell me if this could actually happen through rezoning: The Parley's Way area could be developed as a truck stop, with easy access to I-80, resulting in dozens or hundreds of semis moving through and the resulting noise, air pollution, etc.

I have family who drove semis professionally, and many truckers are good people, but not all of them, and people naturally feel less respect for places where they pass through than places where they live, so that's a concern as well.

Thank you for your attention to this concern.

John Ogilvie

Mills, Wayne

From: Young, Kevin
Sent: Wednesday, November 10, 2010 5:18 PM
To: 'Don Gren'
Cc: Simonsen, Soren; Sugar House CC Chair; Harpst, Tim; Mills, Wayne; Mayor
Subject: RE: Traffic questions and concerns related to Walmart (Kmart) property
Attachments: Parley's Wal-Mart report_2.pdf; walmart figures 1-11.pdf

Categories: Other

Don,

I have asked that traffic counts and speed data be collected on Lynwood Drive and Maywood Drive between Parley's Way and 2300 East. This work will be added to the schedule and completed when the counters become available. We are looking at the first week in December for this to occur, but weather conditions may delay when the counters can be placed. If we miss out in getting the count and speed information in the first part of December, we will most likely wait until after the first of the year so we can get accurate counts.

We don't have current count information on Parley's Way, but based on counts taken by UDOT in 2009, there is about 12,000 vehicles a day on Parley's Way. I have attached copies of the Wal-mart traffic study for your information and reference.

Kevin

Kevin J. Young, P.E.
Transportation Planning Engineer
801-535-7108

From: Don Gren [mailto:don@gren.us]
Sent: Monday, November 08, 2010 9:18 PM
To: Don Gren
Cc: Young, Kevin; Simonsen, Soren; Sugar House CC Chair; Harpst, Tim; councilcomments@slcgov.com; Mills, Wayne; Mayor
Subject: Re: Traffic questions and concerns related to Walmart (Kmart) property

Kevin:

I appreciate your help with my October 19th questions. I assume my October 25th email didn't get to you. I'm wondering:

1. What do we need to do to have a traffic speed and counting study done on Lynwood and Maywood, above 2300 East.
2. How can we obtain access to past data for these streets, Parley's Way, and others that connect to it.

Thank you for your help,

Don Gren

2530 Lynwood Drive
Salt Lake City, UT 84109

don@gren.us
801-915-1574

On Oct 25, 2010, at 1:34 PM, Don Gren wrote:

Kevin:

Thank you for your responses to my questions.

It is not surprising to me that no speed bumps have been removed.

What do we need to do to have a traffic speed and counting study done on Lynwood and Maywood, above 2300 East.

How can we obtain access to past data for these streets, Parley's Way, and others that connect to it.

Thank you for your help,

Don Gren

2530 Lynwood Drive
Salt Lake City, UT 84109

don@gren.us
801-915-1574

On Oct 25, 2010, at 8:57 AM, Young, Kevin wrote:

Don,

I have shown my responses to your questions in red below.

Kevin

Kevin J. Young, P.E.
Transportation Planning Engineer
801-535-7108

From: Don Gren [<mailto:don@gren.us>]

Sent: Tuesday, October 19, 2010 9:58 PM

To: Young, Kevin

Cc: Simonsen, Soren; Sugar House CC Chair; Harpst, Tim; steve@sltrib.com; jpage@desnews.com; councilcomments@slcgov.com; Mills, Wayne

Subject: Re: Traffic questions and concerns related to Walmart (Kmart) property

Kevin:

Thank you for your response to my questions. Please help me with the following

I had always thought that the trailers were equipped with a data collection system. How difficult would it be to add that capability (vehicle count and speed, by time of day, seems to me to be information that could be logged and would be very helpful in assessing the use and level of safety). Do you have any trailers that are or some other devices that have that capability.

The speed trailers are not set up to collect traffic speed or volume data. Some used to have that capability, but it is no longer functioning and no resources were approved to repair them or spend the extra time to program and record data. We do have traffic counters (hoses that are set across a street) that collect traffic speed and volume data. There are, however, no plans at this time to collect traffic data on Lynwood Dr. or any other street in the area.

Have our neighbors, who have speed bumps, asked to have them removed. If so, what proportion and on what streets. Given the Walmart proposal being considered, what increase in traffic do you predict on each of the streets in the neighborhood. How do your estimates compare with those of Walmart. What would the process be to approve having Lynwood blocked off between Wyoming and 2300 East, similar to what was done on Amanda and Sunnyside Avenues.

While there may be some individuals who would like to have the speed humps in their neighborhood removed, I know of no collective request by any neighborhood group to have existing speed humps removed. No speed humps that have been installed in SLC have been removed.

Regarding increased traffic on neighborhood streets, the traffic report completed for the Walmart project looked at Parley's Way and Foothill Dr. and the connections from the project to those streets, but didn't look at or predict traffic changes on local streets. The level of service (LOS) at the Parley's Way/Walmart entrance was such that no mitigation measures were recommended. Most likely there may be some shift in traffic patterns on local streets as people adjust to a different shopping option. Traffic counts from 2 years ago showed that Lynwood Dr. has about 500 – 600 vehicles a day using the street. While it might not be desirable to residents, this volume could increase, even more than doubling, and it would not be considered excessive for a residential street.

Regarding the process to close off a street, a petition requesting the closure would need to be presented to the city. The request would then go through a public process, including neighborhood meetings, a presentation to the community council, and public hearings with the Planning Commission and City Council. Past experience has shown that street closure petitions that are based on residents wanting to decrease traffic on their street are difficult to get approved. If a street were to be closed, the traffic moves to other local streets and those residents don't want the increase in traffic on their street so they oppose the petition. There needs to be compelling circumstances for a street to be closed. Securing funding for a street closure is also an issue that must be factored into the process. It is difficult, particularly in today's economy, to secure funding for these types of projects.

Who owns Parley's Way and 2100 South from the westbound and southbound Foothill exits to 1300 East.

Parley's Way and 2100 South in the area you are asking about are owned by SLC.

How wide in the right-of-way for the street south of Stringham that connects to the Walmart property. Is it owned by the City and what changes are being planned for it, if any.

The right-of-way is 60 feet wide and owned by SLC. There are no current plans for any changes.

Please also respond to my last question in the previous email, "Assuming that plan is rejected and Walmart decides to remodel, as I've heard they could do, what will be done to mitigate the traffic impacts on the neighborhood." I have the same question for the various scenarios that are being considered.

There are currently no plans regarding traffic mitigation on local streets due to the proposed Walmart project.

Thank you again for your assistance,

Don

don@gren.us
801-915-1574

On Oct 19, 2010, at 5:19 PM, Young, Kevin wrote:

Don,

I have been asked to respond to your questions below dealing with Transportation and refer you to the appropriate person for the others. I have shown my responses in red below.

Kevin J. Young, P.E.
Transportation Planning Engineer
801-535-7108

-----Original Message-----

From: Don Gren [<mailto:don@gren.us>]
Sent: Monday, October 18, 2010 9:53 PM
To: Harpst, Tim
Cc: Simonsen, Soren; Sugar House CC Chair; Young, Kevin; Council
Comments; steve@sltrib.com; jpage@desnews.com
Subject: Traffic questions and concerns related to Walmart (Kmart) property

Tim:

Thank you for working on these issues. Scott and I noticed a traffic monitoring trailer in front of his home this morning. Can we assume it will also be set up in front of our home (2530 Lynwood) and on the other streets likely to bear the brunt of additional traffic attempting to get to and leave the Walmart (Kmart) property. Please provide us with the data you collect and help us understand your study design, analysis, conclusions, and plans for Parley's Way and neighborhood streets that connect to it.

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I am not aware of any plans to close off Lynwood Dr. as you indicated. It may have been an idea discussed among some neighbors. As Tim Harpst indicated in his 10-1-10 email response, speed humps are no longer an option we can use in SLC.

Are there plans to move the light from Stringham to the street just south of it (needs to be rebuilt if it is to provide access to the Walmart (Kmart) property, especially for trucks) so that traffic from north and east of the property can access it directly. Without such a change, traffic will have to leave the property on the south on Parley's way, go west to Stringham or other neighborhood streets so they can return where they came from.

I have not heard of any plans to relocate the traffic signal from the Stringham/Thunderbird intersection of Foothill Dr. Since Foothill Dr. is under the jurisdiction of UDOT, any changes or modifications to the traffic controls along this street

would have to be reviewed and approved by UDOT. Robert Miles is the Traffic Engineer for UDOT Region 2 and could be contacted at 801-975-4900 for any additional information UDOT may have on this issue.

There simply is abysmal access to this property compared to access to the Walmart, Sam's Club, Costco, and new Target on 300 west, only minutes from our homes via the freeway. Frankly, I do not understand how anyone approved the construction of the Kmart and sincerely hope that everyone seriously considers the negative impact on the neighbors of perpetuating mass merchandising on this property rather than community businesses as it is zoned and neighboring properties appear to be.

Wayne Mills of the city's Planning Division indicated these issues would be addressed on the Planning Division's website. Please refer to the Planning Division's website at www.slcgov.com/CED/planning

Please help us understand why anyone would consider changing the masterplan and zoning on this property, given the traffic and other issues. Assuming that plan is rejected and Walmart decides to remodel, as I've heard they could do, what will be done to mitigate the traffic impacts on the neighborhood.

Wayne Mills of the city's Planning Division indicated these issues would be addressed on the Planning Division's website. Please refer to the Planning Division's website at www.slcgov.com/CED/planning

Thank you for your help,

Don

don@gren.us
801-915-1574

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On Oct 1, 2010, at 10:53 AM, Harpst, Tim wrote:

I'll see if I can address the questions and ideas posed.

I am not aware of anyone having formally analyzed Parley's Way for a road diet. However, for the past few years, we have been looking at all roads that are scheduled for upcoming maintenance to determine if something such as a road diet, addition of bike lanes, median, etc. can be implemented. This is part of a more holistic look at the use of public rights-of-way as described in the City's new

Complete Streets ordinance. We are on the lookout for opportunities, such as road projects, to implement improvements for all users as possible and justified. We successfully worked with neighborhoods and community councils this year on a couple of these that involved traffic lane and on-street parking lane diets which allowed the addition of bike lanes. I fully expect we will be reviewing Parleys Way in the future as road work is proposed or as development such as the potential Wal-Mart provides us with more detail.

Kevin - Please work with Engineering to get the info Scott Kisling requests below pertaining to determining the exact transition point of ownership of Parley's Way as it approaches the overpass. Then, send it to him.

The City's formal traffic calming program was de-funded in 2004 over issues of the length of time needed to properly work through the process, the large number of neighborhoods wanting & waiting for traffic calming and the significant funding needed to implement calming measures. Speed humps, in particular, became very divisive with half the public wanting them and half not. Snow plowing isn't a problem when they are built properly, but they are punitive to good drivers as well as bad ones. Personally and professionally, I am not a fan of their use. When the program ended, it was agreed that we would do what is mentioned above and seek opportunities via other projects to implement calming measures as needed and possible. We also still have a few non-construction type calming measures that residents can avail themselves to such as Neighborhood Speed Watch where residents borrow a radar gun from us and check the speed in their neighborhood while educating drivers of their speed. We also have speed trailers that we can park on a street where we suspect speeding.

Timothy P. Harpst, P.E., PTOE

Transportation Director

Salt Lake City Transportation Division Phone: 801 535-6630

349 South 200 East, Suite 450

Fax: 801

535-6019

Salt Lake City, Utah 84111

email: tim.harpst@slcgov.com

Mills, Wayne

From: Mills, Wayne
Sent: Monday, November 22, 2010 1:52 PM
To: 'Scott Kisling'
Cc: Norris, Nick
Subject: RE: Walmart question

Categories: Program/Policy

Here are the answers to your questions:

- 1) There is nothing in the code that requires demolition of the building. As long as the building does not create a public life/safety issue, it can remain unoccupied.
- 2) Yes, it can stand unoccupied and there is no timeframe for how long a building can stand unoccupied.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

-----Original Message-----

From: Scott Kisling [mailto:scott.kisling@comcast.net]
Sent: Monday, November 22, 2010 12:38 PM
To: Mills, Wayne
Subject: Walmart question

Wayne,
Can you please tell me if the following is possible?

- 1) If Walmart is **not** granted a rezone by City Council and allows its building permit to expire, how long will they have before the building must be demolished? At that point, I assume they will have to landscape (such as it is).
- 2) If Walmart **is** granted a rezone by City Council, can the current building stand unoccupied? For how long?

Thanks,
Scott Kisling
2409 Lynwood Drive

Mills, Wayne

From: Scott Kisling [scott.kisling@comcast.net]
Sent: Sunday, November 21, 2010 1:15 PM
To: richards.mark7@gmail.com
Cc: Jan Brittain; Mills, Wayne
Subject: Walmart size fallacy

Categories: Other

Mark,

Jan Brittain forward me your email that says you prefer a smaller, newer Walmart store. Most people do, but most have not thought through the 1.2 acre (52,000 square feet) area that will also be developed.

Walmart's proposal includes a much discussed 92,000 square foot retail store and a 1.2 acre (52,000 square foot) wild card area they say will offer "an opportunity to discuss what the neighborhood wants." They have mentioned a park-and-ride and even a neighborhood garden as possibilities, and while those two suggestions do fit in the new zoning, the City would have to buy that (roughly) million-dollar piece of property to do that, which is unlikely in today's economic environment. A more likely use would be a large gas station (permitted for the zone Walmart wants) and a drive-through restaurant.

The roughly 24% energy use and traffic generation reduction Walmart has repeatedly stated, compared to a remodeled store, are from the 23% reduction in Walmart store size, without consideration of energy use or traffic generation by the other 52,000 square feet of developable land.

Please base your opinion on the allowed total square footage of the zone Walmart wants (unlimited) and not on just of several buildings.

Thanks,
Scott Kisling
2409 Lynwood Drive

From: Mark Richards [mailto:richards.mark7@gmail.com]
Sent: Saturday, November 20, 2010 10:17 PM
To: Jan Brittain
Subject: Re: Good News

Thank you for forwarding this to me. I agree with The Salt Lake Tribune that "a smaller, new store is the better outcome." I will communicate my position to the elected and appointed officials, as well as their staff. Good night.

On Sat, Nov 20, 2010 at 9:52 PM, Jan Brittain <wilshirejan@comcast.net> wrote:
Two years ago the Salt Lake Tribune predicted that the Planning Commission would vote in favor of a rezone for Walmart. They voted 7-0 against it. Today, the Salt Lake Tribune wrote an editorial favoring a rezone for Walmart. It looks like Walmart wrote the editorial. It's all about new building vs remodel; they never touch the real question: Does the property meet the criteria for Community Shopping?

I hope they extend their streak of being 180° wrong on the Planning Commission vote.

From: Charles Akerlow [cakerlow@gmail.com]
Sent: Wednesday, December 15, 2010 5:26 PM
To: Keep Our Zoning
Cc: Mills, Wayne; cakerlow; Gerry Tully
Subject: Re: Parley's way Walmart

Categories: Other

See Notes (in red) below.

On Wed, Dec 15, 2010 at 4:17 PM, Keep Our Zoning <keepourzoning@gmail.com> wrote:

Dear Mr. Akerlow,

I was forwarded your letter to the city planner assigned to the Walmart property, copied to keepourzoning@gmail.com, and feel you need to know more about the tax and other issues.

While Walmart will attract some customers that would otherwise shop outside of the City limits, adding to City tax revenues, Walmart has said that road modifications to access the property will be paid by us, the taxpayers. I don't understand the connection between the first part of your sentence and the second part. However, the taxpayers of the City and the State own the roads servicing this property and ought to pay for improvements if they are necessary. The only reason there would be a need for such improvements, other than the normal wear and tear of City streets, is to accommodate a commercial enterprise which would then generate additional property tax and sales tax revenue to the City thus enabling the City to pay for such improvements. I've never felt that developers ought to be in the business of being a City. If the City financially benefits from a new commercial project it ought to pay for whatever public improvements are necessary. If it is shown that the cost of improvements outweigh the benefit to the community than the project ought not to be approved. This, by the way, is the legal foundation for tax increment financing. Investors will buy tax increment bonds if it can be shown that the increased tax revenues can pay for the bonds--so that the general fund does not have to do so.

While we all agree that competition brings lower prices, Walmart's competitors don't, to my knowledge, get government subsidies. Walmart, on the other hand, was subsidized \$10MM and \$2.5MM to locate its distribution center in Hurricane and Grantsville, respectively, and \$1.2MM to locate a store in American Fork. Adobe got government subsidies, Micron got government subsidies, etc. Government subsidies are a way of life in generating economic development. They have been very helpful in developing Utah. Often the subsidies are merely an agreement not to collect an impact fee or tax which the governmental entity wasn't getting anyway. Why do you decide that Walmart should be treated differently? If the store were Target would you have all of these same objections?

Until last year, when Utah got wise to Walmart and enacted what is called "Combined Reporting" of corporate income tax, Walmart avoided \$350MM in state taxes by using "Captive REITs;" deducting rent that its operating subsidiary pays to its real estate subsidiary, even though that money eventually ends up in the Walmart's own pocket. This estimate was according to the February 7, 2001 Wall Street Journal. Well apparently, then, this is no longer a problem. However, Scott, if you owned interests in an REIT do you think you should pay taxes in every state where the REIT has a real estate interest? If Walmart has an REIT then, by definition, there are more owners than Walmart in the REIT. Most REITs are public. Do you know whether this one is? Doesn't an REIT act like an LLC and passes on the gains and losses to the shareholders? Whether or not it does, it is disingenuous to accuse Walmart of avoiding taxes to Utah. I might possibly agree with you if Walmart was actually paying rent to Walmart on that store. Then maybe the profits ought to be consolidated. But don't jump to conclusions

here if we are dealing with an REIT. (Often times these REITs are created to give the investing public a safe investment for their 401Ks or whatever since Walmart is making the rent payments to the REIT and the REIT owns the real estate.)

Centerville, like many cities, had to hire an additional police officer, at taxpayer expense, because of the time their officers spent servicing the new Walmart there. And Centerville was happy to do so because of the dramatic increase in property tax and sales tax revenues it received from the Walmart. Does it surprise you that any activity in which thousands of people congregate now where they had not congregated before would require additional public safety? Frankly, I would have thought such an enterprise might justify two or three more policemen, who, by the way, also serve the citizens of Centerville in many other ways as well.

A February 2006 Tribune article showed that Walmart had 234 workers on Medicaid, at a cost of \$1.4MM. Meanwhile, two of Utah's Top 10 employers (Hill AFB and Skywest Airlines) had zero workers on state-funded insurance. IHC, with 26,000 employees (nearly double Walmart's Utah workforce) had only 48 workers on state-funded insurance. Walmart employees pay 41% of their insurance cost vs. 10% for Costco employees and 16% for U.S. employees nationwide, making insurance unaffordable to many. Don't know and doubt your statistics. 2006 is dated material.

Internalize the profits and externalize the costs and it's easy to offer lower prices. Even subsidized, though, Walmart has suffered a drop in same-store sales in its US stores for the past six quarters, and has closed over 200 stores nationwide.

Many people think that rezoning will eliminate the current eyesore of a closed big box store, but if the property is rezoned Walmart can close their store and ensure that it is not leased or sold to a competitor, indefinitely! This is why the former Smith's store sits empty on 33rd South, and the former Lowe's store sits empty in Sandy. But, Walmart (or some future owner) need not have the Parleys Way store sit empty, as the zoning they are requesting will allow them to lease the store to the operator of a flea market, a permitted use under the zone they want. The last time I checked this, Smiths continued to pay rent on the closed store in order to keep another grocery store out of the 3300 South market. They did this to protect their investment in the old Fred Meyer property. And they continued to pay the property taxes. This is a small price, on their part, to pay to keep out competition. I am sure that Smiths is also opposing Walmart here for the same reason--they don't want the competition. I don't know about Lowes but it would be wonderful if that site, being so near the freeway, were developed. But market forces aren't favoring that right now. What we have now is a closed store not paying any taxes and yet delivering blight to the neighborhood. If you like that, it is your right. But I don't and I don't worry much about what Walmart may do in the future. Remember they do have an investment to recoup.

Furthermore, Walmart is focusing on the new store, made possible with the rezone they are requesting, generating 24% less traffic and using less power due to its smaller size, yet they don't mention the plan to develop a 1.2 acre (52,000 square foot) "Area A." They want you to envision a park-and-ride, or even a neighborhood garden in Area A, though a more likely use would be a large gas station (permitted in the zone Walmart wants) and a drive-through restaurant. That would be a terrible location for a gas station/convenience store. I know because I have owned 27 of them in the past. I doubt a fast food restaurant would be much interested either. People don't tend to drive up hill off the main drag to those kind of uses. The trouble with this site being anything else but a box store is that it really isn't on a corner; its access is somewhat odd when comparing to normal commercial development. Walmart would be smart to landscape the place and make it inviting because they are going to have to draw people off of Foothill (which is difficult if you are going north) and Parley's Way. But, then, supposing a fast food restaurant does go on the site--isn't that more revenue to the City? Certainly the City would have to agree to a proper site plan and signage in open and public meetings.

Several polls over the years consistently find that the vast majority of residents *don't* want a mass merchandiser in their neighborhood (82% is the most recent poll). Please don't pretend to speak for the "silent majority" of your neighbors. We all want to see the property developed – and developed soon – but we want something that will increase, not decrease, our property values. For forty years I ran a variety of political campaigns in Utah. I have probably forgotten more about polling than you have learned but I know of no legitimate polls on this subject which would meet the test of objectivity. You should be careful to assume that there is not a very large silent majority that would like to see development there and cannot understand the visceral reaction of many of the neighbors. Many of the members of your group opposed the development of the office buildings on the site some years ago citing traffic jams, etc. None of that materialized and, in fact, those office buildings have been an asset to the neighborhood. If you think that having a dilapidated 100,000+ s.f. building in your neighborhood is better for property values than having a Walmart, spend some time with an MAI appraiser or two. I do not believe that there is any development on that site which your group would support. At least you certainly haven't suggested any. The campaign waged here is a negative campaign (Vote No) and it certainly does not represent me.

There are just too many unknowns associated with rezoning the property, and the few knowns don't look so attractive when you take a closer look.

I'd be happy to discuss this with you further if you wish. Thank you for taking the time to respond to my report to the City. Personally, I appreciate the fact that you have chosen to be involved in an important issue and to stand up and be counted. That, after all, is what democracy is about. I am sure the City Council will be mindful in making its decision and I will support it whatever that decision may be.--CWA

Scott Kisling
2409 Lynwood Drive
(M) 801-209-3936

Dear Mr. Mills,

As a neighbor of the long-time vacant KMart store at Parleys Way and Foothill Drive, I support the construction of a new WalMart Store on the site and urge the City to approve the requests of WalMart to do so. As experienced real estate developer in Salt Lake City I am well aware of the options the City has to require many things of a developer as projects are proposed. I suggest that you insure appropriate landscaping accompany the construction of a new building so that the "sea of asphalt" which is now so enjoyed by some of the outspoken neighbors, turns into a lively community center with greenery as well as parking. Perhaps a development agreement could be entered into between the City and WalMart which would govern the size, design, site plan, landscape plan and elevations which would better define the end product. I have entered into a number of development agreements over the years with many cities in the valley. They are not unusual and WalMart might find such an approach attractive to resolving some of the issues complained about by some of the neighbors.

Frankly, the silent majority of neighbors to this property would like to see it developed in order to add to the City's tax base, add sales tax revenues to City coffers and clean up what is now a blighted property. In fact the blight there may be enough for the Redevelopment Agency to consider it as a target area. I hope it doesn't come to that.

This project has become controversial largely because some citizens in the area would like to see nothing happen. The problem with this approach is that the property only becomes more blighted which in the real world does lead to the property becoming a center for criminal activity. When no one visits the property daily it is an ideal place for drug trafficking or whatever other criminal enterprise may be in the works. A vibrant center of commercial activity improves the neighborhood, reduces the crime, adds to the tax base and is a win for everyone. I hope you will recommend approval of this project with appropriate extractions from the developer for landscaping and modern new structures.

Thank you.

--

Charles W. Akerlow
2521 Maywood Drive
Salt Lake City, Utah 84109
801 209 9490 (mobile)
cakerlow@gmail-com

--

Charles W. Akerlow
4416 South Century Drive
Murray, Utah 84123
801 288 2727
801 209 9490 (mobile)
cakerlow@gmail-com

From: Armand H. Matheny Antommara [Armand.Antommara@hsc.utah.edu]
Sent: Saturday, November 27, 2010 10:12 AM
To: Mills, Wayne
Subject: Walmart Rezoning

Categories: Other

Dear Mr. Mills,

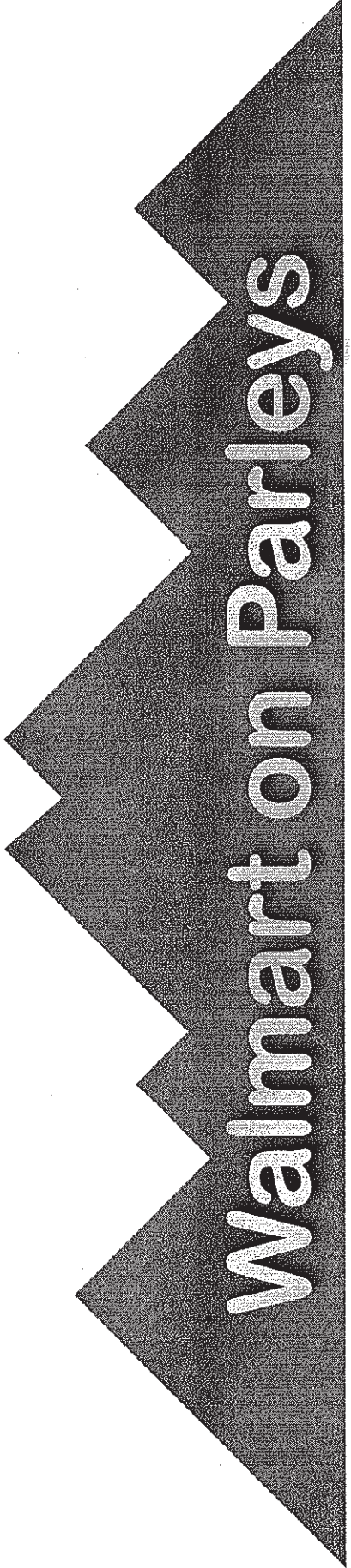
I am not opposed to rezoning the property at 2705 E. Parley's Way to permit Walmart to open a store there *per se*. I, however, believe that the proposed rezoning favors Walmart over community interests. My concerns include:

The ability to increase the building height and size,
The ability to temporary warehouse stock outside of the building, and
The inclusion of a deed restriction to prevent lease or sale to a competitor.

I hope that you will work to assure that the community interests are more fully addressed in any rezoning.

Sincerely,
Armand H. Antommara
2455 Emerson Ave
Salt Lake City, UT 84108

E.2 – Walmart Support Cards



- I support a brand new, smaller, more energy efficient Walmart on Parleys.
- I encourage the City Council to update the zoning to make it possible!

EXAMPLE

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

WALMART SUPPORT CARDS IN SALT LAKE

Name	City	State
A Okafor	Salt Lake City	UT
A. Arencio	Salt Lake City	UT
A. L. Tobler	Salt Lake City	UT
A.M. Perkins	SLC	UT
Aaron Darman	SLC	UT
Aaron Howard	Salt Lake City	UT
Aaron Kaurpolani	SLC	UT
Aaron McComber	Salt Lake City	UT
Aaron Orosz	SLC	UT
Aaron Peterson	Salt Lake City	UT
Abbie Dunning	SLC	UT
Abbie Hansen	Salt Lake City	UT
Abbie Paxman	SLC	UT
Abdi Issaq	SLC	UT
Abhijit Mitra	SLC	UT
Abizon Tako	SLC	UT
Abraham Alvarado	SLC	UT
Adam Bishop	Salt Lake City	UT
Adam Kenner	Salt Lake City	UT
Adam Niven	SLC	UT
Adam Ross Jones	Salt Lake City	UT
Adam Shaw	Salt Lake City	UT
Adam Taylor	Salt Lake City	UT
Adam Thomas	Salt Lake City	UT
Adawilda Pelet	Salt Lake City	UT
Adeania Bush	Salt Lake	UT
Adela Lopez	Salt Lake City	UT
Adrian Godwin	SLC	UT
Adriana Cruz	Salt Lake City	UT
Adriana Leos	SLC	UT
Adriana Martinez	Salt Lake City	UT
Adriana Tellez	SLC	UT
Adriene Wright	Salt Lake City	UT
Adrieneee Zamaro	SLC	UT
Adtler Romero	Salt Lake City	UT
Aelia Story	Salt Lake City	UT
Afrim Qerkini	SLC	UT
Afroza Quader	SLC	UT
Agnes Chiao	SLC	UT
Aimee Steffen	SLC	UT
AJ Vaikeli	SLC	UT
AJ Wayman	SLC	UT
AJ Wilson	Salt Lake City	UT
Akemi Seko	Salt Lake City	UT
Al Cornum	Salt Lake City	UT
Al Sayedsarwar	Salt Lake City	UT
Alan Gardner	Salt Lake City	UT
Alan Hayes	Salt Lake City	UT
Alan Marcroft	SLC	UT
Alan S.Marcial	Salt Lake City	UT
Alan Stuart	Salt Lake City	UT

Alan Thompson	Salt Lake City	UT
Alana Gallegos	SLC	UT
Alba T Brescia	Salt Lake City	UT
Albert G Funk	Salt Lake City	UT
Alberto Corrales	Salt Lake City	UT
Alejandro Escobar	SLC	Ut
Alejandro Gregoria	Salt Lake City	UT
Aleksandra Cegielska-Johnson	SLC	UT
Alen Ramovic	Salt Lake City	UT
Alena Sazonova	Salt Lake City	UT
Alex Bennett	Salt Lake City	UT
Alex Btiner	Salt Lake City	UT
Alex Courtney	SLC	UT
Alex G. Lory	SLC	UT
Alex Gonzalez	Salt Lake City	UT
Alex Soffe	Salt Lake City	UT
Alex Walher	Salt Lake City	UT
Alex Zandu	SLC	UT
Alexandra Ross-Morris	Salt Lake City	UT
Alexandra Sanchez	Salt Lake City	UT
Alexandra Wickham	Salt Lake City	UT
Ali Mohamed	Salt Lake City	UT
Ali Quinn	SLC	UT
Alial Shimmmary	Salt Lake City	UT
Alice Canas	Salt Lake City	UT
Alice Colton	Salt Lake City	UT
alice Esquivel	SLC	Ut
Alice Sanchez	Salt Lake City	UT
Alice Stark	Salt Lake City	UT
Alicen Kettenring	SLC	UT
Alicia Atena	Salt Lake City	UT
Alicia Durant	SLC	UT
Alicia Rich	SLC	UT
Aline H. Jankowski	SLC	UT
Alisha Brockman	Salt Lake City	UT
Alison Hansen	Salt Lake City	UT
Allan Arveseth	Salt Lake City	UT
Allan Wangsgard	SLC	UT
Allen Zumbrunnen	Salt Lake City	UT
Allie Erler	Salt Lake City	UT
Allie Ly	Salt Lake	UT
Allison Fisher-Barclay	SLC	UT
Allison Ford	Salt Lake City	UT
Allison Roseborough	SLC	UT
Allison Smith	SLC	UT
Allison Wells	Salt Lake	UT
Ally Sanchez	SLC	Ut
Alma Mckertich	Salt Lake City	UT
Alma Miranda	Salt Lake City	UT
Alonso Vaquez	Salt Lake City	UT
Alton Faircloth	Salt Lake City	UT
Alvin Lailam	Salt Lake City	UT

Alyce Peterson	Salt Lake City	UT
Alyssa Atkinson	Salt Lake City	UT
Alyssa Elizondo	Salt Lake City	UT
Alyssa Jacobsen	Salt Lake City	UT
Amada Bylie	Salt Lake City	UT
Amanda Anderson	SLC	UT
Amanda Baker	SLC	UT
Amanda Bennett	SLC	UT
Amanda Bitner	SLC	UT
Amanda Henderson	Salt Lake City	UT
Amanda Husted	SLC	UT
Amanda Johnson	SLC	UT
Amanda Monan	Salt Lake City	UT
Amanda Oviatt	SLC	UT
Amanda Pate	Salt Lake City	UT
Amanda Sanders	SLC	UT
Amanda Swanson	SLC	UT
Amanda Young	Salt Lake City	UT
Amber Bown	Salt Lake City	UT
Amber Brooks	SLC	UT
Amber Fox	SLC	UT
Amber Guruag	SLC	UT
Amber Johnson	Salt Lake City	UT
Amber Lewis	Salt Lake City	UT
Amberle Allred	SLC	UT
Amelia Clawson	SLC	UT
Amie Richards	SLC	UT
Amira Bivic	Salt Lake City	UT
Amy Anderson	SLC	UT
Amy Carmen	SLC	ut
Amy Carmen	Salt Lake City	UT
Amy Funk	Salt Lake City	UT
Amy Green	SLC	UT
Amy Hall	Salt Lake City	UT
Amy Jameson	SLC	UT
Amy Jensen	SLC	UT
Amy Leach	Salt Lake City	UT
Amy M.	Salt Lake City	UT
Amy Moffat	Salt Lake City	UT
Amy Parson	SLC	UT
Amy Phillips	SLC	UT
Amy Price	Salt Lake City	UT
Amy Sibul	Salt Lake City	UT
Ana Jociseloel Huertero Benitez	Salt Lake City	UT
Ana Laura Ramirez	SLC	Ut
Ana Lilia Palafox	Salt Lake City	UT
ana Palma	Salt Lake City	UT
Ana Sini U. Kaufusi	Salt Lake City	UT
Ana Suarez	Salt Lake City	UT
Anant Samuels	Salt Lake City	UT
Anderson W. Robertson	Salt Lake City	UT
Andrea Chatwin	Salt Lake City	UT

Andrea Gilles	SLC	UT
Andrea Lee	Salt Lake City	UT
Andrea Manriquez	SLC	UT
Andrea McDonald	Salt Lake City	UT
Andrea Molder	SLC	UT
Andrea Paredes	Salt Lake City	UT
Andrea Perkins	SLC	UT
Andrea Perkins	SLC	UT
Andrea S. Crouch	SLC	UT
Andrea Utley	SLC	UT
Andrei Bracamonte	SLC	Ut
Andrew Bell	SLC	UT
Andrew Bradley	SLC	UT
Andrew Brinton	Salt Lake City	UT
Andrew Gonzales	SLC	UT
Andrew Jolley	SLC	UT
Andrew McConkle	SLC	UT
Andrew Tuitavake	SLC	UT
Andrew Yenchik	SLC	UT
Andy Eatchel	SLC	UT
Andy Tran	SLC	UT
Angel A. Cordero	Salt Lake City	UT
Angel Herrera	SLC	UT
Angel R Cortez	Salt Lake	UT
Angela Cantrell	SLC	UT
Angela Collins	SLC	UT
Angela D Williams	SLC	UT
Angela Folsom	SLC	UT
Angela Holmes	Salt Lake City	UT
Angela Menlove	SLC	UT
Angela Richardson	Salt Lake City	UT
Angela Thomas	Salt Lake City	UT
Angelica Gomez	Salt Lake City	UT
Angelica Reyes	Salt Lake	UT
Angie Cruz	Salt Lake City	UT
Angie Hutchenson	Salt Lake City	UT
Angie Lowery	SLC	UT
Anita Cordova	Salt Lake City	UT
Anita Willard	SLC	UT
Anitta Cohny	Salt Lake City	UT
Anja-Lee Kaonohi	SLC	UT
Ann Anderson	Slc	UT
Ann Fowler	SLC	UT
Ann Frazier	Salt Lake City	UT
Ann Granados	SLC	UT
Ann Johnson	Salt Lake City	UT
Ann L. Cannon	SLC	UT
Ann Maloy	SLC	UT
Ann Marie Moore	Salt Lake City	UT
Ann Meadows	SLC	UT
Ann Park	SLC	UT

Ann Polinsky	Salt Lake City	UT
Ann Putnam	Salt Lake City	UT
Ann Randall	SLC	UT
Ann Schmidt	SLC	UT
Ann Spencer	Salt Lake City	UT
Ann Tripp	Salt Lake City	UT
Anna Avila	SLC	UT
Anna Christiansen	SLC	UT
Anna Hale	Salt Lake City	UT
Anna Lee	Salt Lake City	UT
Anna Marie Merritt	Salt Lake City	UT
Anna Nielsen	Salt Lake City	UT
Annabel Martinez	Salt Lake City	UT
Annabel Peterson	SLC	UT
Annabel Peterson	Salt Lake City	UT
Annabelle Jose	SLC	UT
Anne Arendt	SLC	UT
Anne Kaferle	SLC	UT
Anne Warburton	SLC	UT
Annette Brown	SLC	UT
Annette Fobair	SLC	UT
Annette Janke	SLC	UT
Annette Powell	Salt Lake City	UT
Annie Johnson	SLC	UT
Annie Nebeker	SLC	UT
Annie Stoddard	SLC	UT
Annika Burton	SLC	UT
Anthony G. Parker	SLC	UT
Anthony Koda	Salt Lake City	UT
Anthony Licon	Salt Lake City	UT
Anthony Padilla	Salt Lake City	UT
Anthony Peterson	SLC	UT
Anthony Rich	Salt Lake City	UT
Anthony Rossi	SLC	UT
Anthony W. Jacy	Salt Lake City	UT
Antonio Alvarado	Salt Lake City	UT
Antonio Flores	Salt Lake City	UT
Antony Mascaro	Salt Lake City	UT
Anya Currier	Salt Lake City	UT
April Hall	Salt Lake City	UT
April Maestas	Salt Lake	UT
April Magleby	SLC	UT
Archie Yazzie Jr	Salt Lake City	UT
Ardis Garner	SLC	UT
Ari Beers	SLC	UT
Ariadna Meneses	Salt Lake City	UT
Ariana Ponce	Salt Lake City	UT
Arie A Bas	SLC	UT
Ariel Tiede	Salt Lake City	UT
Arla Funk	Salt Lake City	UT
Arlen Ray Mariani	Salt Lake City	UT

Arlene Firth	Salt Lake City	UT
Arnold Wagner	SLC	UT
Aron Watkins	SLC	Ut
Arsenio Romero	SLC	UT
Art Puy	Salt Lake City	UT
Arthea Rahimzadeh	Salt Lake City	UT
Arturo Carrera Garcia	Salt Lake City	UT
Arturo Manzano	Salt Lake	UT
Arturo Vazquez	Salt Lake City	UT
Arysa Dardon	Salt Lake City	UT
Asha Flick	SLC	UT
Ashlee Manning	SLC	UT
Ashleigh Youngberg	SLC	UT
Ashley	SLC	UT
Ashley Arellano	Salt Lake City	UT
Ashley Bankhead	SLC	UT
Ashley Burke	SLC	UT
Ashley M Davis	Salt Lake City	UT
Ashley M Gomez	SLC	UT
Ashley McClellan	Salt Lake City	UT
Ashley McKinney	SLC	UT
Ashley Noruelin	Salt Lake City	UT
Ashley Pipkin	SLC	UT
Ashley Pizzello	Salt Lake City	UT
Ashley Salt	SLC	UT
Ashley Smith	Salt Lake City	UT
Ashley Vierig	Salt Lake City	UT
Ashlie Oakley	Salt Lake City	UT
Athena Chadwick	SLC	UT
Aubrey Mascarenas	SLC	UT
Audrey D. Underwood	Salt Lake City	UT
Audrey Walch	Salt Lake City	UT
Austin Johnson	Salt Lake City	UT
Authur Healey	Salt Lake City	UT
Autumn Marler	SLC	UT
Awat Nuer	Salt Lake City	UT
Ayrial Johnson	SLC	UT
Azurena Esteban	Salt Lake City	UT
B Chavez	SLC	UT
B Lloyd Poelman	Salt Lake City	UT
B. Schow	Salt Lake City	UT
Baldomero Martinez	Salt Lake City	UT
Barbara & John Mitchell	Salt Lake City	UT
Barbara B. Fivas	Salt Lake City	UT
Barbara Braak	Salt Lake City	UT
Barbara Bran	Salt Lake City	UT
Barbara Dampson	Salt Lake City	UT
Barbara Edwards	SLC	UT
Barbara Hall	SLC	UT
Barbara J Riley	SLC	UT
Barbara Madsen	Salt Lake City	UT
Barbara Millis	Salt Lake City	UT

Barbara Nielson	Salt Lake City	UT
Barbara Parr	Salt Lake City	UT
Barbara Powell	Salt Lake City	UT
Barbara Roper	Salt Lake City	UT
Barbara Schmielt	Salt Lake	UT
Barbara Simmons	Salt Lake City	UT
Barbara Tillman	Salt Lake City	UT
Barbara Warthen	SLC	UT
Barbara Wilkinson	Salt Lake City	UT
Barbera Twithy	Salt Lake City	UT
Bary Harp	Salt Lake City	UT
Bavlin Mohammed	SLC	UT
Baycho Nenov	SLC	UT
Bea Villa	Salt Lake City	UT
Beatriz Valdez	Salt Lake City	UT
Becca Leepge	Salt Lake City	UT
Becky Coontz	SLC	UT
Becky Gonzales	SLC	Ut
Becky Larsen	Salt Lake City	UT
Becky McShurley	Salt Lake City	UT
Becky Petersen	SLC	UT
Becky Roberts	SLC	UT
Bekke Robb	Salt Lake City	UT
Ben Anjewierden	Salt Lake City	UT
Ben Best	Salt Lake City	UT
Ben Ceoleno	Salt Lake City	UT
Ben Johnson	Salt Lake City	UT
Ben Kinikini	Salt Lake City	UT
Ben Schmidt	SLC	UT
Benjamin Cabey	Salt Lake City	UT
Benjamin David	Salt Lake City	UT
Benjamin Herrara	SLC	UT
Benjamin Lee Wayman	SLC	UT
Benjamin Martinez	SLC	UT
Benton Johnson	Salt Lake City	UT
Bernabe Alvarez	SLC	UT
Bernabe Perez	Salt Lake City	UT
Bernadine Tanner	SLC	UT
Bernard Schirmacher	SLC	UT
Bernardo Cabrero	SLC	UT
Bernardo Silva S.	Salt Lake City	UT
Bernice Nelson	SLC	UT
Berta Garcia	SLC	UT
Bessie Chalwin	SLC	UT
Beth Jepson	SLC	UT
Bethany Krelewis	SLC	UT
Bethany Oporto	SLC	UT
Bethy Blackner	SLC	UT
Betina Tin	Salt Lake City	UT
Betsy Ogden	SLC	UT
Bette Jean Young	SLC	UT
Bette Knoch	Salt Lake City	UT

Bette Knoch	Salt Lake City	UT
Betty Autlenberger	Salt Lake City	UT
Betty Carlston	Salt Lake City	UT
Betty Drage	Salt Lake City	UT
Betty Jo Stevens	Salt Lake City	UT
Betty Mac	Salt Lake City	UT
Betty Moffat	Salt Lake City	UT
Betty Pender	Salt Lake City	UT
Betty Rivera Salazar	SLC	UT
Betty T. Barela	Salt Lake City	UT
Betzair Huertero	Salt Lake City	UT
Beverly Bastian	Salt Lake City	UT
Beverly J Mittelstadt	SLC	UT
Beverly Karras	SLC	UT
Beverly Leatherbrow	SLC	UT
Beverly Sandberg	SLC	UT
Bianka Mendoza	Salt Lake City	UT
Bijaya Dharcac	SLC	UT
Bill Bain	Salt Lake City	UT
Bill Bleak	Salt Lake City	UT
Bill Clausen	SLC	UT
Bill Lujar	Salt Lake City	UT
Bill Rehouniotis	Salt Lake City	UT
Bille Munoz	Salt Lake City	UT
Billie A. Foulger	Salt Lake City	UT
BJ Dastrup	Salt Lake City	UT
Blain Gailey	Salt Lake City	UT
Blaine Ludwig	SLC	UT
Blaine Neilson	Salt Lake City	UT
Blake Karrington	SLC	UT
Blake Keithley	Salt Lake City	UT
Blake Webster	SLC	UT
Blake Wright	Salt Lake City	UT
Blanca E Martinez	Salt Lake City	UT
Blanca Prado	Salt Lake City	UT
Blanca Suaste	Salt Lake City	UT
blank	SLC	
Blue Boyle	SLC	UT
Bob Burns	Salt Lake City	UT
Bob Esterling	SLC	UT
Bob Horsley	Salt Lake City	UT
Bob Ketchel	SLC	UT
Bob Kraenbuhl	SLC	UT
Bob Moore	Salt Lake City	UT
Bob Mulloy	SLC	UT
Bob Oviatt	SLC	UT
Bob Siddoway	Salt Lake City	UT
Bob Wallis	Salt Lake	UT
Bob Wright	SLC	UT
Bobbi A. Berresford	Salt Lake City	UT
Bobbi Brown	Salt Lake City	UT
Bobie Larson	Salt Lake City	UT

Bong H Kim	SLC	UT
Bong H. Kim	SLC	UT
Bonita M Shea	Salt Lake City	UT
Bonni Patterson	SLC	UT
Bonnie Beck	SLC	UT
Bonnie Espanol	SLC	UT
Bonnie Farr	SLC	UT
Bonnie Granzin	SLC	UT
Bonnie Hooper	Salt Lake City	UT
Bonnie J Perkins	Salt Lake City	UT
Bonnie Kilgore	SLC	UT
Bonnie Mathews	SLC	UT
Bonnie Siciliano	Salt Lake City	UT
Bonnie Wall	SLC	UT
Bonny Parkin	Salt Lake City	UT
Boyce Yanik	Salt Lake City	UT
Boyd Angelos	Salt Lake City	UT
Brad Egan	Salt Lake City	UT
Brad Evans	SLC	UT
Brad Gates	SLC	UT
Bradley Gibson	SLC	UT
Bradley Pingel	Salt Lake City	UT
Branden Jackson	SLC	UT
Brandi Hall	Salt Lake City	UT
Brandi Logan	Salt Lake City	UT
Brandi Reese	Salt Lake City	UT
Brandi Stephenson	Salt Lake City	UT
Brandie Barker	Salt Lake City	UT
Brandon Callahan	SLC	UT
Brandon Droin	SLC	UT
Brant R Prach	SLC	UT
Braxton Lee	SLC	UT
Breanne Lewis	SLC	UT
Bree Willis	SLC	UT
Breeanne Cox	Salt Lake City	UT
Brenda Allred	SLC	UT
Brenda B. Gordon	SLC	UT
Brenda Flynn	SLC	UT
Brenda LeeFlang	Salt Lake City	UT
Brenda Lenny	Salt Lake City	UT
Brenda Paches	Salt Lake City	UT
Brenda Rachele	Salt Lake City	UT
Brent Lewis	SLC	UT
Brent Nilsen	SLC	Ut
Brent Nixon	SLC	UT
Brent Shaw	SLC	Ut
Bret Frost	SLC	UT
Bret Wilder	Salt Lake City	UT
Brian Godfrey	Salt Lake City	UT
Brian Hamilton	SLC	UT
Brian Hanni	SLC	UT
Brian Hesleph	Salt Lake City	UT

Brian Jackson	Salt Lake City	UT
Brian Larsen	SLC	UT
Brian Lytle	SLC	UT
Brian Paul Meierholtz	Salt Lake City	UT
Brian Pyper	SLC	UT
Briana Gale	SLC	UT
Briana Grow	SLC	UT
Briana Sawyer	Salt Lake City	UT
Brianna Capeloto	Salt Lake City	UT
brianna Carter	Salt Lake City	UT
Brianna Samantha	Salt Lake City	UT
Brianne McCombie	Salt Lake City	UT
Bridgett Pictirbs	SLC	UT
Brijitte Peterson	Salt Lake City	UT
Brit H. Yerchik	Salt Lake City	UT
Brit Tenchik	SLC	UT
Britany Netto	SLC	Ut
Brittan Bills	Salt Lake City	UT
Brittanie Clarke	Salt Lake City	UT
Brittany Lizardi	Sic	UT
Brittany Olsen	Salt Lake City	UT
Brittany Sidwell	SLC	UT
Brittany Witt	SLC	UT
Brittney Lelli	SLC	UT
Brittney Lord	SLC	UT
Brittney Nelson	Salt Lake City	UT
Bruce Etringer	SLC	UT
Bruce Nilsen	SLC	UT
Bruce Thompson	Salt Lake City	UT
Bryan Bradbury	SLC	UT
Bryan Larsen	Salt Lake City	UT
Bryan Larsen	SLC	Ut
Bryan Richmond	Salt Lake City	UT
Bryan Royan	Salt Lake City	UT
Bryce Hayden	SLC	UT
Bryce Hie	Salt Lake City	UT
Bryce Ingersoll	Salt Lake City	UT
Bryce Tanner	Salt Lake City	UT
Brystal Eshehroder	SLC	UT
Buck Battle	Salt Lake City	UT
Byamba Romney	Salt Lake City	UT
C. Barry Walker	SLC	UT
C. Hardy	SLC	UT
C. Okafor	Salt Lake City	UT
C.R. Ford	SLC	UT
Caera Navales	Salt Lake City	UT
Calleen R McKnight	SLC	Ut
Callin Cliff Losser	Salt Lake City	UT
Cam C. Norrison	SLC	UT
Cameron Green	SLC	UT
Camie Martin	Salt Lake City	UT
Camille Johnston	Salt Lake City	UT

Camille Schubert	Salt Lake City	UT
Candace Allred	SLC	UT
Candace Bons	Salt Lake City	UT
Candace Hansen	Salt Lake City	UT
Candace McLendon	Slc	UT
Candelaria Angeles	SLC	UT
Candice Gonzalez	Salt Lake City	UT
Candice Jensen	Salt Lake City	UT
Candice Padilla	Salt Lake City	UT
Candy Morales	SLC	UT
Carie Dean	SLC	UT
Carl Joklik	SLC	UT
Carl McGavin	SLC	UT
Carla Fost	Salt Lake City	UT
Carla Lingwall	SLC	UT
Carla Pickett	Salt Lake City	UT
Carleen Hansen	Salt Lake City	UT
Carleen Wallace	Salt Lake City	UT
Carlo Romero	SLC	UT
Carlos	SLC	UT
Carlos Aviles	Salt Lake City	UT
Carlos Cervantez	SLC	UT
Carlos Melendez	Salt Lake City	UT
Carlos Najera	Salt Lake City	UT
Carlos Olvera M	Salt Lake City	UT
Carly Lowry	Salt Lake City	UT
Carma Jager	Salt Lake City	UT
Carmen Hernandez	SLC	UT
Carol	Salt Lake City	UT
Carol andrews	Salt Lake City	UT
Carol Bloswick	Salt Lake City	UT
Carol Brown	Salt Lake City	UT
Carol Clift	Salt Lake City	UT
Carol Egan	SLC	UT
Carol Harris	SLC	UT
Carol Hooker	Salt Lake City	UT
Carol Kalar	Salt Lake City	UT
Carol Kramer	SLC	UT
Carol Petersen	Salt Lake City	UT
Carol Poulter	Salt Lake City	UT
Carol Preslar	Salt Lake City	UT
Carol Stromberg	Salt Lake City	UT
Carol Sweet	Salt Lake City	UT
Carol Tuieno	Salt Lake City	UT
Carol Urcino	Salt Lake City	UT
Carol Westenskow	Salt Lake City	UT
Carole Elton	Salt Lake City	UT
Carole Griffeth	Salt Lake City	UT
Carole Williams	Salt Lake City	UT
Carole Williams	SLC	UT
Carolina Herrera	Salt Lake City	UT

Caroline Cheaseman	Salt Lake City	UT
Caroline Coats	SLC	UT
Caroline Ellis	SLC	UT
Caroline Howard	Salt Lake City	UT
Carolyn Fish	SLC	UT
Carolyn Jackson	Salt Lake City	UT
Carolyn Mollinet	Salt Lake City	UT
Carolyn Perkins	SLC	UT
Carolyn Sorenson	Salt Lake City	UT
Carrie Harvey	Salt Lake City	UT
Carson Garfield	SLC	UT
Casey Castagano	SLC	UT
Casey Cripps	Salt Lake City	UT
Casey Man	SLC	UT
Cassandra Carroscio	SLC	Ut
Cassandra Duran	SLC	UT
Cassie Matthews	Salt Lake City	UT
Cassie Olson	SLC	UT
Cata Williams	SLC	UT
Catalina Urcino	Salt Lake City	UT
Catherine Fletcher	SLC	UT
Catherine Hardy	Salt Lake City	UT
Catherine Smith	Salt Lake City	UT
Cathey Aiur	Salt Lake City	UT
Cathrine Kuttler	Salt Lake City	UT
Cathryn Whitaker	Salt Lake City	UT
Cathy B Francis	Salt Lake City	UT
Cathy Condas	SLC	UT
Cathy Wheeler	SLC	UT
Cecilia B. Brewton	Salt Lake City	UT
Cecilia Peasman	SLC	UT
Cecilia Vazquez	Salt Lake City	UT
Celestia Wilde	SLC	UT
Celia Hanni	SLC	UT
Celia McCready	SLC	Ut
Celia Padilla	Salt Lake City	UT
Celia Seamons	Salt Lake City	UT
Celvin Crippon	Salt Lake City	UT
Cesar Espinal	Salt Lake	UT
Cesar Medina	SLC	UT
CH Aries Foster	Salt Lake City	UT
Chandra Thompson	Salt Lake City	UT
Channing Freeman	Salt Lake City	UT
Chantel Salazar	Salt Lake City	UT
Chantelle Kendall	Salt Lake City	UT
Charisse Nielson	Salt Lake City	UT
Charitee Johnson	Salt Lake City	UT
Charity Hewes	Salt Lake City	UT
Charlee Kone	SLC	Ut
Charlene Chapman	Salt Lake City	UT
Charles C. Larsen	Salt Lake City	UT
Charles McGaughey	Salt Lake City	UT

Charles Spence	Salt Lake City	UT
Charlie Benson	Salt Lake City	UT
Charlie Edwards	SLC	UT
Charlotte Cundick	Salt Lake City	UT
Charlotte Pratt	Salt Lake City	UT
Chase Heltzel	SLC	UT
Chaton Fife	Salt Lake City	UT
Chau Nguyen	SLC	UT
Chaz Weruli	SLC	UT
Chelsea Grob	SLC	UT
Chelsea Jones	Salt Lake City	UT
Chelsea Krug	SLC	UT
Chelsea Lorimer	SLC	UT
Cherry S. Patterson	Salt Lake City	UT
Cheryl Hogan	SLC	UT
Cheryl Leiferman	Salt Lake City	UT
Cheryl Young-Metos	SLC	UT
Chicco Mayonamba	Salt Lake City	UT
Ching Tu Heveh	SLC	UT
Choanta Mayfield	Salt Lake City	UT
Chris Ballard	Salt Lake City	UT
Chris Bedonie	SLC	UT
Chris Blantart	Salt Lake City	UT
Chris Bohlen	SLC	UT
Chris Christensen	Salt Lake City	UT
Chris Corroon	SLC	UT
Chris Doan	Salt Lake City	UT
Chris Draper	SLC	UT
Chris Eleez	SLC	UT
Chris Govero	Salt Lake City	UT
Chris Guerrero	Salt Lake City	UT
Chris Halbasch	Salt Lake City	UT
Chris Hunter	Salt Lake City	UT
Chris Jackson	SLC	UT
Chris Jackson	Salt Lake City	UT
Chris Lewis	Salt Lake City	UT
Chris Mousley	Salt Lake City	UT
Chris Rios	Salt Lake City	UT
Chris Waters	SLC	UT
Chrisse Moore	SLC	UT
Christal Tuuhetaufa	Salt Lake City	UT
Christen Fajord	SLC	UT
Christian Aguilar	SLC	UT
Christian Armitage	Salt Lake City	UT
Christian Crump	SLC	UT
Christian Joseph DuuQuense	Salt Lake City	UT
Christian Poole	SLC	UT
Christin Sprague	SLC	UT
Christina Christensen	Salt Lake City	UT
Christina Gates	Salt Lake City	UT
Christina Griego	Salt Lake City	UT
Christina King	Salt Lake City	UT

Christina Leavitt	Salt Lake City	UT
Christina Nuno	SLC	UT
Christina Tuita	Salt Lake City	UT
Christina Turvey	SLC	UT
Christine Balderas	Salt Lake City	UT
Christine Booth	SLC	UT
Christine Paongo	SLC	UT
Christine Trugillo	Salt Lake City	UT
Christopher Christopher	Salt Lake City	UT
Christopher Fleming	SLC	UT
Christopher Johnson	SLC	UT
Christopher McHugh	SLC	UT
Christopher Steeve	SLC	UT
Christy Duran	Salt Lake City	UT
Christy Jensen	SLC	UT
Christy Loughton	Salt Lake City	UT
Christy Schretzke	SLC	UT
Chuck Mittelstadt	SLC	UT
Chuly Trimlde	Salt Lake City	UT
Ciera Sims	SLC	UT
Cierra Maple	SLC	UT
Cindy Bell	SLC	UT
Cindy Feinman	SLC	UT
Cindy L Torres	Salt Lake City	UT
Cindy L. Woods	SLC	UT
Cindy Larson	SLC	UT
Cindy Richardson	SLC	UT
Cindy Rivas	Salt Lake City	UT
Cindy Sanchez	Salt Lake City	UT
Cindy Smith	SLC	UT
Cindy Wardell	Salt Lake City	UT
Cirila Curisinche	Salt Lake City	UT
Claire Hogue	SLC	UT
Clarence Aweh	Salt Lake City	UT
Clark Edblad	Salt Lake City	UT
Clark Robinson	SLC	UT
Claudette Hendren	Salt Lake City	UT
Claudia Dulol	Salt Lake City	UT
Claudia Rodriguez	SLC	UT
Claudia Rosana Sierra	Salt Lake City	UT
Claudia Zafran	SLC	UT
Clint Bergstrom	SLC	UT
Clinton Andreason	slc	UT
Clista Balusek	Salt Lake City	UT
Cody Drake	Salt Lake City	UT
Coleen Salinas	Salt Lake City	UT
Coleen Wooten	SLC	UT
Colette Brady	Salt Lake City	UT
Colette Singleton	SLC	UT
Colleen Buchanan	Salt Lake City	UT
Colleen Fitzgerald	Salt Lake City	UT
Colleen Moore	Salt Lake City	UT

Colleen Sugarman	SLC	UT
Collen Buchanan	Salt Lake City	UT
Collette Murdock	Salt Lake City	UT
Colombo Vito	Salt Lake	UT
Colt Smith	SLC	UT
Conner Judd	Salt Lake City	UT
Connie Drysdale	SLC	UT
Connie Felt	Salt Lake City	UT
Connie J Adams	SLC	UT
Connie Jean Larson	Salt Lake City	UT
Connie Luna	Salt Lake City	UT
Connie Vernon	SLC	UT
Connor Southard	SLC	UT
Conor Barry	Salt Lake City	UT
Consuelo Garcia	Salt Lake City	UT
Coral Gibbons	Salt Lake City	UT
Cori Hintze	SLC	UT
Corinne Lemmon	SLC	UT
Cortney Feragen	Salt Lake City	UT
Cortney Hollands	Salt Lake City	UT
Cortny Couwell	Salt Lake City	UT
Cory Gardner	Salt Lake City	UT
Cory Hailstone	SLC	UT
Courtney Gillespie	SLC	UT
Courtney Polifka	Salt Lake City	UT
CR Nixon	SLC	UT
Craig Coombs	Salt Lake City	UT
Craig DeMordavid	Salt Lake City	UT
Craig Reid	SLC	UT
Criag Summerhayes	SLC	UT
Cris Schwartz	Salt Lake City	UT
Cristen Clawson	Salt Lake City	UT
Cristiano Creminelli	SLC	UT
Cristina Perez	Salt Lake City	UT
Crystal Avila	Salt Lake City	UT
Crystal Butterfield	SLC	UT
Crystal Clark	Salt Lake City	UT
Crystal Hutt	Salt Lake City	UT
Crystal Murray	Salt Lake City	UT
Crystal Neilsen	SLC	UT
Crystal Recio	Salt Lake City	UT
Cuauhtemoc Rodriguez	Salt Lake City	UT
Curtis Lund	SLC	UT
Curtis Ryan	Salt Lake City	UT
Curtis Strond	SLC	UT
Cuyler Beelstan	SLC	UT
Cynthia E. O'Neill	Salt Lake City	UT
Cynthia Gonzalez	Salt Lake City	UT
Cynthia Walkenhorst	SLC	UT
Cyrstal Ashton	Salt Lake City	UT
D. Karl	Salt Lake City	UT
D. Kennedy	SLC	UT

D. Rothwell	SLC	UT
D. Rowe	SLC	UT
D. Schmidt	SLC	UT
D. Weaver	SLC	UT
D. Woolfork	SLC	UT
D.J. Munson	SLC	UT
Dale C Prie	Salt Lake City	UT
Dale Hortin	SLC	UT
Dale Smith	Salt Lake City	UT
Dale Whitaker	SLC	UT
Dale Wilkinson	Salt Lake City	UT
Dale Zabriaie	Salt Lake City	UT
Dalhia Hesser	Salt Lake City	UT
Dalin Vasquez	SLC	UT
Dalina Mendoza	Salt Lake City	UT
Dallas Roper	SLC	UT
Damaris Vargas	Salt Lake City	UT
Damel Brady	SLC	UT
Damien Chee	Salt Lake City	UT
Dan Canas	Salt Lake City	UT
Dan Debirk	Salt Lake City	UT
Dan Flandro	Salt Lake City	UT
Dan Hazemeyer	Salt Lake City	UT
Dan Jackson	Salt Lake City	UT
Dan Leuven	SLC	UT
Dan Nielson	Salt Lake City	UT
Dan Taylor	SLC	UT
Dan Yocom	Salt Lake City	UT
Dana Christine Hyatt	SLC	UT
Dani Jackson	SLC	UT
Dani Lyman	Salt Lake City	UT
Daniel Elliston	SLC	UT
Daniel Galvan	Salt Lake City	UT
Daniel J. Maroney	Salt Lake City	UT
Daniel Lollathin	Salt Lake City	UT
Daniel Mantels	Salt Lake City	UT
Daniel Munoz V.	Salt Lake City	UT
Daniel Petersen V	Salt Lake City	UT
Daniel Ralph	SLC	UT
Daniel Revolorio	Salt Lake City	UT
Daniel Satterfield	SLC	UT
Daniel Silveira	SLC	Ut
Daniel Sirai	SLC	UT
Daniel Soelberg	SLC	UT
Daniel Watkins	Salt Lake City	UT
Daniel Westerfield Sr.	SLC	UT
Daniela Arteaga	SLC	UT
Daniela Roth	SLC	UT
Danielle Cherd	Salt Lake City	UT
Danielle Stewart	SLC	UT
Danira Beltrano	Salt Lake City	UT

Danna Gray	Salt Lake City	UT
Danny Casper	Salt Lake City	UT
Danny Kourianos	Salt Lake City	UT
Darby Gates	SLC	UT
Darby Thomas	Salt Lake City	UT
Dareen Schiwall	Salt Lake City	UT
Dareld A. Smith	Salt Lake City	UT
Dareld A. Smith	SLC	UT
Darin DiGirolame	SLC	Ut
Darla Montgomery	Salt Lake City	UT
Darlea Slack	SLC	UT
Darlene Tamoua	Salt Lake City	UT
Darrell Dixon	slc	Ut
Darrell Shannon	SLC	UT
Darrell Swenson	Salt Lake City	UT
Darren Brinkley	SLC	UT
Darrin Fizk	Salt Lake City	UT
Darryl Gundry	Salt Lake City	UT
Dave Boede	SLC	UT
Dave Edwards	Salt Lake City	UT
Dave Funolman	Salt Lake City	UT
Dave Marian	Salt Lake City	UT
Dave Ransopher	SLC	UT
Dave Schoeffleu	SLC	UT
Dave Smith	SLC	UT
Dave Wewee	SLC	UT
David Andrade	SLC	UT
David Berryman	Salt Lake City	UT
David Bradford	Salt Lake City	UT
David Delgado	Salt Lake City	UT
David Dieorbiz	SLC	UT
David Eller	Salt Lake City	UT
David Falck	Salt Lake City	UT
David Fowers	SLC	UT
David Hamer	Salt Lake City	UT
David Hardy	Salt Lake City	UT
David Heinrich	Salt Lake City	UT
David Holland	Salt Lake City	UT
David Holtz	Salt Lake City	UT
David Horkett	Salt Lake City	UT
David Lee	SLC	UT
David Malmstrom	Salt Lake City	UT
David Martinez	SLC	UT
David McKay Gundry	Salt Lake City	UT
David Mong	Salt Lake City	UT
David Nino	Salt Lake City	UT
David Noriega	SLC	UT
David Orton	SLC	UT
David R. Ordonez	Salt Lake City	UT
David Rogers	SLC	Ut
David Ross	SLC	UT

David Salazar and Maria Gonzal	SLC	UT
David Shields	Salt Lake City	UT
David Spencer	SLC	UT
David Stauffer	SLC	UT
David Thackeray	Salt Lake City	UT
David Thompson	SLC	UT
David Thomson	SLC	UT
David Thurnall	Salt Lake	UT
David Tillson	SLC	UT
David Wade	Salt Lake City	UT
Davis	Salt Lake City	UT
Davis Hughes	SLC	UT
Dawn Armstrong	SLC	UT
Dawn Boardman	SLC	UT
Dawn Larsen	SLC	UT
Dawn Muir	Salt Lake City	UT
Dayle Ellis	SLC	UT
Dayle Scott	SLC	UT
Dayna Winter-Nolte	Salt Lake City	UT
Dean Baadsgaard	SLC	UT
Dean Crandall	SLC	UT
Dean Westerfield	SLC	UT
Deanna Cornell	Salt Lake City	UT
DeAnna Farr	Salt Lake City	UT
Deanna Martin	Salt Lake City	UT
Deanna S. Lynch	SLC	UT
DeAnna Toyn	Salt Lake City	UT
Deanne Randall	Salt Lake City	UT
Deaon Jarvies	Salt Lake City	UT
Deb Snell	Salt Lake City	UT
Debbie Anderson	SLC	UT
Debbie Haudley	Salt Lake City	UT
Debbie Herbert	SLC	UT
Debbie Leaman	SLC	UT
Debbie Rogers	Salt Lake City	UT
Debbie Schraner	SLC	UT
Debbie Shire	Salt Lake City	UT
Debbie Sigman	Salt Lake City	UT
Debbie VanBeuge	Salt Lake City	UT
Debby Moore	SLC	UT
Deborah DeCowsky	Salt Lake City	UT
Deborah Shaw	SLC	UT
Debra Cayias	SLC	UT
Debra Ferree	Salt Lake City	UT
Debra Jamison	SLC	UT
Debra Miner	SLC	UT
Debra Willardson	Salt Lake City	UT
Dee Ann Cervantez	SLC	UT
Dee Brewer	SLC	UT
Dee Jost	SLC	UT
DeeDee Mortensen	SLC	Ut

Dejana Magazin	SLC	UT
Dellaron McCombe	Salt Lake City	UT
Delmar Arnold	SLC	UT
Delmar Urry	SLC	UT
Delon Curtis	Salt Lake City	UT
Delores Dominguez	SLC	UT
Delores Hutchison	Salt Lake City	UT
DeNae Ramjoue	SLC	UT
Denise Fairbourn	SLC	UT
Denise Hongoker	Salt Lake City	UT
Denise Mendoza	Salt Lake City	UT
Denitsa Monera	Salt Lake City	UT
Dennis A. Adkins	Salt Lake City	UT
Dennis Johnson	Salt Lake City	UT
Dennis Montoya	SLC	UT
Dennis Thurson	SLC	UT
Dennis Tom	SLC	UT
Dennis Torres	Salt Lake City	UT
Derald Nielson	Salt Lake City	UT
Derek Felix Yazzie	SLC	UT
Derek Howlett	SLC	UT
Derk Liljenquist	SLC	UT
Derrick Brown	Salt Lake City	UT
Derryl Reimer	Salt Lake City	UT
Deseree Rivera	Salt Lake City	UT
Desiree Johnson	SLC	UT
Desmond Marshburn	SLC	UT
Destinee Pendley	SLC	UT
Destini Suazo	Salt Lake City	UT
Destiny Anderson	SLC	UT
Devan Gardner	SLC	UT
Devery Anderson	Salt Lake City	UT
Devin Pope	Salt Lake City	UT
Devrey Hansen	Salt Lake City	UT
Diana E	SLC	Ut
Diana Gesse	SLC	UT
Diana Lambos	SLC	UT
Diana Martinez	SLC	UT
Diane Hensley	Salt Lake City	UT
Diane Howarth	Salt Lake City	UT
Diane Kartewold	SLC	UT
Diane Leaver	SLC	UT
Diane Loveridge	Salt Lake City	UT
Diane Lynch	Salt Lake City	UT
Diane Petersen	Salt Lake City	UT
Diane Waltman	Salt Lake City	UT
Diane Wewee	SLC	UT
Diann Hiltvarnd	Salt Lake City	UT
Dianne Harward	SLC	UT
Dianne L. Kloer	Salt Lake City	UT
Dianne Sonzini	Salt Lake City	UT

Dianne Sonzini	SLC	UT
Dick Staker	Salt Lake City	UT
Dixie Burrows	Salt Lake City	UT
Dixie Oyler	Salt Lake City	UT
DJ Munson	Salt Lake City	UT
DK Owens	Salt Lake City	UT
DL Chance	Salt Lake City	UT
Dodie Fraughton	Salt Lake City	UT
Dolores Alden	Salt Lake City	UT
Dolores Kimball	Salt Lake City	UT
Dominic Mendoza	Salt Lake City	UT
Don	Salt Lake City	UT
Don A Lee	SLC	UT
Don Clift	Salt Lake City	UT
Don Cole	Salt Lake City	UT
Don Halterman	Salt Lake City	UT
Don Halterman	SLC	UT
Don Johnson	Salt Lake City	UT
Don Layne	SLC	Ut
Don Meunrath	SLC	Ut
Don Nielsen	SLC	UT
Don Poulter	SLC	UT
Don Reifsnider	SLC	UT
Dona Jeff	Salt Lake City	UT
Donald A Gaillard	Salt Lake City	UT
Donald Heller	SLC	UT
Donald Schmidt	SLC	UT
Donela Vazquez	Salt Lake City	UT
Donna Ahalt	Salt Lake City	UT
Donna Archuleta	Salt Lake City	UT
Donna Barrett	Salt Lake City	UT
Donna Bates	Salt Lake City	UT
Donna Elliott	Salt Lake City	UT
Donna Fiscner	SLC	UT
Donna Heath	Salt Lake City	UT
Donna Heath	SLC	UT
Donna L Lewis	Salt Lake City	UT
Donna LaFauci	Salt Lake City	UT
Donna Langdon	SLC	UT
Donna Milley	SLC	UT
Donna Moore	Salt Lake City	UT
Donna Stewart	Salt Lake City	UT
Dora Cote	Salt Lake City	UT
Dora L Parry	SLC	Ut
Doree Draper	Salt Lake City	UT
Doreen Uekerman	SLC	UT
Doris Aoki	Salt Lake City	UT
Doris Brennan	Salt Lake City	UT
Doris Christiansen	Salt Lake City	UT
Doris Schaefer	SLC	UT
Dorothy Brown	SLC	UT
Dorothy Poultn	SLC	UT

Dorothy T. Balkely	SLC	UT
Dotty Jensen	Salt Lake City	UT
Doug Hawthorn	Salt Lake City	UT
Doug Ottosein	SLC	UT
Dr. Sumit Bali	Salt Lake City	UT
Drew Tack	Salt Lake City	UT
Duane Francy	Salt Lake City	UT
Duane Hale	Salt Lake City	UT
Duane R. Hansen	SLC	UT
Duncan Lee	Salt Lake City	UT
Dustin McLurg	Salt Lake City	UT
Dusty Reeve	SLC	UT
Duy Beck	Salt Lake City	UT
Dylan Pratt	Salt Lake City	UT
Dylin Johnson	SLC	Ut
E. W. Richardson	SLC	UT
E.J. Gosse	Salt Lake City	UT
E.J. Gosse	SLC	UT
Eamilie R. Lefler	Salt Lake City	UT
Earl Harmer	SLC	UT
Ed Ashton	SLC	UT
Ed Fluxs	Salt Lake City	UT
Ed Kleemeyer	SLC	UT
Ed LaGuardia	SLC	UT
Ed Paitra	Salt Lake City	UT
Ed Snyder	Salt Lake City	UT
Ed Soli	SLC	Ut
Eddie Hernandez	SLC	UT
Eddie Skidmore	Salt Lake City	UT
Eddy Mullen	Salt Lake City	UT
Edie Morgan	Salt Lake City	UT
Edith Rodriguez	SLC	UT
Edmand C. Evans	Salt Lake City	UT
Edna Romano	Salt Lake City	UT
Edsil Maganare	Salt Lake City	UT
Eduardo Fajardo	SLC	UT
Edward F. Mullaney	Salt Lake City	UT
Edward L Nielsen	Salt Lake City	UT
Edward Mourd	SLC	Ut
Edwards	Salt Lake City	UT
Edwin Ferevski	SLC	UT
Edy Horrall	Salt Lake City	UT
EE Lan Mok	SLC	UT
Efrain Bernabe	SLC	Ut
Eilene Marchand	Salt Lake City	UT
Elaine Boulter	Salt Lake City	UT
Elaine Calder	Salt Lake City	UT
Elaine Calder	SLC	UT
Elaine Calder	SLC	UT
Elaine Child	SLC	UT
Elaine D Nielson	Salt Lake City	UT
Elaine J. Orosz	SLC	UT

Elaine Lee	SLC	UT
Elaine Setzer	Salt Lake City	UT
Elaine Smith	Salt Lake City	UT
Elaine Taliaferro	Salt Lake City	UT
Elaine Tharp	Salt Lake	UT
Elder Peiffer	Salt Lake City	UT
Elder Rosario	Salt Lake City	UT
Eldyn Hernandez	Salt Lake	UT
Elena Clark	Salt Lake City	UT
Elena Clark	SLC	UT
Elia L. Diaz	Salt Lake City	UT
Eliene Elliot	Salt Lake City	UT
Elisa Tolman	Salt Lake City	UT
Elise Airmet	SLC	UT
Elisha Archuleta	Salt Lake City	UT
Eliza Black	Salt Lake City	UT
Eliza Cooper	Salt Lake City	UT
Eliza Matagi	Salt Lake City	UT
Elizabeth Anderson	SLC	UT
Elizabeth Flores	Salt Lake City	UT
Elizabeth Guemain	Salt Lake City	UT
Elizabeth Hackett	Salt Lake City	UT
Elizabeth Ilaoa	Salt Lake City	UT
Elizabeth Meza	SLC	UT
Elizabeth Pratt	SLC	UT
Elizabeth Rose	SLC	UT
Elizabeth Wise	Salt Lake City	UT
Elizabeth Zendejas	SLC	UT
Ella N. Dotson	Salt Lake City	UT
Ellen Maxfield	SLC	UT
Ellie Brownstein	SLC	UT
Ellinor Carter	Salt Lake City	UT
Ellis Kay Farnsworth	Salt Lake City	UT
Ellison McMillan	SLC	UT
Elma Heath	Salt Lake City	UT
Elsa Mery	Salt Lake City	UT
Elsa Plazola	Salt Lake City	UT
Elsa Vergara Encina	SIC	UT
Elva Macias	Salt Lake City	UT
Elva Mausia	slc	UT
Elvina Vertuna	Salt Lake City	UT
Elvis	Salt Lake City	UT
Ernest Flynn	SLC	UT
Emile Hofeltz	Salt Lake City	UT
Emily Arnell	SLC	UT
Emily Attwood	Salt Lake City	UT
Emily Brown	Salt Lake City	UT
Emily Carter	SLC	UT
Emily Daines	SLC	UT
Emily Evans	SLC	UT
Emily Kellis	Salt Lake City	UT
Emily Little	Salt Lake City	UT

Emily Partridge	Salt Lake City	UT
Emily Ricks	Salt Lake City	UT
Emily Waddoups	Salt Lake City	UT
Emle Bowers	Salt Lake City	UT
Emma Achin	Salt Lake City	UT
Emma Carlson	SLC	UT
Emmanuel Salinas	SLC	UT
Enrique Cortes	Salt Lake City	UT
Enrique Ochoa	Salt Lake City	UT
Enrique Ochoa	SLC	UT
Enrique Ochoa Jr.	Salt Lake City	UT
Eric Reed	SLC	UT
Eric Richardson	SLC	UT
Eric Romero	Salt Lake City	UT
Eric Safic	Salt Lake City	UT
Eric Spidell	Salt Lake City	UT
Erica Chavez	SLC	UT
Erica Medina	SLC	UT
Erica Munoz	SLC	UT
Erica Wendel	SLC	UT
Erik Dunmars	Salt Lake City	UT
Erik Henderson	SLC	UT
Erik Larsen	Salt Lake City	UT
Erika Luna	SLC	UT
Erin Carson	SLC	UT
Erin Fox	Salt Lake City	UT
Erin Hough	SLC	UT
Erin Lowry	SLC	UT
Erin Nielson	SLC	UT
Erin Reynolds	Salt Lake City	UT
Ernesto Cortez Ramirez	SLC	UT
Ernesto Martinez	Salt Lake City	UT
Ernie Sandoval	Salt Lake City	UT
Erwin W Jolley	SLC	Ut
Esmeralda Elizondo	Salt Lake City	UT
Esmerelda Romero	Salt Lake City	UT
Estefany Mayorga	Salt Lake City	UT
Estela Hrenas	SLC	UT
Esther Leatty	SLC	UT
Esther Padilla	Salt Lake City	UT
Ethan Wayman	SLC	UT
Ethel Kasteler	Salt Lake City	UT
Eva Heiner	SLC	UT
Eva Leavitt	Salt Lake City	UT
Eva Romano	SLC	UT
Evan Bassett	Salt Lake City	UT
Evan Hurst	Salt Lake City	UT
Evany Pace	SLC	UT
Eve James	SLC	Ut
Eve Petajam	SLC	UT
Eve Steiner	Salt Lake City	UT
Evelyn Buck	Salt Lake City	UT

Evelyn DeBry	Salt Lake City	UT
Evinda Adams	Salt Lake City	UT
F. Michael Coleman	SLC	Ut
F. Schmidt	SLC	UT
Fabby Schmidt	Salt Lake City	UT
Fabian Perez	SLC	Ut
Faith S. Martinez	Salt Lake City	UT
Falish Aragon	Salt Lake City	UT
Farrel Wright	SLC	UT
Farrell Stevens	slc	UT
Fatima Bennett	SLC	UT
Fatima Nawabi	SLC	UT
Fatime Qerkini	SLC	UT
Feburell Allen	SLC	UT
Federico Garcia	Salt Lake City	UT
Felipa Rodriguez	SLC	UT
Felipe Garcia	Salt Lake City	UT
Felissa DeLaMora	SLC	UT
Felix L.	SLC	UT
Fermin Moreno	Salt Lake City	UT
Fernando Munoz	SLC	Ut
Fernando Rivos	Salt Lake City	UT
Fernando Sorroche	SLC	Ut
Ferron Wilson	Salt Lake City	UT
Fidel Ceja	SLC	UT
Fina Katia	SLC	UT
Fiona Halloran	SLC	UT
Fitzhugh D. Davis	SLC	UT
FJ Milet	Salt Lake City	UT
Fletcher Collins	SLC	UT
Flo Kincald	SLC	UT
Flora Nguyen	Salt Lake City	UT
Flora Praag	Salt Lake City	UT
Floyd Smart	Salt Lake City	UT
Florea Bellamy	Salt Lake City	UT
Fobricio Robellin	Salt Lake City	UT
Fowsyr Farah	Salt Lake City	UT
Fraceli Guadarrama	SLC	UT
Frances Castamore	Salt Lake City	UT
Francesca Moore	SLC	UT
Francisca C Rodriguez	Salt Lake City	UT
Francisco Aguerre	Salt Lake City	UT
Francisco Arcos	Salt Lake City	UT
Francisco Avila	Salt Lake City	UT
Francisco E. Rousset	SLC	UT
Francisco Florez	Salt Lake City	UT
Francisco Geardado	SLC	UT
Francisco Lozano	Salt Lake City	UT
Francisco Ponce	Salt Lake City	UT
Frank Bryon	SLC	UT
Frank Eric Walisky	Salt Lake City	UT

Frank H Contreras	Salt Lake City	UT
Frank H. Thomas	Salt Lake City	UT
Frank Hansen	Salt Lake City	UT
Frank Karpotwitz	Salt Lake City	UT
Frank Romano	Salt Lake City	UT
Frank Snyder	SLC	UT
Frank Strumgham	SLC	UT
Frank Wetzel	SLC	UT
Frawl Mackenzie	SLC	UT
Fred Erickson	Salt Lake City	UT
Fred Pacheco	Salt Lake City	UT
Fred Wood	SLC	UT
Freddy Sierra	Salt Lake City	UT
Friap Burns	SLC	UT
Frieda Sherar	SLC	UT
G Russell	SLC	UT
G.C. Long	SLC	UT
G.M. Davis	Salt Lake City	UT
Gabriel Duarte	Salt Lake City	UT
Gabriel Hernandez	Salt Lake City	UT
Gabriel Torres	SLC	UT
Gabriel Urbina	Salt Lake City	UT
Gabriela Contreras	Salt Lake City	UT
Gabriela M. de Figueviedo	Salt Lake City	UT
Gail Bown	Salt Lake City	UT
Gail Groves	SLC	UT
Gail Pruden	SLC	UT
Garbriel Castaneda	Salt Lake City	UT
Garett DeBow	SLC	UT
Garrett Harding	Salt Lake City	UT
Garrett Menke	Salt Lake City	UT
Gary Brown	Salt Lake City	UT
Gary Crittfield	SLC	UT
Gary F Manderle	SLC	UT
Gary Findlay	Salt Lake City	UT
Gary Itow	Salt Lake City	UT
Gary Jackman	Salt Lake City	UT
Gary Keller	Salt Lake City	UT
Gary Miller	Salt Lake City	UT
Gary Sagers	Salt Lake City	UT
Gary Sells	SLC	UT
Gary Zanelli	Salt Lake City	UT
Gayane Hanckyan	SLC	Ut
Gayle Burgoyne	Salt Lake City	UT
Gayle Hughes	Salt Lake City	UT
Gayle Lee	SLC	UT
Gayle Ross	SLC	UT
Gaylen S Young, Jr.	SLC	UT
Gaylene Bauer	Salt Lake City	UT
Gaylene Brown	Salt Lake City	UT
Gaylene Brown	SLC	UT
Gaylene Jones	SLC	UT

Gene Burrows	Salt Lake City	UT
Genevieve Coleman	Salt Lake City	UT
Genid C. Tobler	Salt Lake City	UT
Geof Sawaya	SLC	UT
Geoff McEntire	SLC	UT
Geoff tice	SLC	UT
Georgia Simmons	Salt Lake City	UT
George A Childs	SLC	UT
George Brown	SLC	UT
George E. Pyper	Salt Lake City	UT
George Elmer	Salt Lake City	UT
George Fritz	Salt Lake City	UT
George Harred	Salt Lake City	UT
George K. Rost	SLC	UT
George Nicholatus	SLC	UT
George Pratt	Salt Lake City	UT
George Schafner	Salt Lake City	UT
George Trasper	SLC	UT
Georgia Stevens	Salt Lake City	UT
Gerald Adams	Salt Lake City	UT
Gerald Benton	Salt Lake City	UT
Gerald Schmidt	Salt Lake City	UT
Gerald Stanley	Salt Lake City	UT
Geraldine Mower	Salt Lake City	UT
Geraldo McCoy	Salt Lake City	UT
Gerard G. Campos	Salt Lake City	UT
Gerardo Arteaga	Salt Lake	UT
Gerardo Magana Jr	SLC	UT
Gil Schaefer	SLC	UT
Gilbert H. Buhold	Salt Lake City	UT
Gilbert M. Arredondo	Salt Lake City	UT
Gildarelo Santiago	Salt Lake City	UT
Gina Blake	SLC	UT
Gina Garcia	Salt Lake City	UT
Gina Moody	Salt Lake City	UT
Ginger Cochran	Salt Lake City	UT
Ginger Hicks	SLC	UT
Ginger L Mercer	Salt Lake City	UT
Ginger Lessey	Salt Lake City	UT
Giovanna Puppo	Salt Lake City	UT
Glen C McKell	Salt Lake City	UT
Glen Tampio	Salt Lake City	UT
Glenda Fullmer	Salt Lake City	UT
Glenda Stroud	Salt Lake City	UT
Glenn White	Salt Lake City	UT
Gloria Buccino	Salt Lake City	UT
Gloria Erickson	Salt Lake City	UT
Gloria Garwood	Salt Lake City	UT
Gloria Kendall	Salt Lake City	UT
Gloria Wacker	Salt Lake City	UT
Gloria Walker	SLC	UT
Gloria Wise	Salt Lake City	UT

Gnu Young	Salt Lake City	UT
Gordan Pehrson	Salt Lake City	UT
Gordon Dye	Salt Lake City	UT
Gordon Epple	Salt Lake City	UT
Gordon Epple	SLC	UT
Gordon Johnson	Salt Lake City	UT
Gordon Juang	Salt Lake City	UT
Goutta Valadez	SLC	UT
Grace Burby	SLC	UT
Grace Mora	SLC	UT
Grace Vasquez	SIC	UT
Grant Janke	SLC	UT
Grant Larson	SLC	UT
Gray Shafer	SLC	UT
Green	Salt Lake City	UT
Greg Cayias	SLC	UT
Greg Dehnert	Salt Lake City	UT
Greg Kupfee	SLC	UT
Greg Winget	SLC	UT
Greta Alarcen	Salt Lake City	UT
Griffin Fearonce@gmail.com	Salt Lake City	UT
Guadalupe Agyukera	Salt Lake City	UT
Guadalupe Barajas	Salt Lake City	UT
Guadalupe Gomez	Salt Lake City	UT
Guadalupe Ochoa	Salt Lake City	UT
Guadalupe Ochoa	SLC	UT
Gumaro Olmedo	Salt Lake City	UT
Gwen Foster	SLC	UT
Gwenda Eastman	Salt Lake City	UT
G-Wu Clerk	Salt Lake City	UT
H.D. Carter	Salt Lake City	UT
Hailey Hepworth	SLC	UT
Hailey Kincaid	SLC	UT
Hailey Marstella	SLC	UT
Haley Alvarado	SLC	UT
Haley Wall	SLC	UT
Hallier Champo	Salt Lake City	UT
Hanah Ward	SLC	UT
Haodpr Mustafii	Salt Lake City	UT
Harold A. Brooks	Salt Lake City	UT
Harold Brooks	SLC	UT
Harold Weir	SLC	UT
Harriet Lawrence	Salt Lake City	UT
Harris M. Neidick	SLC	UT
Harry Bia	SLC	UT
Hasikizimana Bahati	Salt Lake City	UT
Haylee Mecham	SLC	UT
Haze Cline	SLC	UT
Heath Henningon	Salt Lake City	UT
Heath Lamoreaux	SLC	UT
Heather Billeter	SLC	UT

Heather Carey	Salt Lake City	UT
Heather Curtis	Salt Lake City	UT
Heather Erickson	Salt Lake City	UT
Heather Hawks	Salt Lake City	UT
Heather Hendrickson	Salt Lake City	UT
Heather Hig	SLC	UT
Heather Hooper	Salt Lake City	UT
Heather Kelly	Salt Lake City	UT
Heather Legler	Salt Lake City	UT
Heather Nelson	SLC	UT
Heather S. Palm	SLC	UT
Heather Wenzel	Salt Lake City	UT
Hector Villafane	Salt Lake City	UT
Heidi Carter	SLC	UT
Heidi Decker	Salt Lake City	UT
Heidi Deifel	SLC	UT
Heidi Dickman	Salt Lake City	UT
Heidi Evans	Salt Lake City	UT
Heidi Fassmann	SLC	ut
Heidi Gomez	Salt Lake	UT
Heidi Heninger	Salt Lake City	UT
Heidi Kramer	Salt Lake City	UT
Heidi Mundy	Salt Lake City	UT
Helen Bezzant	Salt Lake City	UT
Helen Buzianis	Salt Lake City	UT
Helen Carr	Salt Lake City	UT
Helen Fraglion	Salt Lake City	UT
Helen Hawks	Salt Lake City	UT
Helen Mafua	Salt Lake City	UT
helen Sieth	SLC	UT
Helen Thornton	SLC	UT
Helga Kemmethmueller	SLC	Ut
Helio Quiroz	Salt Lake City	UT
Helmut Mueller	Salt Lake City	UT
Hem Baral	SLC	UT
Henderson Fihe	SLC	UT
Henry Fons	Salt Lake City	UT
Herman Chare	SLC	UT
Herminia Calawitt	Salt Lake City	UT
Hershel Haygood	Salt Lake City	UT
Hiber Omar	SLC	UT
Hilda Briones	SLC	UT
Hillary Espinosa	Salt Lake City	UT
Hing Ann Tonga	Salt Lake City	UT
Hob Calhoun	Salt Lake City	UT
Holli Yoho	SLC	UT
Hollie Lee Hammond	SLC	UT
Holly Anderton	Salt Lake City	UT
Holly Brown	SLC	UT
Holly Foster	Salt Lake City	UT
Holly Snow	SLC	UT
Hope Horton	Salt Lake City	UT

Horacio Gomez	Salt Lake City	UT
Horst Hoftein	Salt Lake City	UT
Howard Jackman	Salt Lake City	UT
Howard Lehman	SLC	UT
Howard O. Bradshaw	SLC	UT
Howard Slavaghlin	SLC	Ut
Huang Changxue	Salt Lake City	UT
Hubert Dillion	SLC	UT
Hubert Lee	Salt Lake City	UT
Humayun Yasi	SLC	UT
Hunter Frisby	SLC	Ut
Hussein Munimmunin	Salt Lake City	UT
Ibrahim Ali	Salt Lake City	UT
Ida Bakk	SLC	UT
Ignacia Fragoso	Salt Lake City	UT
Igor Ermakov	SLC	UT
Ila Clark	Salt Lake City	UT
Ilene Ferris	Salt Lake City	UT
Ilia Dennis	Salt Lake City	UT
Ilisha Rebaza	Salt Lake City	UT
Inge Hoj	SLC	UT
Ingris Pedregz	Salt Lake City	UT
Insun Lee	SLC	UT
Iobal Sichel	Salt Lake City	UT
Ione Stephenson	SLC	UT
Iqbal Sial	Salt Lake City	UT
Ira Tannenbaum	Salt Lake City	UT
Iras Quinoz	Salt Lake City	UT
Irene Schwemmer	Salt Lake City	UT
Irma Esquirel	Salt Lake City	UT
Irving B. Avila	Salt Lake City	UT
Isaac Nicholas De Andrade Silva	Salt Lake City	UT
Isabel Vargas	SLC	UT
Isabella Alba	SLC	UT
Isabelle Brodus	SLC	UT
Isac Magens	SLC	UT
Isalas Antonio	Salt Lake City	UT
Isela Ibarra	Salt Lake City	UT
Ismael Garcia	SLC	UT
Ismenia Hernandez	Salt Lake City	UT
Ita Tonga	Salt Lake City	UT
Ivette Vickery	SLC	UT
Ivona Zuna	SLC	Ut
J Renee Switter	Salt Lake City	UT
J. Chandier	SLC	UT
J. Chavez	Salt Lake City	UT
J. Hugo Hernandez	SLC	UT
J.B. Richards	Salt Lake City	UT
J.P. Giles	Salt Lake City	UT
Jacci Jenson	Salt Lake City	UT
Jack Collins	Salt Lake City	UT
Jack M. Waters	SLC	UT

Jack Ollerton	SLC	UT
Jack R. Haywood	SLC	UT
Jack Stahl	SLC	UT
Jack White	SLC	UT
Jackie Erickson	SLC	UT
Jackie Hansen	Salt Lake City	UT
Jackie Harovre	Salt Lake City	UT
Jackie Tuttle	Salt Lake City	UT
Jackilyn	Salt Lake City	UT
Jacky Romero	SLC	UT
Jacob A Jones	Salt Lake City	UT
Jacob Beebe	SLC	UT
Jacob Cordova	Salt Lake City	UT
Jacob Johnson	SLC	UT
Jacob King	Salt Lake City	UT
Jacob Kirkham	SLC	UT
Jacob Martinez	Salt Lake City	UT
Jacqueline Uribe	Salt Lake City	UT
Jacqueline Vea	Salt Lake City	UT
Jade Vo	Salt Lake City	UT
Jade Vo	Salt Lake City	UT
Jaime Andrade	Salt Lake City	UT
Jaime Barcenias	SLC	UT
Jaime Becerra	SLC	UT
Jaime Gutierrez	Salt Lake City	UT
Jaime Thomas	SLC	UT
Jake Louder	Salt Lake City	UT
Jake Palmer	Salt Lake City	UT
Jake Wade	SLC	UT
Jamal Anati	Salt Lake City	UT
James Balluff	SLC	UT
James Crouch	SLC	UT
James E. Orvin	Salt Lake City	UT
James Euwer	Salt Lake City	UT
James Fountain	Salt Lake City	UT
James Gardner	Salt Lake City	UT
James Grass	SLC	UT
James Herron	Salt Lake City	UT
James Holeman	Salt Lake City	UT
James Johansen	Salt Lake City	UT
James Larson	SLC	UT
James Mansfield	SLC	UT
James Marchand	Salt Lake City	UT
James McDonough	SLC	UT
James Moss	Salt Lake City	UT
James Orlanda Lucero Jr.	SLC	UT
James Read	Salt Lake City	UT
James Reynolds	Salt Lake City	UT
James Ross	Salt Lake City	UT
James Slaydon	Salt Lake City	UT
James Stringham	SLC	UT

James W. Gilbert	Salt Lake City	UT
Jami Boggs	Salt Lake City	UT
Jami Boggs	SLC	UT
Jami Ojeda	Salt Lake City	UT
Jami Taylor	SLC	UT
Jamia Jacobson	SLC	UT
Jamie	Salt Lake City	UT
Jamie Clements	SLC	UT
Jamie Dinsmore	Salt Lake City	UT
Jamie Gelino	SLC	UT
Jamie Jones	SLC	UT
Jamie Morley	SLC	UT
Jamie P. Watters	Salt Lake City	UT
Jamie Wilson	Salt Lake City	UT
Jan Bohan	SLC	UT
Jan Collard	Salt Lake City	UT
Jan Drielick	Salt Lake City	UT
Jan Reninger	SLC	UT
Jan Trussel	SLC	UT
Jane Bulray	Salt Lake City	UT
Jane Fielder	Salt Lake City	UT
Jane Gilmore	Salt Lake City	UT
Jane Gilmore	SLC	UT
Jane Harding	Salt Lake City	UT
Jane Holt	Salt Lake City	UT
Jane Paine	Salt Lake City	UT
Jane Winget	Salt Lake City	UT
Janell Overturf	Salt Lake City	UT
Janelle Christine	Salt Lake City	UT
Janelle Monroy	Salt Lake City	UT
Janelle Williams	SLC	UT
Janene Cox	Salt Lake City	UT
Janene Montano	Salt Lake City	UT
Janet A Urry	SLC	UT
Janet Flake	Salt Lake City	UT
Janet Gillilan	Salt Lake City	UT
Janet Hayes	Salt Lake City	UT
Janet Janis	SLC	UT
Janet L Moala	Salt Lake City	UT
Janet Richardson	SLC	UT
Janet Siler	Salt Lake City	UT
Janette Boone	SLC	UT
Janette Massman	SLC	UT
Janette Sawaya	Salt Lake City	UT
Janice Carey	Salt Lake City	UT
Janice E Lindsey	SLC	Ut
Janice Ericksen	Salt Lake City	UT
Janice Foley	Salt Lake City	UT
Janice R Stevens	Salt Lake City	UT
Janis Edna Servoss	Salt Lake City	UT
Janna Staples	SLC	UT
Jaqueline Nealon	SLC	Ut

Jaral Tippetts	SLC	Ut
Jaran Sweat	Salt Lake City	UT
Jared Gummersall	SLC	UT
Jared Martinez	SLC	UT
jarred B. Franz	SLC	UT
Jasmin Charles	SLC	UT
Jasmine Bronson	Salt Lake City	UT
Jason Anderson	SLC	UT
Jason Frank	SLC	UT
Jason Haakensveen	SLC	UT
Jason Hammond	SLC	UT
Jason Hill	SLC	UT
Jason Lou	Salt Lake City	UT
Jason Pierce	SLC	UT
Jason Stettler	Salt Lake City	UT
Jason Utley	SLC	UT
Jason Ware	Salt Lake City	UT
Jason Williams	Salt Lake City	UT
Jason Yeiter	Salt Lake City	UT
Jaun Gallegos	Salt Lake	UT
Jaun Hernandez	Salt Lake	UT
Javier D. Fajardo	Salt Lake City	UT
Javier Grado	Salt Lake City	UT
Javier Moling	Salt Lake City	UT
Javier Rios	Salt Lake City	UT
Javier Rodriguez	SLC	UT
Jawn Shaw	SLC	Ut
Jay Aldous	Salt Lake City	UT
Jay Mckinney	SLC	UT
Jay R. Fawsen	Salt Lake City	UT
Jay R. Fawsen	SLC	UT
Jay Russell	Salt Lake City	UT
Jayne Fritzges	Salt Lake City	UT
Jayne Barnett	SLC	UT
Jazz Olsen	SLC	UT
JE Lipps	Salt Lake City	UT
Jean Barber	Salt Lake City	UT
Jean Beveridge	Salt Lake City	UT
Jean Bird	SLC	Ut
Jean Bird	Salt Lake City	UT
Jean Dastrup	Salt Lake City	UT
Jean Gorringe	Salt Lake City	UT
Jean Thompson	Salt Lake City	UT
Jean Wilson	SLC	UT
Jean Holt	Salt Lake	UT
Jeanette Esplin	Salt Lake	UT
Jeanette Heard	SLC	UT
Jeanette Walker	Salt Lake City	UT
Jeanne Anderson	SLC	UT
Jeanne C. Thorne	SLC	UT
Jeanne Childress	Salt Lake City	UT

Jeanne Childress	SLC	UT
Jeanne McDermain	SLC	UT
Jeanne Sume	Salt Lake City	UT
Jeanne Thompson	SLC	UT
Jed Bartholomew	SIC	UT
Jeff Bates	SLC	UT
Jeff Day	Salt Lake City	UT
Jeff Fisher	Salt Lake City	UT
Jeff Hofmann	Salt Lake City	UT
Jeff Hunter	Salt Lake City	UT
Jeff Hunter	SLC	UT
Jeff Johnson	Salt Lake City	UT
Jeff Littlefield	Salt Lake City	UT
Jeff Lyman	Salt Lake City	UT
Jeff Slatter	SLC	UT
Jeff Stratford	SLC	Ut
Jeff Van Blarcom	SLC	UT
Jeff White	Salt Lake City	UT
Jeffrey Basker	Salt Lake City	UT
Jeffrey Turner	SLC	Ut
Jehn Petersen	Salt Lake City	UT
Jei Cee Mendez	Salt Lake City	UT
Jen Drake	Salt Lake City	UT
Jen Kord	Salt Lake City	UT
Jen Murphy	SLC	UT
Jenette Somgren	SLC	UT
Jenifer Flores	Salt Lake City	UT
Jenn South	SLC	UT
Jenna Davis	Salt Lake City	UT
Jenna Janer	Salt Lake City	UT
Jenni Ashley	SLC	UT
Jenni Floyd	Salt Lake City	UT
Jenni Saville	Salt Lake City	UT
Jennie O'Shea	Salt Lake City	UT
Jennifer Bustamante	SLC	UT
Jennifer Clegg	Salt Lake City	UT
Jennifer Cole	Salt Lake City	UT
Jennifer Desrosiers	SLC	UT
Jennifer Evenson	SLC	UT
Jennifer Findlay	SLC	UT
Jennifer Foote	Salt Lake City	UT
Jennifer Greer	SLC	UT
Jennifer Guevara-Chavez	SLC	UT
Jennifer Haley	SLC	UT
Jennifer Hinchman	Salt Lake City	UT
Jennifer Hunter	Salt Lake City	UT
Jennifer Klionizos	SLC	UT
Jennifer Low	Salt Lake City	UT
Jennifer Mauger	SLC	UT
Jennifer Neeley	SLC	UT
Jennifer Paris	Salt Lake City	UT

Jennifer Pathak	SLC	UT
Jennifer Penman	SLC	UT
Jennifer rust	SLC	UT
Jennifer Sellers	Salt Lake City	UT
Jennifer Spencer	Salt Lake City	UT
Jennifer Stevens	SLC	UT
Jennifer Sweeney	SLC	UT
Jenny Anderson	Salt Lake City	UT
Jenny Cook	SLC	UT
Jenny Ferez	SLC	UT
Jenny Granz	SLC	UT
Jenny Nelson	SLC	UT
Jenny Robinson	Salt Lake City	UT
Jeremiah Evans	SLC	UT
Jeremy Perkins	SLC	UT
Jeremy Riley	Salt Lake City	UT
Jeremy Simmons	SLC	UT
Jeremy Temples	Salt Lake City	UT
Jeri L. Youngblood	Salt Lake City	UT
Jerred Pierpont	SLC	UT
Jerry Brewton	Salt Lake City	UT
Jerry Magana	SLC	UT
Jerry May	Salt Lake City	UT
Jerry Shurtleff	Salt Lake City	UT
Jervis K. Thomas	SLC	UT
Jesse Garlick	SLC	UT
Jesse Green	SLC	UT
Jesse Rivas	SLC	UT
Jessi Barrett	Salt Lake City	UT
Jessica Arellano	Salt Lake City	UT
Jessica Blowski	Salt Lake City	UT
Jessica Castillo	Salt Lake City	UT
Jessica Chan	SLC	UT
Jessica Curzon	SLC	UT
Jessica Fernandez	SLC	UT
Jessica Flake	Salt Lake City	UT
Jessica Gabriel	SLC	UT
Jessica Glenn	SLC	UT
Jessica Gygi	Salt Lake City	UT
Jessica Hansen	Salt Lake City	UT
Jessica Henry	Salt Lake City	UT
Jessica Omer	Salt Lake City	UT
Jessica Pratt	Salt Lake City	UT
Jessica Roberts	SLC	UT
Jessica Rubach	SLC	UT
Jessica Schmidt	SLC	UT
Jessica Solis	Salt Lake City	UT
Jessica Vega	Salt Lake	UT
Jessie Casarez	SLC	UT
Jessie Raynager	Salt Lake City	UT
Jesus A. Moreno	SLC	UT

Jesus Garcia	SLC	Ut
Jesus Gonzalez	Salt Lake City	UT
Jesus Salgado	Salt Lake City	UT
Jhoanna Hernandez	SLC	UT
Jila P Wiglama	SLC	Ut
Jill Ball	Salt Lake City	UT
Jill Billings	SLC	UT
Jill Day	Salt Lake City	UT
Jill erickson	Salt Lake City	UT
Jill Gaillard	Salt Lake City	UT
Jill Gibsin	Salt Lake City	UT
Jill Halbasch	Salt Lake City	UT
Jill Murdock	Salt Lake City	UT
Jill Ostler	SLC	UT
Jill Silvester	SLC	UT
Jim Byrne	Salt Lake City	UT
Jim Frazer	SLC	UT
Jim Fuller	Salt Lake City	UT
Jim Grow	Salt Lake City	UT
Jim Hamlet	Salt Lake City	UT
Jim Hasselfeld	Salt Lake City	UT
Jim Hupkinson	Salt Lake City	UT
Jim Kirkman	SLC	UT
Jim Leaver	SLC	UT
Jim McKee	Salt Lake City	UT
Jim Plumhos	Salt Lake City	UT
Jim Trythall	SLC	UT
Jimmie Boyd	Salt Lake City	UT
Jimmy Cadman	Salt Lake City	UT
Jing Gun	SLC	UT
Jingin Kuong	SLC	UT
Jo Badoni	SLC	UT
Joan & Earl E Condie	Salt Lake City	UT
Joan Brown	Salt Lake City	UT
Joan P. Holt	Salt Lake City	UT
Joan Parker	Salt Lake City	UT
Joan Perkins	Salt Lake City	UT
Joan Taylor	Salt Lake City	UT
Joan Zoumadakis	Salt Lake City	UT
JoAnn Andersen	SLC	UT
JoAnn Forrest	Salt Lake City	UT
Joann Gerteno	Salt Lake City	UT
JoAnn Krause	Salt Lake City	UT
Joann Lewis	SLC	UT
Joanna Smith	SLC	UT
Jodi Almansouri	SLC	ut
Jodi Lence Norris	Salt Lake City	UT
Joe Berger	Salt Lake City	UT
Joe Devai	SLC	Ut
Joe Freitas	Salt Lake City	UT
Joe Ramos	Salt Lake	UT

Joe Shope	Salt Lake City	UT
Joe Williams	Salt Lake City	UT
Joeel Morris	SLC	UT
Joel Barron	Salt Lake City	UT
Joel Searcy	SLC	UT
John A. Avery	SLC	UT
John A. Dahlsrud	Salt Lake City	UT
John Asson	Salt Lake City	UT
John Bergelson	SLC	UT
John Bischoff	Salt Lake City	UT
John Brennan	Salt Lake City	UT
John Briggs	SLC	UT
John Burton	Salt Lake City	UT
John Charles	SLC	UT
John Deakin	SLC	UT
John Drinkard	Salt Lake City	UT
John Dyen	SLC	Ut
John Ellis	SLC	UT
John Hansen	Salt Lake City	UT
John higgins	SLC	Ut
John Hinckley	Salt Lake City	UT
John Holbrook	slc	UT
John Kuerner	SLC	UT
John L Tummant	Salt Lake City	UT
John M. Farrell	Salt Lake City	UT
John M. Halsey	SLC	UT
John Meyer	Salt Lake City	UT
John Moser	SLC	UT
John Murphy	SLC	UT
John Oebkir	Salt Lake City	UT
John P. Mckay	SLC	UT
John Pruitt	SLC	UT
John Sargeant	Salt Lake City	UT
John Straley	Salt Lake City	UT
John T. Dunlop	SLC	UT
John Turrels	Salt Lake City	UT
John West	slc	Ut
John Whitaker	SLC	Ut
John Williams	Salt Lake City	UT
johnathan Fox	SLC	Ut
Johnathaon R. Cox	SLC	UT
Jolene Jorgensen	Salt Lake City	UT
Jolynn Peters	Salt Lake City	UT
Jolynne Toone	Salt Lake City	UT
Jon Bear	Salt Lake City	UT
Jon Buxton	SLC	UT
Jon Drake	SLC	UT
Jon Fait	SLC	UT
Jon Lang	SLC	UT
Jon Merrill	Salt Lake City	UT
Jon Slater	Salt Lake City	UT

Jon Slater	SLC	UT
Jon Timothy (Time) Rice	Salt Lake City	UT
Jonana Portillo	Salt Lake City	UT
Jonathan Rapalo	SLC	UT
Joni Orphanakis	Salt Lake City	UT
Jonie Davies	SLC	UT
Jonna Kellen-Hall	SLC	UT
Jordan Dez	SLC	UT
Jordan Quast	Salt Lake City	UT
Jordana	Salt Lake City	UT
Jordyn Payne	SLC	UT
Joree Felker	Salt Lake	UT
Jorge Casillas	SLC	UT
Jorge Lopez	Salt Lake City	UT
Jorge Pacheco	SLC	UT
Jorge Solis	SLC	UT
Jose A. Aurla	SLC	UT
Jose Acuna	Salt Lake City	UT
Jose Alfredo	Salt Lake City	UT
Jose Angel Cruz	Salt Lake City	UT
Jose C.A.H.	Salt Lake City	UT
Jose Cardenas	Salt Lake City	UT
Jose Cordero	Salt Lake City	UT
Jose Estrada	Salt Lake City	UT
Jose Flores	Salt Lake City	UT
Jose Hernandez	Salt Lake City	UT
Jose L. Salgado	Salt Lake City	UT
Jose Ledesma	SLC	UT
Jose Leon	SLC	UT
Jose Luis Correa	Salt Lake City	UT
Jose Mateos	Salt Lake City	UT
Jose Navarro	SLC	UT
Jose Rios	SLC	UT
Jose Robles	SLC	UT
Jose Tapia	SLC	UT
Josefina Flores	Salt Lake City	UT
Joseph A. Rodriguez	SLC	UT
Joseph Alfandre	SLC	UT
Joseph Brown	Salt Lake City	UT
Joseph Hicks	SLC	UT
Joseph Leventhal	Salt Lake City	UT
Joseph Lisi	SLC	UT
Joseph Milner	SLC	Ut
Joseph Papenfuss	Salt Lake City	UT
Joseph Russell	Salt Lake City	UT
Joseph Todd	SLC	UT
Joseph W. Sanders	Salt Lake City	UT
Joseph Wheeler	Salt Lake City	UT
Josh Brown	SLC	UT
Josh Tuckness	Salt Lake City	UT
Josh White	SLC	UT
Joshua Bake-Cooper	Salt Lake City	UT

Joshua Memea	Salt Lake City	UT
Joshua Steinberg	SLC	UT
Joshua Thompson	Salt Lake City	UT
Josiah Brown	Salt Lake City	UT
Josiane Ingabire Mutabaruko	Salt Lake City	UT
Josie Arellano	Salt Lake City	UT
Josie Mora	Salt Lake City	UT
joslyn Becker	SLC	ut
Jovita T. Colovich	SLC	UT
Joy Heck	SLC	UT
Joy Maxwell	SLC	UT
Joy Woolf	Salt Lake City	UT
Joyce Avery	SLC	UT
Joyce Budgewater	Salt Lake City	UT
Joyce J. Miller	Salt Lake City	UT
Joyce Siu	Salt Lake City	UT
Joyce Taylor	Salt Lake City	UT
JR Thornock	SLC	UT
Juan Alfaro	SLC	UT
Juan C. Mendoza	SLC	UT
Juan Carlos Luna	Salt Lake City	UT
Juan Carlos Macedo	Salt Lake City	UT
Juan Cendejas	Salt Lake City	UT
Juan Escalene	SLC	UT
Juan F Guardado	SLC	UT
Juan Fuentes	Salt Lake City	UT
Juan Guerrero Parra	SLC	UT
Juan L. Munoz	Salt Lake City	UT
Juan Pablo Chavez	SLC	Ut
Juan Robles S	SLC	UT
Juan Wu	SLC	UT
Juana Angelica Guzman Caballero	Salt Lake City	UT
Juana Diaz	SLC	UT
Judd Ferguson	Salt Lake City	UT
Judith Ablad	SLC	UT
Judith Ann Wolcott	Salt Lake City	UT
Judith I Zachary	SLC	UT
Judy Ballingsby	SLC	Ut
Judy Brockmeier	Salt Lake City	UT
Judy Deering	Salt Lake City	UT
Judy Evans-Fuller	SLC	UT
Judy Gee	SLC	UT
Judy Gibson	Salt Lake City	UT
Judy Johnson	Salt Lake City	UT
Judy Johnson	SLC	UT
Judy Odekirk	Salt Lake City	UT
Judy Sorenson	SLC	Ut
Judy Stoker	SLC	UT
Julia Cook	Salt Lake City	UT
Julia D. Gaysunas	SLC	UT
Julia Lopez	slc	UT

Julia McDougal	SLC	UT
Julia Moffitt	Salt Lake City	UT
Julia Ruiz	Salt Lake City	UT
Juliana Villa	SLC	Ut
Juliann Law	SLC	UT
Julianne Clark	Salt Lake City	UT
Julie Cooley	SLC	UT
Julie Delong	Salt Lake City	UT
Julie Derbridge	Salt Lake City	UT
Julie Dominguez	Salt Lake City	UT
Julie Easton	Salt Lake City	UT
Julie Jackson	Salt Lake City	UT
Julie Lake	SLC	UT
Julie Lim	SLC	UT
Julie Olsen	Salt Lake City	UT
Julie Olson	SLC	UT
Julie Padilla	SLC	UT
Julie Quiroz	SLC	UT
Julie Richards	Salt Lake City	UT
Julie Roque	Salt Lake City	UT
Julie Seal	Salt Lake City	UT
Julie Totland	Salt Lake City	UT
Julie Waters	SLC	UT
Julio Cervin	SLC	UT
June Feustrom	Salt Lake City	UT
June Nielsen	Salt Lake City	UT
June Petrie	SLC	UT
Justin Bryant	Salt Lake City	UT
Justin Hicken	SLC	UT
Justin K. Brodie	SLC	UT
Justin L. Madsen	Salt Lake City	UT
Justin Staub	Salt Lake City	UT
Justin Staub	SLC	UT
Justine Christensen	Salt Lake	UT
Juventino Lopez Martin	Salt Lake City	UT
K. Garcia	SLC	Ut
K.J. Huckleberry	SLC	UT
Kaarih Nisbet	SLC	UT
Kade Curtis	Salt Lake City	UT
Kadie Egbert	Salt Lake City	UT
Kailah Dudley	SLC	UT
Kalee Hadlock	SLC	UT
Kali Vance	SLC	Ut
Kalleen Wright	Salt Lake City	UT
Kalo Saluni	Salt Lake City	UT
Kalyana Cnimmagadda	SLC	UT
Kam Chaichana	SLC	UT
Kami Merrill	Salt Lake City	UT
Kammy Ellis	Salt Lake City	UT
Kammy Ellis	SLC	UT
Kara Clayton	Salt Lake City	UT
Kara Wattleworth	SLC	UT

Karalea McElhinny	SLC	UT
Karalyn Marzo	Salt Lake City	UT
Karem Xiras	SLC	UT
Karen Akerlow	SLC	UT
Karen Bindewald	Salt Lake City	UT
Karen Birth	Salt Lake City	UT
Karen Bitner	Salt Lake City	UT
Karen Carter	Salt Lake City	UT
Karen Clark	Salt Lake City	UT
Karen Clemente	SLC	UT
Karen Coats	SLC	UT
Karen J Hansen	SLC	UT
Karen Maxwell	SLC	UT
Karen Maxwell	Salt Lake City	UT
Karen Rasmussen	Salt Lake City	UT
Karen Redmon	SLC	UT
Karen Smith	Salt Lake City	UT
Karen Stensend	SLC	UT
Karen Taylor	Salt Lake City	UT
Karen Wood	SLC	UT
Kari Ebeling	SLC	UT
Kari Latteier	SLC	UT
Kari Page	SLC	UT
Kari Wright	SLC	UT
Karilynn Millano	SLC	UT
Karina Cabezas	Salt Lake City	UT
Karina Rojas	SLC	UT
Karl Schirmacher	Salt Lake City	UT
Karla Bradshaw	Salt Lake City	UT
Karla Canizarez	Salt Lake City	UT
Karla Nieto	SLC	UT
Karlan Lambo	Salt Lake City	UT
Karlee Lemon	SLC	UT
Karly Pippitt	Salt Lake City	UT
Karolyn Avery	Salt Lake City	UT
Karria Nelson	Salt Lake City	UT
Kary Ferguson	Salt Lake City	UT
Karylyn Y. Delucia	Salt Lake City	UT
Kasie Willardson	Salt Lake City	UT
Katalina Gasu	SLC	UT
Kate Ayer	Salt Lake City	UT
Kate Keyes	SLC	UT
Kate Larsen	SLC	UT
Katharine Dalton	SLC	UT
Katherine Brown	SLC	UT
Katherine Guevara	Salt Lake City	UT
Katherine Lipsey	Salt Lake City	UT
Katherine Moreno	SLC	UT
Katherine Tviono	Salt Lake City	UT
Katherine Wallin	Salt Lake City	UT
Kathleen Ernsten	SLC	UT

Kathleen Ernsten	Salt Lake City	UT
Kathleen H. Morris	SLC	UT
Kathleen Johnson	Salt Lake City	UT
Kathleen Stoff	SLC	UT
Kathleen Tuckey	Salt Lake City	UT
Kathlyn Holm	SLC	UT
Kathryn Collings	SLC	UT
Kathryn Kimball	Salt Lake City	UT
Kathryne Pyper	SLC	UT
Kathy Allen	SLC	Ut
Kathy Flitton	Salt Lake City	UT
Kathy Gardner	Salt Lake City	UT
Kathy Grant	Salt Lake City	UT
Kathy Jensen	SLC	UT
Kathy Leal	Salt Lake City	UT
Kathy Lillie Willden	Salt Lake City	UT
Kathy Metcalf	SLC	UT
Kathy Miyeda	Salt Lake City	UT
Kathy Sandoval	SLC	UT
Kathy Schow	Salt Lake City	UT
Kathy Schow	SLC	UT
Kathy V. Flodgman	SLC	UT
Katie Bates	Salt Lake City	UT
Katie Finlinson	Salt Lake City	UT
Katie McLaughlin-Tutton	SLC	UT
Katie McLean	SLC	UT
Katie Turnbull	SLC	UT
Katie Tyser	SLC	UT
Katie Wright	SLC	UT
Katrina Stratford	SLC	ut
Katy Ginther	Salt Lake City	UT
Katy Prottengeier	SLC	UT
Kavri Jenson	Salt Lake City	UT
Kay E Blackner	SLC	UT
Kay Lewis	Salt Lake City	UT
Kay Thomas	Salt Lake City	UT
Kay V Memmott	Salt Lake City	UT
Kayce Curtis Goodro	Salt Lake City	UT
Kaye Ford	SLC	UT
Kayla Saganitso	Salt Lake City	UT
Kayli Rogers	SLC	UT
Kaylynn Balluff	SLC	UT
Kaylynn Balluff	Salt Lake City	UT
Kedvim Nwigbara	SLC	UT
Keena Evans	SLC	UT
Keidy Herdandez	SLC	UT
Keira young	SLC	Ut
Keith Cooper	SLC	UT
Keith Junior	Salt Lake City	UT
Keith Welch	SLC	UT
Keithley Whitehat	Salt Lake City	UT

Kelli Fannin	Salt Lake City	UT
Kelly Adelman	Salt Lake City	UT
Kelly Evans	Salt Lake City	UT
Kelly John	SLC	UT
Kelly Knudsen	Salt Lake City	UT
Kelly Moran	Salt Lake City	UT
Kelly Tate	SLC	UT
Kelsey Englert	Salt Lake City	UT
Kelsey McEwan	Salt Lake City	UT
Kelsie Porter	SLC	UT
Ken & John Everett	SLC	UT
Ken Crellin	Salt Lake City	UT
Ken Gibson	Salt Lake City	UT
Ken Hauritz	Salt Lake City	UT
Ken Mickelson	Salt Lake City	UT
Kendra Miraj	SLC	UT
Kendra Vore	SLC	UT
Kenneth Bullock	Salt Lake City	UT
Kenneth Thomas	SLC	UT
Kenneth V McKibben	SLC	UT
Kenny Johnson	Salt Lake City	UT
Kent Anderson	Salt Lake City	UT
Kent Berg	Salt Lake City	UT
Kent Johnsen-Fox	Salt Lake City	UT
Kent Poulson	Salt Lake City	UT
Kent Weigle	SLC	UT
Kerrie Goodell	SLC	UT
Kerry Hammond	Salt Lake City	UT
Kevin Bushead	Salt Lake City	UT
Kevin Davis	SLC	UT
Kevin Dieter	Salt Lake City	UT
Kevin Frankis	SLC	UT
Kevin Haskell	Salt Lake City	UT
Kevin Hinckley	SLC	UT
Kevin Jackson	SLC	UT
Kevin Johnson	SLC	Ut
Kevin Keller	Salt Lake City	UT
Kevin Kilgore	SLC	UT
Kevin Martines	SLC	UT
Kevin Oshea	SLC	Ut
Kevin Packer	Salt Lake City	UT
Kevin Page	Salt Lake City	UT
Kevin R Ware	Salt Lake City	UT
Kevin Stockseth	Salt Lake City	UT
Kevin Wilsey	Salt Lake City	UT
Kevin Young	Salt Lake City	UT
Kiarha Velazquez	Salt Lake City	UT
Kieiver Velazquez Zyuaha	Salt Lake City	UT
Kim Bair	SLC	UT
Kim Devey	Salt Lake City	UT
Kim Griffeth	Salt Lake City	UT

Kim Hall	Salt Lake City	UT
Kim McDaniel	SLC	UT
Kim Slease	Salt Lake City	UT
Kim Walker	Salt Lake City	UT
Kim Werner	Salt Lake City	UT
Kim Winterton	Salt Lake City	UT
Kimber Lee Briggs	Salt Lake City	UT
Kimberley Soenson	Salt Lake City	UT
Kimberly Hill	SLC	UT
Kimberly Kaelin	Salt Lake City	UT
Kimberly Kaelin	SLC	UT
Kimberly Kent	SLC	UT
Kimberly Martins	Salt Lake City	UT
Kimberly Pearson	SLC	UT
Kimberly Samano	SLC	UT
Kimberly Sundwall	SLC	UT
Kimberly Wilkinson	SLC	UT
Kimm Harty	SLC	UT
Kirk Chester	SLC	UT
Kirk Glang	Salt Lake City	UT
Kirk P. Mittelstad	SLC	UT
Kirsten Bentley	Salt Lake City	UT
Kitolano Kiponda	Salt Lake City	UT
KJ Huckleberry	Salt Lake City	UT
Klaus Jaenisch	slc	Ut
Kodiak John	SLC	UT
Koorosh Jalali	SLC	UT
Kris Barta	Salt Lake City	UT
Kris Miska	Salt Lake City	UT
Kris Sandoval	Salt Lake City	UT
Kris Shipp	SLC	UT
Kristen Lawrence	Salt Lake City	UT
Kristen Lew	SLC	UT
Kristen Peko	SLC	UT
Kristin Bower	SLC	UT
Kristina Naag Velagapudi	Salt Lake City	UT
Kristine Johnson	Salt Lake City	UT
Kristine Nelson	Salt Lake City	UT
Kristine Shupe	SLC	UT
Kurt Schultz	Salt Lake City	UT
Kyle Begaye	SLC	UT
Kyle Meadows	Salt Lake City	UT
Kylynn Parker	SLC	UT
Kym Felicko	Salt Lake City	UT
Kyra Sysak	SLC	UT
L Ferrin Lindsey	SLC	Ut
L. Y. Pehrsoon	Salt Lake City	UT
Lacey Skipps	Salt Lake City	UT
Lacy Echeverria	Salt Lake City	UT
Lacy Egbert	Salt Lake City	UT
Lacy King	SLC	UT
Ladene Defond	Salt Lake City	UT

Laila Abdul-Azil	SLC	UT
Lajae Dixon	Salt Lake City	UT
Lakresha Banhs	Salt Lake City	UT
Lam McIntosh	Salt Lake City	UT
Lamar Gatherum	Salt Lake City	UT
LaMarr Hutchison	Salt Lake City	UT
Lance Nieldbrog	SLC	UT
Landon Clark	SLC	UT
Lane Kimball	SLC	UT
Lane Lindstrom	SLC	UT
Lanelle Potter	Salt Lake	UT
Lanette Dunbar	SLC	ut
Langilangi Takai	Salt Lake	UT
Lani Latu	SLC	ut
Lara Clayson	SLC	UT
Laraib Sial	Salt Lake City	UT
LaRayne Stuber	Salt Lake City	UT
Laren Mortensen	SLC	UT
Larry Balsmeier	Salt Lake City	UT
Larry Ferolie	Salt Lake City	UT
Larry Fuller	Salt Lake City	UT
Larry Groves	SLC	UT
Larry Murray	SLC	UT
Larry Nisbet	SLC	UT
Larry Richy	Salt Lake City	UT
Latn Ajber	SLC	UT
Laura A Contreras	Salt Lake City	UT
Laura Baumdfart	SLC	UT
Laura Falk	Salt Lake City	UT
Laura Henninger	Salt Lake City	UT
Laura Johansen	Salt Lake City	UT
Laura Johnsen	Salt Lake City	UT
Laura Johnson	SLC	UT
Laura Lee Falk	SLC	UT
Laura Manycattle	SLC	UT
Laura Miller	SLC	UT
Laura Ong	SLC	UT
Laura Sauramoni	Salt Lake City	UT
Laura Wanger	Salt Lake City	UT
Laurel Hacker	SLC	UT
Lauren Rudd	Salt Lake City	UT
Laurie Bird	SLC	Ut
Laurie Bradley	Salt Lake City	UT
Laurie Forsberg	SLC	UT
Laurie Herrscher	SLC	UT
Laurie L. Healey	Salt Lake City	UT
Laurie Oberg	Salt Lake City	UT
Laurie Peterson	Salt Lake City	UT
Laury Rosvall	Salt Lake City	UT
Laury Tavey	Salt Lake City	UT
Lawrence S. Furse	Salt Lake City	UT

Layne Hermansen	Salt Lake City	UT
Layne T. Perkins	SLC	UT
Leah Heath	Salt Lake City	UT
Leah Lujan	SLC	UT
Leah Reeves	SLC	UT
Leah Stroud	SLC	UT
Leana Thomas	Salt Lake City	UT
Lee Howard	SLC	UT
Leemi Lozano	SLC	Ut
Leilani Petersen	Salt Lake City	UT
Lela Kovalenko	SLC	UT
Lenka Konopasek	SLC	UT
Leo Quiroz	Salt Lake City	UT
Leo Shivers	SLC	UT
Leo Soares	SLC	UT
Leo Van Romein	SLC	UT
Leon Hunt	SLC	UT
Leona Lujan	SLC	UT
Leonard L. Clemente	SLC	UT
Leonardo Borrego	Salt Lake City	UT
Les Boss	Salt Lake City	UT
Lesli Manto	SLC	UT
Leslie Clark	Salt Lake City	UT
Leslie Manstella	Salt Lake City	UT
Leslie Mingo	SLC	UT
Leslie Shirts	Salt Lake City	UT
Leslie Volland	Salt Lake City	UT
Leslie Zacher	SLC	UT
Lester Mason	Salt Lake City	UT
Leticia Ponce C	Salt Lake City	UT
Letty Kamrouski	SLC	UT
Levi Asper	SLC	UT
Lewis Barton	Salt Lake City	UT
Lexi Almberg	SLC	UT
Lexie Beyda	Salt Lake City	UT
Lila Edwards	Salt Lake City	UT
Lila Galvan	Salt Lake	UT
Lilia Rivas	SLC	Ut
Liliana Keyes	SLC	Ut
Liliana Larsen	SLC	UT
Lilly Christensen	Salt Lake City	UT
Lily Yang	Salt Lake City	UT
Linda Adams	Salt Lake City	UT
Linda Berry	SLC	UT
Linda Chance	SLC	UT
Linda Coleman	SLC	UT
Linda Davis	SLC	UT
Linda E. Keslee	SLC	UT
Linda Hardy	SLC	UT
Linda Korae	SLC	UT
Linda L Jeffers	SLC	UT

Linda Lloyd	SLC	UT
Linda Luna	slc	UT
Linda Owen	Salt Lake City	UT
Linda Peterson	Salt Lake City	UT
Linda Rowe	SLC	UT
Linda Sanders	Salt Lake City	UT
Linda Thorpe	Salt Lake City	UT
Linda Ward	Salt Lake City	UT
Lindi Inman	Salt Lake City	UT
Lindsay Caldwell	SLC	UT
Lindsay Davis	SLC	UT
Lindsay McConkle	SLC	UT
Lindsay Mouteer	Salt Lake City	UT
Lindsay Nicholas	SLC	UT
Lindsey Ferrari	Salt Lake City	UT
Lindsey Wheeler	Salt Lake City	UT
Lionel Santana	Salt Lake City	UT
Lisa Aa	SLC	UT
Lisa Chan	SLC	UT
Lisa Degraff	SLC	UT
Lisa Escobar	Salt Lake City	UT
Lisa Foster	Salt Lake City	UT
Lisa Furner	SLC	UT
Lisa Hiller	Salt Lake	UT
Lisa Kaloczi	SLC	UT
Lisa Mirelez	Salt Lake City	UT
Lisa Pleth	SLC	UT
Lisa Soffe	Salt Lake City	UT
Lisa Swape	SLC	UT
Lisa Thomson	Salt Lake City	UT
Lisa Trythall	SLC	UT
Lisa Wilson	Salt Lake City	UT
Litea Afu	Salt Lake City	UT
Liz Adkins	SLC	UT
Liz Bell	SLC	UT
Liz Dutton	Salt Lake City	UT
Liz Fehrmann	Salt Lake City	UT
Liz Freeman	Salt Lake City	UT
Liz Goff	Salt Lake City	UT
Liz Kruman	SLC	UT
Liz Montoya	SLC	UT
Liz Pulu	Salt Lake City	UT
Liz Wright	Salt Lake City	UT
Lizzi Swenson	Salt Lake City	UT
Lloyd Ramey II	SLC	UT
Lloyd Strayer	SLC	UT
Logan Crist	SLC	UT
Logan Whitmaore	SLC	Ut
Lois Glover	Salt Lake City	UT
Lois Reid	SLC	UT
Lola Stopper	Salt Lake City	UT
Lon Bunher	Salt Lake City	UT

Long Truong	Salt Lake City	UT
Loni Lefaosey	SLC	UT
Lonni Mason	Salt Lake City	UT
Lora Guzman	SLC	UT
Loren Hulse	Salt Lake City	UT
Lorena Alonso	SLC	UT
Lorena Gonzales	SLC	Ut
Lorena Munoz	Salt Lake City	UT
Lorena S Guzman	Salt Lake City	UT
Loreni Folau	SLC	Ut
Lori	SLC	UT
Lori Campbell	Salt Lake City	UT
Lori Johnson	SLC	UT
Lorill Solomon	Salt Lake City	UT
Lorna Wilson	Salt Lake City	UT
Lorrie Sorenson	Salt Lake City	UT
Lorrin P. Colby, Jr.	Salt Lake City	UT
Lotovale Lagitao	Salt Lake City	UT
Lou Arnold	Salt Lake City	UT
Lou Downing	SLC	UT
Lou Hall	Salt Lake City	UT
Lou Otte	Salt Lake City	UT
Louis Homer	SLC	UT
Louisa M. Salisbury	SLC	UT
Louise Casey	Salt Lake	UT
Louise Giles	SLC	Ut
Louise Maass	Salt Lake City	UT
Luana Hofeling	Salt Lake City	UT
Luane Schmidt	Salt Lake City	UT
Lucero Colin	SLC	UT
Lucia Rubio	SLC	UT
Lucille Decoster	SLC	UT
Lucille Skanehy	Salt Lake City	UT
Lucinda Hyde	Salt Lake City	UT
Lucy Bodily	Salt Lake City	UT
Lucy Christensen	SLC	UT
Lucy Simmons	Salt Lake City	UT
Luen Lim	Salt Lake City	UT
Lui Lidtka	SLC	UT
Luis De La Paz	Salt Lake City	UT
Luiz Lopez	Salt Lake	UT
Luke Pfeil	Salt Lake City	UT
LuNell Bullock	SLC	UT
Luz Alcaraz	SIC	UT
Luz Mario Castro	Salt Lake City	UT
Luz Pineda	Salt Lake City	UT
Lyndon B. Foster	SLC	UT
Lynn A Merrill	SLC	UT
Lynn Burke	SLC	Ut
Lynn Curt	Salt Lake City	UT
Lynn Lipsey	Salt Lake City	UT

Lynn Shafer	SLC	UT
Lynne Baxter	SLC	UT
Lynne Hall	SLC	UT
M Cannon	SLC	UT
M Kay Robison	SLC	Ut
M. Cox	Salt Lake City	UT
M. Hawkins	SLC	UT
M. L. Robinson	SLC	UT
M. Stutsman	SLC	UT
M.C. Carofanello	Salt Lake City	UT
M.C. Carofanello	SLC	UT
M.K. Muir	Salt Lake City	UT
Maata Makaya	SLC	UT
Maddie Keyes	SLC	UT
Madeline O'Dir	Salt Lake City	UT
Madelyn Herr	Salt Lake City	UT
Mae Barela	Salt Lake City	UT
Maeta Navajo	Salt Lake City	UT
Magdelina Aiaker	Salt Lake City	UT
Mahina Folay	Salt Lake City	UT
Mai Isabel Silva	SLC	UT
Maia Ermakova	SLC	UT
Maile Evans	Salt Lake City	UT
Mairiam Anderson	Salt Lake City	UT
Makia Nunes	Salt Lake City	UT
Malaykhone Kiphibane	Salt Lake City	UT
Malin Foster	SLC	UT
Mallory Colby	SLC	UT
Mallory Herrscher	SLC	UT
Manar Ahmad	Salt Lake City	UT
Mandy Callahan	SLC	UT
Mandy Lin	Salt Lake City	UT
Mangkone Kipphilane	Salt Lake City	UT
Manuel Melendez	Salt Lake City	ut
Mapu Ofa	Salt Lake City	UT
Mara Dykstra	SLC	UT
Marc Hansen	SLC	UT
Marcella Lyman	Salt Lake City	UT
Marcelo Marquez	Salt Lake City	UT
Marci Hall	SLC	UT
Marcia Malloy	Salt Lake City	UT
Marco Alambert	Salt Lake City	UT
Marco Arvizu	Salt Lake City	UT
Marco Rianelly	Salt Lake City	UT
Marcus D. Ross	Salt Lake City	UT
Marcus Fonua	Salt Lake City	UT
Marcus Langston	SLC	UT
Marcy Young	SLC	UT
Maren Hansen	SLC	UT
Margaret Chapman	SLC	UT
Margaret Holje	SLC	UT
Margaret Olivas	SLC	UT

Margaret Sanders	SLC	UT
Margaret Sartor	SLC	UT
Margaret Schaefer	SLC	UT
Margaret Sepp	SLC	UT
Margaret Turley	SLC	UT
Margarita Guardado	SLC	UT
Margauret Sanders	Salt Lake City	UT
Margene Petersen	SLC	UT
Margo Nielsen	SLC	UT
Margo Stevens	Salt Lake City	UT
Mari Granado	SLC	UT
Maria Andrade	SLC	UT
Maria Armas	SLC	UT
Maria Arvizu	Salt Lake City	UT
Maria Aurla	SLC	UT
Maria Bahena	Salt Lake City	UT
Maria Barabara Cabrera	Salt Lake City	UT
Maria Brown	Salt Lake City	UT
Maria Catalina Cancino	Salt Lake City	UT
Maria Cirilo	SLC	UT
Maria Duarte	Salt Lake City	UT
Maria Enniss	SLC	Ut
Maria Garcia Jaguez	Salt Lake City	UT
Maria Gutierrez	SLC	UT
Maria Irvin	Salt Lake City	UT
Maria Isaurg	Salt Lake City	UT
Maria Lopez	Salt Lake City	UT
Maria Orozco	Salt Lake City	UT
Maria Padilla	SLC	UT
Maria Reyes	Slc	UT
Maria Rodriguez	SLC	UT
Maria Roja Gomez	Salt Lake City	UT
Maria Serrato	SLC	UT
Maria Vidales	Slc	UT
Mariah Card	SLC	UT
Mariah Dynette Hunter	Salt Lake City	UT
Marian Emmett	SLC	UT
Marian Millet	Salt Lake City	UT
Maribel Rodriguez	Salt Lake City	UT
Maricela A. Carbajal	Salt Lake City	UT
Maricela Castillo	SLC	UT
Marie Easter	Salt Lake City	UT
Marie Laurie	SLC	UT
Marie Martial	Salt Lake City	UT
Marie Warner	SLC	UT
Marillyn Christensen	Salt Lake City	UT
Marilyn Alkhafasi	Salt Lake City	UT
Marilyn Bateman	Salt Lake City	UT
Marilyn Copeland	SLC	UT
Marilyn heiner	SLC	UT
Marilyn Morris	Salt Lake City	UT

Marilyn Todd	Salt Lake City	UT
Marilyn Woodger	SLC	UT
Marin Bywater	Salt Lake City	UT
Marina Espinosa	SLC	Ut
Marina Ribo	SLC	UT
Marine Gunn	SLC	UT
Mario Antonio Lopez Lopez	Salt Lake City	UT
Mario Fansca	Salt Lake City	UT
Mario Hernandez	Salt Lake City	UT
Mario L. Flores	Salt Lake City	UT
Mario Rivera	SLC	UT
Mario Sanchez	Salt Lake City	UT
Mario Varela	SLC	UT
Marion Cook	Salt Lake City	UT
Marion DiRedo	SLC	UT
Marion Klaus	SLC	UT
Marissa Magana	SLC	UT
Maritea Vazquez	Salt Lake City	UT
Marjorie Carmen	SLC	Ut
Marjorie Newren	SLC	UT
Marjorie Regenscheit	Salt Lake City	UT
Mark Balnter	Salt Lake City	UT
Mark Gardner	SLC	Ut
Mark Hazel	SLC	UT
Mark Johnson	Salt Lake City	UT
Mark Linford	Salt Lake City	UT
Mark Lowry	Salt Lake City	UT
Mark Myres	SLC	UT
Mark Thomas	Salt Lake City	UT
Markus Frampton	SLC	Ut
Marlene Angilau	SLC	UT
Marlene Baker	SLC	UT
Marlene Hardy	Salt Lake City	UT
Marlene Pruess	SLC	UT
Marlene Stephens	Salt Lake City	UT
Marni Chandler	SLC	UT
Marrilio Mendoza	SLC	UT
Marsha Barton	Salt Lake City	UT
Marsha Bentley	Salt Lake City	UT
Marsha Lamson	SLC	UT
Marsha Pollock	SLC	UT
Marsha Reinier	Salt Lake City	UT
Martha Arias	SLC	UT
Martha B	SLC	UT
Martha Barton	SLC	UT
Martha Carter	SLC	UT
Martha D. Marsden	Salt Lake City	UT
Martha Fetzer	SLC	UT
Martha Green	SLC	UT
Martha Rodriguez	SLC	UT
Martha Trujillo	Salt Lake City	UT

Martha Trujillo	SLC	UT
Martha Zavala	Salt Lake City	UT
Martin Glaubitz	SLC	UT
Marty Burns	SLC	Ut
Marv Hammoud	SLC	UT
Marvin Dixon	Salt Lake City	UT
Marvin Rapp	Salt Lake City	UT
Marvin Wheeler	Salt Lake City	UT
Mary Adams	Salt Lake City	UT
Mary Amanda Fairchild	SIC	UT
Mary Amas	Salt Lake City	UT
Mary Ann Madsen	Salt Lake City	UT
Mary B Sitty	SLC	Ut
Mary Beth Williams	SLC	UT
Mary Bons	Salt Lake City	UT
Mary Carpenter	SLC	UT
Mary Cosgrove	SLC	UT
Mary Davis	SLC	UT
Mary French Peterson	SLC	UT
Mary Funaro	Salt Lake City	UT
Mary Hamberlin	Salt Lake City	UT
Mary Hatch	Salt Lake City	UT
Mary Hathaway	Salt Lake City	UT
Mary J. Clampitt	Salt Lake City	UT
Mary James	Salt Lake City	UT
Mary Jane Renehan	SLC	UT
Mary Jane Williams	Salt Lake City	UT
Mary Jo Baimoli	SLC	UT
Mary Johns	SLC	UT
Mary Johnson	Salt Lake City	UT
Mary Larson	Salt Lake City	UT
Mary Lehnhof	Salt Lake City	UT
Mary Lou Bentley	SLC	UT
Mary Luthi	Salt Lake City	UT
Mary Margeret	Salt Lake City	UT
Mary Marordas	SLC	UT
Mary McCarthy	SLC	UT
Mary McCord	Salt Lake City	UT
Mary McCreedy	SLC	UT
Mary Moagi	SLC	UT
Mary Nasbet	Salt Lake City	UT
Mary North	Salt Lake City	UT
Mary O'Connell	Salt Lake City	UT
Mary Orozco	Salt Lake City	UT
Mary Rice	Salt Lake City	UT
Mary Ruiz	Salt Lake City	UT
Mary Sanders	Salt Lake City	UT
Mary Schwing	Salt Lake City	UT
Mary Shepherd	SLC	UT
Mary Spencer	Salt Lake City	UT
Mary Staples	Salt Lake City	UT
Mary Swaminathan	SLC	UT

Mary VanMinde	SLC	UT
Mary Wilson	Salt Lake City	UT
Mary Yannzas	Salt Lake City	UT
Maryann Curtis	Salt Lake City	UT
Maryanne Lyon	Salt Lake City	UT
Marybeth North	SLC	Ut
Mary-Brook Townsend	SLC	UT
Marylyn Midgley	Salt Lake City	UT
Maryssa Montoya	Salt Lake City	UT
Mason John Allen	SLC	UT
Mason Woolf	Salt Lake City	UT
Mathew Bona	Salt Lake City	UT
Mathson Noel	SLC	UT
Matt Asay	SLC	UT
Matt Davis	SLC	UT
Matt DelPorto	SLC	UT
Matt Tanner	Salt Lake City	UT
Matthew Argyle	SIC	UT
Matthew Beckham	SLC	UT
Matthew Buser	SLC	UT
Matthew Herrick	SLC	Ut
Matthew Johnston	Salt Lake City	UT
Matthew Rumery	SLC	UT
Matthew Simmons	SLC	UT
Matthew W. Jones	Salt Lake City	UT
Maura Barragan	Salt Lake City	UT
Maurice	Salt Lake City	UT
Maurice Reynolds	Salt Lake City	UT
Mauro	Salt Lake City	UT
Maury Power	Salt Lake City	UT
Max Goff	Salt Lake City	UT
Max Moala	Salt Lake City	UT
Maxine Martinez	Salt Lake City	UT
Maxwell Molina	SLC	UT
Maylann Makaya	SLC	UT
Mayra J Lopez	SLC	Ut
Mayra Moran	Salt Lake City	UT
Megan Balsmeier	Salt Lake City	UT
Megan Bell	Salt Lake City	UT
Megan Gardner	SLC	UT
Megan McNabb	SLC	UT
Megan Owen	SLC	UT
Mei Mapa	Salt Lake City	UT
Mel Lewis	SLC	UT
Mel Riley	Salt Lake City	UT
Melaine Iloa	Salt Lake City	UT
Melanie Christiansen	Salt Lake City	UT
Melanie Eichner	SLC	UT
Melanie Moody	Salt Lake City	UT
Melanie Moody	SLC	UT
Melanie Powell	Salt Lake City	UT
Melanie Wolcott-Klein	Salt Lake City	UT

Melinda Baren	Salt Lake City	UT
Melisa M. Vauetin	Salt Lake City	UT
Melissa Burnett	Salt Lake City	UT
Melissa Colvin	Salt Lake City	UT
Melissa Goodman	Salt Lake City	UT
Melissa Keirnes	SLC	UT
Melissa Murphy	SLC	UT
Melissa Oligario	SLC	UT
Melissa Powell McCann	Salt Lake	UT
Melissa Praher	SLC	UT
Melissa Rivas	SLC	UT
Melissa Smith	Salt Lake City	UT
Melissa Stallings	SLC	UT
Melissa Veliz	Salt Lake City	UT
Melissa Wigren	Salt Lake City	UT
Melissa Zito	SLC	UT
Melody Anderson	SLC	UT
Melody Ross	Salt Lake City	UT
Melvin Beseisa	SLC	UT
Mercy Herrera	Salt Lake City	UT
Meredith Tuttle	Salt Lake City	UT
Merl W. Bock	Salt Lake City	UT
Merle Jones	SLC	UT
Merlin R Timothy	Salt Lake City	UT
Merrilee Smith	Salt Lake City	UT
Merrili Taylor	Salt Lake City	UT
Merton Duncan	Salt Lake City	UT
Mesha Carson	SLC	UT
Metui C Panisi	Salt Lake City	UT
Micaela Lopez	SLC	Ut
Michael Adams	SLC	UT
Michael Ballock	Salt Lake City	UT
Michael Bogart	SLC	UT
Michael Broadbent	SLC	UT
Michael Broadbent	Salt Lake City	UT
Michael Camacho	SLC	UT
Michael Cardona	SLC	UT
Michael Dottfredson	Salt Lake City	UT
Michael E. Cole	Salt Lake City	UT
Michael Ellingson	Salt Lake City	UT
Michael Hepworth	SLC	UT
Michael Humphries	Salt Lake City	UT
Michael Muir	Salt Lake City	UT
Michael Oakford	SLC	UT
Michael Pace	SLC	UT
Michael Palomares	SLC	UT
Michael Robison	SLC	UT
Michael Slinger	SLC	UT
Michael Weight	SLC	UT
Michael Windick	SLC	UT
Michail M.Brosnahan	Salt Lake City	UT

Michele Backman	SLC	UT
Michele Hardnab	Salt Lake City	UT
Michele Rossiter	SLC	UT
Michele Valentine	Salt Lake City	UT
Michelle Asay	Salt Lake City	UT
Michelle Cox	SLC	UT
Michelle de Oliveira	SLC	UT
Michelle Galicia	Salt Lake City	UT
Michelle Kingston	SLC	UT
Michelle Lucero-Waters	Salt Lake City	UT
Michelle N Dye	Salt Lake City	UT
Michelle Ramirez	Salt Lake City	UT
Michelle Ramirez	Salt Lake City	UT
Michelle Redfearn	SLC	Ut
Michelle Swenson	Salt Lake City	UT
Michelle Taluss	SLC	UT
Michelle Taylor	Salt Lake City	UT
Michelle White	Salt Lake City	UT
Michelle Woolston	Salt Lake City	UT
Mickie Starks	Salt Lake	UT
Mickka Mendoza	Salt Lake City	UT
Mignonette Heldman	SLC	UT
Miguel Medel	SLC	UT
Miguel Olguin	SLC	UT
Miguel Vasques	SLC	Ut
Mike Armstrong	SLC	UT
Mike Berns	Salt Lake City	UT
Mike Bryam	Salt Lake City	UT
Mike Coleman	Salt Lake City	UT
Mike Collier	Salt Lake City	UT
Mike Druce	Salt Lake City	UT
Mike Edwards	SLC	UT
Mike Fotheringham	SLC	UT
Mike Freed	SLC	UT
Mike Gibson	Salt Lake City	UT
Mike Hansen	Salt Lake City	UT
Mike Holman	SLC	UT
Mike Poler	Salt Lake City	UT
Mike Ross	Salt Lake City	UT
Mike S	SLC	Ut
Mike van Thiel	Salt Lake City	UT
Mike Waters	SLC	UT
Mikelle Brown	Salt Lake City	UT
Miles Archuleta	Salt Lake City	UT
Milfred Halsey	SLC	UT
Milton Vasquez	SLC	UT
Mina Berry	Salt Lake City	UT
Mindy Pike	Salt Lake City	UT
Miner	SLC	UT
Minerva Lopez	Salt Lake City	UT
Miranda Cottrell	Salt Lake City	UT

Mireya Martinez	Salt Lake City	UT
Miriam Cardwell	Salt Lake City	UT
Miriam Rodriguez	Salt Lake City	UT
Mirian Alvarez	Salt Lake City	UT
Mismass	Salt Lake City	UT
Misty Jenkins	Salt Lake City	UT
Misty Koziba	Salt Lake City	UT
Misty Moore	SLC	UT
Misty Vann	SLC	UT
Moana Whitten	Salt Lake City	UT
Moderte Rameriz	Salt Lake	UT
Moises Cendejal	Salt Lake City	UT
Moises Torres	Salt Lake	UT
Mondira Roy	SLC	UT
Monica Attig	SLC	UT
Monica Cowlish	SLC	UT
Monika Flurer	Salt Lake City	UT
Monti Pratt	SLC	UT
Morgan Hurd	Salt Lake City	UT
Morgan Jolie Cloward	Salt Lake City	UT
Moroni Parker	Salt Lake City	UT
Morris Plesis	Salt Lake City	UT
Mr. Nuttall	Salt Lake City	UT
Mr. Cooper	Salt Lake City	UT
Mrs. Robinson	Salt Lake City	UT
Ms. Berrett	Salt Lake City	UT
Ms. Glade	SLC	UT
Myrna Jacobs	SLC	UT
Myrna Sutherland	SLC	UT
N. Ewing	Salt Lake City	UT
N. Pellegrine	SIC	UT
Nadine Ward	SLC	UT
Nahla Mohammad	SLC	UT
Naidela Paz Mosqueda	SLC	UT
Naime Mohammed	SLC	UT
Najwa Beseisa	SLC	UT
Nakia Ross	Salt Lake City	UT
Nan Williams	SLC	UT
Nancy and Bill Day	Salt Lake City	UT
Nancy Barbygon	Salt Lake City	UT
Nancy Bush	SLC	UT
Nancy Cornett	SLC	UT
Nancy Dunlop	SLC	UT
Nancy Emery	Salt Lake City	UT
Nancy Jenkins	Salt Lake City	UT
Nancy Jenkins	SLC	UT
Nancy Madsen	Salt Lake City	UT
Nancy Martinez	Salt Lake	UT
Nancy MdBell	Salt Lake City	UT
Nancy Meidell	Salt Lake City	UT
Nancy Memmott	SLC	UT

Nancy Otukolo	Salt Lake City	UT
Nanette Richard	Salt Lake City	UT
Naomi Christenson	Salt Lake City	UT
Nash Saltow	Salt Lake City	UT
Natalia Gaytan	Salt Lake City	UT
Natalie Alvarez	Salt Lake City	UT
Natalie Steele	SLC	UT
Natalina Loperito	SLC	UT
Natasha Benfield	Salt Lake City	UT
Natasha Brinkley	SLC	UT
Natasha Erickson	Salt Lake City	UT
Nathan Burgess	SLC	UT
Nathan Campbell	Salt Lake City	UT
Nathan Campbell	SLC	UT
Nathan Crow	slc	ut
Nathan Farnsworth	SLC	Ut
Nathan Meek	Salt Lake City	UT
Nathan Rigby	Salt Lake City	UT
Nathan Wall	SLC	UT
Nathenael Read	Salt Lake City	UT
Natlean Fotofili	SLC	UT
Neal Sabalines	SLC	UT
Nefertitii Aubry	Salt Lake	UT
Nella Bee	SLC	UT
Nellie F. Johnson	Salt Lake City	UT
Nephi Kemmethumweller	SLC	Ut
Netie Moody	SLC	UT
Newell Young	Salt Lake City	UT
Neycole Davis	Salt Lake City	UT
Nhung Cao	SLC	UT
Nhung My Ha	Salt Lake City	UT
Nichola Hyzer	SLC	UT
Nicholas Miller	Salt Lake City	UT
Nicholas R	SLC	UT
Nichole Sivals	Salt Lake City	UT
Nick Caveden	SLC	UT
Nick Davis	Salt Lake City	UT
Nick Pearson	Salt Lake City	UT
Nicki Gray	Salt Lake City	UT
Nicolas Ramos	SLC	UT
Nicole Brand	SIC	Ut
Nicole Fairbourn	SLC	UT
Nicole Fairburn	Salt Lake City	UT
Nicole Hall	Salt Lake City	UT
Nicole Jensen	Salt Lake City	UT
Nicole Marcantonio	SLC	UT
Nicole Olson	SLC	UT
Nicole Rasmussen	SLC	UT
Nicole Sanchez	Salt Lake City	UT
Nicole Suarez	Salt Lake City	UT
Nicole Young	SLC	Ut
Nicolette Welch	Salt Lake City	UT

Nigel Stye	SLC	UT
Nikkie Knight	SLC	UT
Nilza Faria	Salt Lake City	UT
Nina Barreca	SLC	UT
Nina Jacobs	SLC	UT
Nitani Flick	SLC	UT
Niurka Hughes	SLC	UT
Noe Silva	SLC	UT
Noehmy Gonzalez	Salt Lake City	UT
Noel Hilden	SLC	UT
Noelle Wright	Salt Lake City	UT
Noemi Odioe	Salt Lake City	UT
Nola Johnson	Salt Lake City	UT
Nola Sears	SLC	UT
Nora Lujar	Salt Lake City	UT
Nord Anderson	SLC	UT
Noreene Nye	Salt Lake City	UT
Noreene Nye	SLC	UT
Norine Foote	Salt Lake City	UT
Norma Ashley	Salt Lake City	UT
Norma Rothenberg	SLC	Ut
Norma Winegar	Salt Lake City	UT
Norman Haga	Salt Lake City	UT
Nunz Mauzemunos	SLC	UT
Nyabec Chuong	SLC	UT
O. Dick Drysdale	SLC	UT
Oclavio Lizardi	slc	UT
Octavio Pastrana	SLC	UT
Olga Moses	SLC	UT
Olga Olguin	SIC	UT
Olga Samsonora	SLC	UT
Olivia Hamilton	Salt Lake City	UT
Olivia Ikimau	Salt Lake City	UT
Olivia LeFevre	SLC	Ut
Oliver Martinez	Salt Lake City	Ut
Omaira Kester	Salt Lake City	UT
Omaira Scott	Salt Lake City	UT
Orbelin Pineda	Salt Lake City	UT
Orion Sherwood	Salt Lake City	UT
Orleen Novasio	SLC	UT
Orrin Lemon	SLC	UT
Orval Harrison	Salt Lake City	UT
Oscar	SLC	UT
Oslando Sanchez	Salt Lake City	UT
Owen Ilica	Salt Lake City	UT
P. Moline	Salt Lake City	UT
P. R. Dykstra	SLC	UT
P. Shultzbeck	Salt Lake City	UT
P.B. Isgreen	SLC	UT
Paige Alsbury	Salt Lake City	UT
Pam Christensen	Salt Lake City	UT

Pam Harris	SLC	UT
Pam Ludwig	SLC	UT
Pam Reeser	SLC	UT
Pamela Goodsen	Salt Lake City	UT
Pamela Major	Salt Lake City	UT
Pamela Niessink	SLC	UT
Pare Kanderi	Salt Lake City	UT
Paris Richins	Salt Lake City	UT
Pat Brady	Salt Lake City	UT
Pat Casillas	SLC	UT
Pat Halsey	SLC	UT
Pat Jarman	Salt Lake City	UT
Pat Merrill	SLC	UT
Pat Ravarino	SLC	UT
Pat Tucker	Salt Lake City	UT
Pat Tunson	Salt Lake City	UT
Pat Vincent	SLC	UT
Patrice Ewing	Salt Lake City	UT
Patrice Whitby	Salt Lake City	UT
Patricia Draper	SLC	UT
Patricia Farmer	Salt Lake City	UT
Patricia Foard	SLC	UT
Patricia Gracey	Salt Lake City	UT
Patricia Hdez	Salt Lake City	UT
Patricia Hill	SLC	UT
Patricia Peixoto	Salt Lake City	UT
Patricia Pineda	Salt Lake City	UT
Patricia Salazar	SLC	UT
Patrick Barnes	SLC	UT
Patrick Bodwar	SLC	Ut
Patrick Brown	SLC	UT
Patrick Harmaker	Salt Lake City	UT
Patrick Nassi	SLC	UT
Patrick Taylor	Salt Lake City	UT
Patsy lao	Salt Lake City	UT
Patty Goff	Salt Lake City	UT
Patty Nichols	Salt Lake City	UT
Paul Anderson	Salt Lake City	UT
Paul Hughes	SLC	UT
Paul Iloa	Salt Lake City	UT
Paul Jex	SLC	UT
Paul Maloy	SLC	UT
Paul Mitchell	Salt Lake City	UT
Paul Nguyen	Salt Lake City	UT
Paul Schneller	Salt Lake City	UT
Paul Shaphren	Salt Lake City	UT
Paul Stratton	Salt Lake City	UT
Paul T. Simmons	Salt Lake City	UT
Paula Chavez	Salt Lake City	UT
Paula Lozano	Salt Lake City	UT
Paula Maureen Bone	Salt Lake City	UT

Paula Passey	SLC	Ut
Paulette Keith Munteer	Salt Lake City	UT
Paulina Beller	Salt Lake City	UT
pauline Cordray	SLC	UT
Paulino Beach	Salt Lake City	UT
Paulo Piquattro	SLC	Ut
Paxton Purser	Salt Lake City	UT
Payam Soleimani	SLC	Ut
Payden Mendenhall	Salt Lake City	UT
Pedro Mayren	SLC	UT
Pedro Remero	Salt Lake City	UT
Peggy Lee Holdsworth	Salt Lake City	UT
Pei Holani	Salt Lake City	UT
Penny Bauer	SLC	UT
Penny Facer	SLC	Ut
Penny Harris	SLC	UT
Pentilio Gameder	Salt Lake City	UT
Pete Harmon	SLC	UT
Pete Romero	SLC	UT
Pete Schwager	SLC	UT
Peter Blair	SLC	UT
Peter Crane	Salt Lake City	UT
Peter Schitty	SLC	Ut
Peter Sugarman	SLC	UT
Petra Alonzo	SLC	UT
Phil Hadden	Salt Lake City	UT
Phil Johnson	SLC	UT
Philip D Shea	Salt Lake City	UT
Philip Kioa	SLC	UT
Philip Shirts	Salt Lake City	UT
Phillip Martin	Salt Lake City	UT
Phyllis Slater	SLC	UT
Pia Martinez	SLC	UT
Poshi Asahina	Salt Lake City	UT
Pramod Kumar Mandal	SLC	UT
Priscila Ayuso	Salt Lake City	UT
Priscilla Harris	Salt Lake City	UT
Priscilla Harris	SLC	UT
Priscilla Moraes	SLC	UT
Priscilla Steed	Salt Lake City	UT
Prissile Zapata	SLC	Ut
Pyper Burnett	SLC	UT
Queenie Lim	Salt Lake City	UT
R. Anthony Brown	SLC	UT
R. Keith Murray	SLC	UT
R. Miller	SLC	UT
r. S. Kennedll	SLC	UT
R. Stephen Edgel	Salt Lake City	UT
R. Thompson	Salt Lake City	UT
R. Trujillo	Salt Lake City	UT
R.B. Judd	SLC	UT

Rachael Lauritzen	SLC	UT
Rachel Garcia	Salt Lake City	UT
Rachel Nance	Salt Lake City	UT
Rachel Olsen	SLC	UT
Rachel Preslar	SLC	UT
Rachel Wiersdorf	Salt Lake City	UT
Rachel Wright	SLC	UT
Rachna Verma	SLC	UT
Radu Blanc	Salt Lake City	UT
Rae Brown	SLC	UT
Raeann Bendtsen	Salt Lake City	UT
Rafael A. Flores	SLC	UT
Rafael Lopez	Salt Lake City	UT
Rager Jette	Salt Lake City	UT
Rahma Derow	Salt Lake City	UT
Rain Rizal	Salt Lake City	UT
Rajnish Malhi	Salt Lake City	UT
Ralf Oipollei	Salt Lake City	UT
Ralph A. Elrondo	Salt Lake City	UT
Ralph Burkhardt	Salt Lake City	UT
Ralph Currington	Salt Lake City	UT
Ralph Emory	SLC	UT
Ralph Pahnke	Salt Lake City	UT
Ralph Romney	SLC	UT
Ralph Weight	SLC	UT
Ramida Tellez	SLC	Ut
Ramiro Bernal	SLC	UT
Ramon G. Larrazo	Salt Lake City	UT
Ramon Guadiana	Salt Lake City	UT
Ramond Torres	SLC	UT
Randi Anderson	SLC	UT
Randy Curry	Salt Lake City	UT
Randy Geary	Salt Lake City	UT
Randy Sorenson	SLC	UT
Rani Rice	Salt Lake City	UT
Raquel Bia	SLC	UT
Raquel EchoHawk	Salt Lake City	UT
Rarra Dee Mittelstedter	SLC	Ut
Rashel Robinson	Salt Lake City	UT
Raul Huerta	Salt Lake City	UT
Ray Briem	Salt Lake City	UT
Ray Childs	SLC	UT
Ray Lanier	SLC	UT
Ray Mossman	SLC	UT
Raymond Garcia	Salt Lake City	UT
Raymond Moody	Salt Lake City	UT
Raymond Schwartz	Salt Lake City	UT
Raynardo Ceja	SLC	Ut
Reba Hansen	Salt Lake City	UT
Rebeca De La Paz	Salt Lake City	UT
Rebecca Childs	Salt Lake City	UT

Rebecca Cobb	SLC	UT
Rebecca Gibson	Salt Lake City	UT
Rebecca Gonyea	Salt Lake City	UT
Rebecca Vanderakker	SIC	UT
Rebecca White	Salt Lake City	UT
Rebekah Fuentes	SLC	UT
Rebekah Oliphant	Salt Lake City	UT
Reed Kendall	SLC	UT
Reese Laws	Salt Lake City	UT
Reggie Chacon	Salt Lake City	UT
Reinaldo Mirabal Ruiz	SLC	UT
Renee Redmond	SLC	UT
Renee Shifler	Salt Lake City	UT
Reta Lund	Salt Lake City	UT
Reuben Bainbridge	Salt Lake City	UT
Reva Kenhall	SLC	UT
Rex Macey	SLC	UT
Rhea Kiisel	SLC	UT
Rhianna Butcher	Salt Lake City	UT
Rhiannah Diaz	SLC	UT
Rhonda Brown	Salt Lake City	UT
Ria Wegener	Salt Lake City	UT
Ricardo Oporto	SLC	UT
Rich Hayes	Salt Lake City	UT
Rich Matheson	Salt Lake City	UT
Rich McIntosh	Salt Lake City	UT
Richard	Salt Lake City	UT
Richard Backman	SLC	UT
Richard Brown	SLC	UT
Richard C. Allan	Salt Lake City	UT
Richard Carder	Salt Lake City	UT
Richard Cook	Salt Lake City	UT
Richard Elvin Servoss	Salt Lake City	UT
Richard Geoffrey Scott	SLC	UT
Richard Gizinye	Salt Lake City	UT
Richard Hawks	Salt Lake City	UT
Richard Jensen	Salt Lake City	UT
Richard Jenson	Salt Lake City	UT
Richard L. Bruzdia Sr.	SLC	UT
Richard Mac Donald	Salt Lake City	UT
Richard MacDonald	SLC	UT
Richard Madsen	SLC	UT
Richard Pettus	Salt Lake City	UT
Richard Robison	SLC	UT
Richard Taylor	Salt Lake City	UT
Richard V Morris	Salt Lake City	UT
Rick Bailey	Salt Lake City	UT
Rick Ingersoll	Salt Lake City	UT
Rick Lake	SLC	UT
Rick Price	SLC	UT
Rick Silver	Salt Lake City	UT

Rimley	SLC	UT
Rita A. Flores	Salt Lake City	UT
Rita Elman	Salt Lake City	UT
Rob Acevedo	Salt Lake City	UT
Rob Maughan	SLC	UT
Robert A. Sanders	Salt Lake City	UT
Robert Baker	SLC	UT
Robert Brockmeier	Salt Lake City	UT
Robert F Hansen	SLC	UT
Robert Guillory	SLC	UT
Robert Heimer	SLC	UT
Robert J. Felt	SLC	UT
Robert Jensen	SLC	UT
Robert Kirkman	SLC	UT
Robert L. Gorringe	Salt Lake City	UT
Robert Markham	SLC	UT
Robert Powell	Salt Lake	UT
Robert Quigley	Salt Lake City	UT
Robert Rivas	SLC	UT
Robert Schwinck	Salt Lake City	UT
Robert Thompson	Salt Lake City	UT
Roberta Cutsha	SLC	UT
Roberta Robinson	Salt Lake City	UT
Roberta Spilman	Salt Lake City	UT
Roberto Perez	Salt Lake City	UT
Roberto Ramirez	SLC	UT
Robin Cervantes	Salt Lake City	UT
Robin Geddings	Salt Lake City	UT
Robin Hennessey	Salt Lake City	UT
Robin Hough	SLC	UT
Robin Keller	SLC	UT
Robin Robison	Salt Lake City	UT
Robin Rutledge	Salt Lake City	UT
Robin Tillery	SLC	UT
Robyn Brewer	SLC	UT
Robyn Huffman	Salt Lake City	UT
Rochelle Chevalier	SLC	UT
Rocio Perez	SLC	UT
Rocky Jackson	SLC	UT
Rocky Mathias	SLC	Ut
Rodney Nunley	Salt Lake City	UT
Rodrigo Villanuevo	Salt Lake City	UT
Roger Call	Salt Lake City	UT
Roger Palmer	Salt Lake City	UT
Roger Read	Salt Lake City	UT
Roger Roberts	Salt Lake City	UT
Roger Tennant	Salt Lake City	UT
Roland S. Clark	Salt Lake City	UT
Rolum Larsen	Salt Lake City	UT
Roluni Larsen	SLC	UT
Roman B. Mariscal	Salt Lake City	UT

Roman Moran	Salt Lake City	UT
Ron Barber	Salt Lake City	UT
Ron Beach	Salt Lake City	UT
Ron Burnett	Salt Lake City	UT
Ron Carlson	Salt Lake City	UT
Ron Tipwell	Salt Lake City	UT
Ronald J Seaman	Salt Lake City	UT
Rosa Cortez	Salt Lake	UT
Rosa Frias	SLC	UT
Rosa Gibson	SLC	UT
Rosalbla Farias	Salt Lake City	UT
Rose Anderson	Salt Lake City	UT
Rose Geter	Salt Lake City	UT
Rose Linster	Salt Lake City	UT
Rose Marie Moran	Salt Lake City	UT
Rose Marie Williams	Salt Lake City	UT
Rose Sorensen	SLC	UT
Rosemary Hunter	SLC	UT
Rosevelt Acoff	SLC	Ut
Rosi Haidenthaller	SLC	UT
Ross Klein	SLC	UT
Ross Romero	Salt Lake City	UT
Rowena Carter	Salt Lake City	UT
Rower Anderson	SLC	UT
Rowland Rutler	SLC	UT
Roy Bailey	Salt Lake City	UT
Roy Davidson	Salt Lake City	UT
Roy Hardison	Salt Lake City	UT
Roy S. Akin	Salt Lake City	UT
Roya Schwartz	Salt Lake City	UT
Rozanne Robison	SLC	UT
Ruben Espinoza	Salt Lake City	UT
Ruben Feletoa	SLC	UT
Ruby Castillo	SLC	UT
Ruby Rincon	Salt Lake City	UT
Ruby Starr	Salt Lake City	UT
Rudy Agodaca	SLC	UT
Rudy Duran	SLC	UT
Rune Haugsecor	SLC	UT
Ruth Chaffee	Salt Lake	UT
Ruth Jones	Salt Lake City	UT
Ruth Katzenburgin	SLC	UT
Ruth Knudson	slc	UT
Ruth Monterrosa	SLC	UT
Ruth Pestlethwait	SLC	UT
Ruth Ryser	Salt Lake City	UT
Ruth Salazar	Salt Lake City	UT
Ruth Schirmacher	Salt Lake	UT
Ruth Young	SLC	UT
Ryan Benitez	SLC	UT
Ryan Dennett	Salt Lake City	UT

Ryan Higgins	Salt Lake City	UT
Ryan Higgins	SLC	UT
Ryan Kane	Salt Lake City	UT
Ryan Nelson	Salt Lake	UT
Ryan Pedigo	Salt Lake City	UT
Ryan Pullman	SLC	UT
Ryan Spencer	Salt Lake City	UT
Ryohei Kawamura	SLC	UT
S. Carbone	SLC	UT
S. Grace Whyte	Salt Lake City	UT
S. H. Shields	SLC	UT
S. McFadden	Salt Lake City	UT
S. Urban	SLC	UT
S. Vaikeli	SLC	UT
Saad Adidou	Salt Lake City	UT
Sabahudin Mehinovic	Salt Lake	UT
Saber	Salt Lake City	UT
Sabreena Elggren	SLC	UT
Sabrina Hernandez	SLC	UT
Sabrina Hernandez	SLC	UT
Sage Bludworth	Salt Lake City	UT
Sage Hoenicke	SLC	UT
Sage Judd	Salt Lake City	UT
Sage Studd	Salt Lake City	UT
Saha Ngong	Salt Lake City	UT
Sahar Omer	SLC	UT
Sai F Ahmed	Salt Lake City	UT
Salim Dihdwan	Salt Lake City	UT
Sally Bolic	Salt Lake City	UT
Sally Brooks	SLC	UT
Sally Miller	Salt Lake City	UT
Salvador Figueroa	SLC	Ut
Salvador Martinez	SLC	UT
Sam Barnett	Salt Lake City	UT
Sam Dang	Salt Lake City	UT
Sam Davis	Salt Lake City	UT
Sam Fuoco	Salt Lake City	UT
Sam Harvey	Salt Lake City	UT
Sam Snarr	SLC	UT
Sam Stubbs	Salt Lake City	UT
Samah Aljenabi	Salt Lake City	UT
Samai Arrona	Salt Lake City	UT
Samantha (Sam) Moll Mattingly	Salt Lake City	UT
Samantha Alkema	Salt Lake City	UT
Samantha Jensen	Salt Lake City	UT
Samantha Johnson	Salt Lake City	UT
Samantha Johnson	Salt Lake City	UT
Samantha Jones	Salt Lake City	UT
Samantha Leach	Salt Lake City	UT
Samantha M. Wright	SLC	UT
Samantha Neff	Salt Lake City	UT

Sami Church	Salt Lake City	UT
Sammy Strickland	Salt Lake City	UT
Samuel Black Heinzen	Salt Lake City	UT
Samuel Ramirez	Salt Lake City	UT
Sandra Burg	SLC	UT
Sandra Geertsen	SLC	UT
Sandra Kenneth	SLC	UT
Sandra L Kendall	SLC	UT
Sandra Morris	Salt Lake City	UT
Sandra Tanner	SLC	UT
Sandra Torres	SLC	UT
Sandrine Kocherschneidt	SLC	UT
Sandy	Salt Lake City	UT
Sandy Wolfgram	SLC	Ut
Sangeetha Selvani	Salt Lake City	UT
Sara Beehler	Salt Lake City	UT
Sara C. Lund	Salt Lake City	UT
Sara Gorringer	Salt Lake City	UT
Sara Pfouts	Salt Lake City	UT
Sara Sanchez	SLC	UT
Sara Walker	SLC	UT
Sarah Acree	slc	UT
Sarah Boyle	SLC	UT
Sarah Brooks	Salt Lake City	UT
Sarah Craig	SLC	UT
Sarah Ehrlich	Salt Lake City	UT
Sarah Farhast	SLC	Ut
Sarah Johnson	Salt Lake City	UT
Sarah Klein	Salt Lake City	UT
Sarah Larsen	Salt Lake City	UT
Sarah Maulden	Salt Lake City	UT
Sarah May	Salt Lake City	UT
Sarah McGee	SLC	UT
Sarah Mendoza	Salt Lake City	UT
Sarah Pace	Salt Lake City	UT
Sarah Smith	Salt Lake City	UT
Sarah Strichel	SLC	UT
Sarah Taylor	Salt Lake City	UT
Sarah Tufon	SLC	UT
Sarah Tumpousky	Salt Lake City	UT
Sarah Tveit	Salt Lake City	UT
Sarumi Schielela	Salt Lake City	UT
Saurav Sapkota	Salt Lake City	UT
Savanna Tate	SLC	UT
Scarlett Paulus	Salt Lake City	UT
Scott A. Claerhout	SLC	UT
Scott Aucutt	SLC	UT
Scott Billing	SLC	UT
Scott Cho	Salt Lake	UT
Scott Christensen	SLC	UT
Scott Fitzgerald	Salt Lake City	UT

Scott Murri	Salt Lake City	UT
Scott Nix	Salt Lake City	UT
Scott Olsen	Salt Lake City	UT
Scott Thomas	Salt Lake City	UT
Scott Timothy	Salt Lake City	UT
Scott Wilkey	SLC	UT
Scott Wunderly	SLC	UT
Sean Creller	SLC	UT
Sean O'Dell	Salt Lake City	UT
Semra Tippetts	Salt Lake City	UT
Sergio Cuelhar	SLC	UT
Seth Dashee	SLC	UT
Seth M. Dashee	SLC	UT
Seth Mayer	SLC	UT
Shade Kastner	Salt Lake City	UT
Shahin Maeimiiveli	Salt Lake City	UT
Shahla Nezvani	Salt Lake City	UT
Shalane Gasparac	Salt Lake City	UT
Shalin A	SLC	UT
Shane Briggs	Salt Lake	UT
Shann Lovictoive	Salt Lake City	UT
Shannon Crompton	Salt Lake City	UT
Shannon Schemt	Salt Lake City	UT
Shannon Tripp	SLC	UT
Shanu	Salt Lake City	UT
Shara Parsons	Salt Lake City	UT
Sharee Hughes	SLC	UT
Sharon Burgess	SLC	UT
Sharon Gutierrez	SLC	UT
Sharon Howard	Salt Lake City	UT
Sharon Jensen	SLC	UT
Sharon Martin	Salt Lake City	UT
Sharon Martinez	Salt Lake City	UT
Sharon Memmott	Salt Lake City	UT
Sharon Sheranian	Salt Lake City	UT
Sharon Wille	SLC	UT
Shauna Herrick	Salt Lake City	UT
Shauna Stevens	SLC	UT
Shawn Ferguson	Salt Lake City	UT
Shawn Mullen	SLC	UT
Shawn Schow	SLC	UT
Shawn Tingey	SLC	UT
Shawn Turner	SLC	UT
Shawntae Hunter	SLC	UT
Shayla Christensen	Salt Lake City	UT
Sheeree Bedonie	SLC	UT
Sheila Crump	SLC	UT
Sheila Griffin	Salt Lake City	UT
Sheila Jaymes	SLC	Ut
Sheila McCleve	Salt Lake City	UT
Sheila Rasmussen	Salt Lake City	UT

Sheila Thompson	SLC	UT
Shelby Nathan	SLC	UT
Sheldon Elman	Salt Lake City	UT
Sheldon Furst	SLC	UT
Sheldon Parr	Salt Lake City	UT
Shellise Geter	Salt Lake City	UT
Shelly Safir	Salt Lake City	UT
Shelly Wunderly	SLC	UT
Sherald Baldwin	Salt Lake City	UT
Sheree Herdu	Salt Lake City	UT
Sheri Lowry	Salt Lake City	UT
Sheridan Midgley	Salt Lake City	UT
Sherri Hamsen	Salt Lake City	UT
Sherri Waddingham	Salt Lake City	UT
Sherrie M. Rudy	Salt Lake City	UT
Sherron Hodson	Salt Lake City	UT
Sherry Blake	SLC	UT
Sherry Childes	SLC	UT
Sherry Mathers	SLC	UT
Sherry Merwerth	SLC	UT
Sherry Yingling	Salt Lake City	UT
Sheryl James	SLC	UT
Sheryl Smith	SLC	UT
Shirlene Casady	Salt Lake City	UT
Shirley E Allen	Salt Lake City	UT
Shirley Hibbard	Salt Lake City	UT
Shirley M.Hewitt	Salt Lake City	UT
Shirley Morris	SLC	UT
Shirley Shafer	SLC	UT
Si Sakhai	Salt Lake City	Ut
Siara Dean	SLC	UT
Siegfried Bauer	SLC	UT
Sienna Mapa	Salt Lake	UT
Sienna Versteig	SLC	UT
Sierra Brimhall	SLC	UT
Sierra Sentron	Salt Lake City	UT
Signa Ebeling	SLC	UT
Sileda Hayes	Salt Lake City	UT
Siloia Aloaro Perro	Salt Lake City	UT
Silvana Sorroche	SLC	UT
Silvia Guerrero Moneno	SLC	Ut
Silvia Napoles	SLC	UT
Simmisi Malmgalm	Salt Lake	UT
Simply Organize	Salt Lake City	UT
Sinsemillia Reed	Salt Lake City	UT
Sione Taufa	Salt Lake City	UT
Sioux Pauni	Salt Lake City	UT
Siun Tuakalau	SLC	UT
Sky Wood	SLC	UT
Skyler Callahan	Salt Lake City	UT
Skyler Freckrickson	Salt Lake City	UT

Stone Iloa	Salt Lake City	UT
Sluri Swenson	Salt Lake City	UT
Socorro Gomez M.	Salt Lake City	UT
Soha Aljenabi	Salt Lake City	UT
Sonia Flores	Salt Lake City	UT
Sonia Martinez	Salt Lake	UT
Sonia Padilla	Salt Lake City	UT
Sonja Labrun	Salt Lake City	UT
Sophia Lefler	Salt Lake City	UT
Sosaia Tnuhetaufa	Salt Lake City	UT
Spencer Hales	SLC	UT
Spencer K. Worthen	SLC	UT
Stacey A. World	Salt Lake City	UT
Stacey Chumachenko	Salt Lake City	UT
Stacey Lau	SLC	UT
Stacey Nielson	Salt Lake City	UT
Stacie Roberts	SLC	UT
Stanley B Lewis	Salt Lake City	UT
Steele Downing	SLC	UT
Stefanie Wilcox	Salt Lake City	UT
Stefen Olsen	Salt Lake City	UT
Stell Lopez	SLC	UT
Stella Candelaric	Salt Lake City	UT
Stepanie Craddock	SLC	Ut
Stephanie Crawford	Salt Lake City	UT
Stephanie Drugman	Salt Lake	UT
Stephanie Elms	SLC	UT
Stephanie Ford	SLC	UT
Stephanie Foster	SLC	UT
Stephanie Fuentes	Salt Lake City	UT
Stephanie Harrill	Salt Lake City	UT
Stephanie Harrill	SLC	UT
Stephanie Rosenfeld	SLC	UT
Stephanie Saenz	SLC	UT
Stephanie Tanner	SLC	UT
Stephanie Tueller	Salt Lake City	UT
Stephanie Tupoia	SLC	UT
Stephany Lujan	SLC	UT
Stephen Beller	Salt Lake City	UT
Stephen Boyce	SLC	UT
Stephen Hertz	SLC	Ut
Stephen Kruman	SLC	UT
Stephen Nilsson	Salt Lake City	UT
Stephen P. Hancock	SLC	UT
Stephen P. Jones	Salt Lake City	UT
Stephen R. VanPam	SLC	UT
Stephen Seegmiller	SLC	UT
Stephen Streeter	SLC	UT
Steve Collier	SLC	UT
Steve Fullmer	Salt Lake City	UT
Steve Hansen	Salt Lake City	UT

Steve Hart	Salt Lake City	UT
Steve Herrscher	SLC	UT
Steve LaBaez	Salt Lake City	UT
Steve Marsden	Salt Lake City	UT
Steve Patterson	Salt Lake City	UT
Steve Pilling	SLC	UT
Steve Pranke	Salt Lake City	UT
Steve Prediger	Salt Lake City	UT
Steve Reece	SLC	UT
Steve Roper	Salt Lake City	UT
Steve Shaffer	SLC	UT
Steve Shoell	Salt Lake City	UT
Steve Varga	SLC	UT
Steve Vernon	SLC	UT
Steve Wallame	Salt Lake City	UT
Steven Cheavront	SLC	UT
Steven Kocheshaus	SLC	UT
Steven Ngoyon	SLC	UT
Steven R Campbell	Salt Lake City	UT
Steven Robertson	Salt Lake City	UT
Steven Sharp	SLC	UT
Steven Svedin	Salt Lake City	UT
Steven Watson	Salt Lake City	UT
Stewart Crenshaw	SLC	UT
Stewart Van Wagoner	SLC	UT
Stuart Cowles	Salt Lake City	UT
Stuart Gibbons	Salt Lake City	UT
Subhash S Kithany	SLC	UT
Sue Christensen	SLC	UT
Sue Fleming	SLC	UT
Sue Gowen	SLC	Ut
Sue Griffiths	Salt Lake City	UT
Sue Jones	SLC	UT
Sue Long	SLC	Ut
Sue Smith	SLC	UT
Suk Bhujel	Salt Lake City	UT
Sumer Andreason	SLC	UT
Summer Brown	SLC	UT
Summer Misner	Salt Lake City	UT
Summer Seeley	SLC	UT
Sunnie Cummings	Salt Lake City	UT
Surafiel Betru	Salt Lake City	UT
Surya Rai	Salt Lake City	UT
Susan Anderson	SLC	UT
Susan Brown	SLC	UT
Susan Collier	Salt Lake City	UT
Susan Davidson	Salt Lake City	UT
Susan Greer	SLC	UT
Susan Imhoff	SLC	UT
Susan Irwin	SLC	Ut
Susan J. Rusho	SLC	UT
Susan Mack	SLC	UT

Susan Ochietta	SLC	UT
Susan Willardson	SLC	UT
Susana Alarcon	SLC	UT
Susana De la Cruz	Salt Lake City	UT
Susana Otti	Salt Lake City	UT
Susanna Karrington	SLC	UT
Susie Thompson	Salt Lake City	UT
Suvadee Ercilla	SLC	ut
Suzanne Broadbent	SLC	UT
Suzanne Burton	Salt Lake City	UT
Suzanne Nisliitt	SLC	UT
Suzi Matthes	Salt Lake City	UT
Swantje Johnson	SLC	UT
Sydney Rowsey	SLC	UT
Sylvester Lawler	Salt Lake City	UT
Sylvia Hartley	SLC	UT
Sylvia L. Hancock	Salt Lake City	UT
Sylvia Menees	SLC	UT
T.W. Parker	SLC	UT
Taanisha Rhone	Salt Lake City	UT
Tahnee Wallace	SLC	UT
Tamara Johnson	Salt Lake City	UT
Tamara Kein	Salt Lake	UT
Tamera Hammond	SLC	UT
Tami Aragon	Salt Lake City	UT
Tami Chevalier	SLC	UT
Tamilla Tabb-Koy	Salt Lake	UT
Tammi Messersmith	SLC	UT
Tammila Camomile	SLC	UT
Tammy Daahm	Salt Lake City	UT
Tammy Dixon	Salt Lake City	UT
Tammy Georgeson	Salt Lake City	UT
Tammy Johnson	SLC	UT
Tammy Matheson	Salt Lake City	UT
Tammy Ralph	SLC	UT
Tammy Saluz	Salt Lake City	UT
Tammy Zamudio	Salt Lake City	UT
Tamya Hofelinly	SLC	UT
Tanisin Wilson	SLC	UT
Tanya Anderson	Salt Lake City	UT
Tara Guadiana	Salt Lake City	UT
Tara Kafley	Salt Lake City	UT
Taralee F. Cornwell	Salt Lake City	UT
Tarina Jensen	Salt Lake City	UT
Tasha Kranendonk	SLC	UT
Tasia Stoddard	SLC	UT
Tauna Eckersley	Salt Lake City	UT
Tausha Brinton	Salt Lake City	UT
Tawni Atwood	Salt Lake City	UT
Tawnya Riley	SLC	UT
Tay Bullock	Salt Lake City	UT

Taylor Maxfield	Salt Lake City	UT
Ted Lacy	Salt Lake City	UT
Teklu Adane	Salt Lake City	UT
Teofilo Medina	SLC	UT
Teresa Hopkins	SLC	UT
Teresa Jackson	Salt Lake City	UT
Teresa Perez	Salt Lake City	UT
Teresa Prior	SLC	UT
Teresa Walton	Salt Lake City	UT
Teresita Astorga	Salt Lake City	UT
Teri Cowburn	Salt Lake City	UT
Teri Petersen	SLC	UT
Teri Thunell	SLC	UT
Teri Wyrom	SLC	UT
Terri Sandoval	SLC	UT
Terry Aragon	Salt Lake City	UT
Terry Crossley	Salt Lake City	UT
Terry Crossley	SLC	UT
Terry Davies	Salt Lake City	UT
Terry Hale	Salt Lake	UT
Terry Hopper	Salt Lake City	UT
Terry L. Crittenden	SLC	UT
Terry Ryder	Salt Lake City	UT
Terry Solberg	SLC	UT
Tess Ralphs	SLC	UT
Tessa Rigdon	Salt Lake City	UT
Thania Burningham	Salt Lake City	UT
Thanongsak Chang Chum	Salt Lake City	UT
Theda P Mawod	Salt Lake City	UT
Thelma Poe	Salt Lake City	UT
Theo Murwanashaka	Salt Lake	UT
Theresa N. Norrison	SLC	UT
Thi'Nley	Salt Lake City	UT
Thomas A. Baron	SLC	UT
Thomas C Barrowes	SLC	UT
Thomas E. Mathews	SLC	UT
Thomas Hamilton	Salt Lake City	UT
Thomas Horne	Salt Lake City	UT
Thomas Kearl	Salt Lake City	UT
Thomas Kelley	SLC	UT
Thomas Paget	SLC	UT
Thomas Robinson	Salt Lake City	UT
Thomas Searle	Salt Lake City	UT
Thomas T. Williams	SLC	UT
Thulan Ngo	Salt Lake City	UT
Tia McCairns	Salt Lake City	UT
Tia Meisel	SLC	UT
Tiamtiam Lin	Salt Lake	UT
Tiana Francy	Salt Lake City	UT
Tiffani Airmet	SLC	UT
Tiffany Cruz	SLC	UT

Tiffany Dalley	Salt Lake City	UT
Tiffany Day	Salt Lake City	UT
Tiffany Day	SLC	UT
Tiffany Olsen	SLC	UT
Tiffany Sandborn	SLC	UT
Tiffany Smith	Salt Lake City	UT
Tim Mitchell	Salt Lake City	UT
Tim Morris	Salt Lake City	UT
Tim Smart	Salt Lake City	UT
Tim Sprau	SLC	Ut
Tim Vance	Salt Lake City	UT
Timothy Parker	Salt Lake City	UT
Tina Cloutier	Salt Lake City	UT
Tina Fay	Salt Lake City	UT
Tina Gillman	SLC	UT
Tina Honey	Salt Lake City	UT
Tina Hose	Salt Lake City	UT
Tina Moore	SLC	UT
Tina Ventura	SLC	UT
Tisha James	SLC	UT
Tisha Larkin	Salt Lake City	UT
Tisha Louise James	SLC	UT
Tobias Martinez	Salt Lake City	UT
Toby Enniss	SLC	Ut
Todd Karl Jenson	Salt Lake City	UT
Todd Kastler	Salt Lake City	UT
Todd Snyder	SLC	UT
Todd Stoneking	SLC	UT
Tokiko Yamazaki	Salt Lake City	UT
Toli Ilaoa	Salt Lake City	UT
Tom Brafford	Salt Lake City	UT
Tom Cooper	SLC	Ut
Tom Demoos	SLC	UT
Tom Edward	Salt Lake City	UT
Tom Kemp	SLC	UT
Tom Nelson	Salt Lake City	UT
Tom Setbert	Salt Lake City	UT
Tom Sullivan	SLC	UT
Tom Wolf	Salt Lake City	UT
Tom Woodward	Salt Lake City	UT
Tonga Afi Fonna	Salt Lake City	UT
Tony Lee Ellington	SLC	UT
Tony Seely	Salt Lake City	UT
Tori Peterson	SLC	UT
TR Crump	SLC	UT
Trace Taylor	SLC	UT
Tracie Depaulis	Salt Lake City	UT
Tracy Martens	Salt Lake City	UT
Tracy Park	Salt Lake City	UT
Tracy Pfouts	Salt Lake City	UT
Tracy Wagner	Salt Lake City	UT
Transito Alvarado	Salt Lake City	UT

Travis Graff	SLC	Ut
Travis Hughes	SLC	UT
Travis LoFord	SLC	Ut
Travis McBride	Salt Lake City	UT
Travis Pllum	SLC	UT
Trent Foxley	SLC	UT
Trent L. Osborne	SLC	UT
Trina Broussard	SLC	UT
Trina Hanshew Sanders	Salt Lake City	UT
Trish Garnh	SLC	UT
Trisha Deming	SLC	UT
Tristan Schutte	Salt Lake City	UT
Troy Dunn	SLC	UT
Troy Perry	Salt Lake City	UT
Troy Riley	SLC	UT
Troy Thorum	SLC	UT
Tsohelen Mayboy	Salt Lake City	UT
Tuan Pham	Salt Lake	UT
Tyler Becker	SLC	Ut
Tyler Cushion	Salt Lake City	UT
Tyler Hodges	SLC	Ut
Tyler O'Donnell	SLC	UT
Tyler Williams	Salt Lake City	UT
Tyra Swensen	Salt Lake City	UT
Tyrone Lopez	SLC	UT
Tyson Bell	Salt Lake City	UT
Tyson Miller	SLC	UT
Tyson Smith	Salt Lake City	UT
Ubeng Kueg	Salt Lake City	UT
Ungatea Nila	Salt Lake City	UT
Uyen Phan	Salt Lake City	UT
Val Gleason	Salt Lake City	UT
Valerie Davis	Salt Lake City	UT
Valerie Halsey	Salt Lake City	UT
Valerie Sasich	Salt Lake City	UT
Vanessa Churchill	SLC	UT
Vanessa Hill	Salt Lake City	UT
Vanessa Paredes	Salt Lake City	UT
Vanessa Torrez	SLC	UT
Vanessa Velasquez	Salt Lake City	UT
Vanessa Wayment	Salt Lake City	UT
Varr Y. Nelson	SLC	UT
Vaughn Anderson Stone	Salt Lake City	UT
Veda Romney	Salt Lake City	UT
Velvet Rose Mulvey	SLC	UT
Vennette Farr	SLC	UT
Ventura Ayala	SLC	UT
Vera Martinez	SLC	Ut
Vera Myles	SLC	UT
Verena Takai	Salt Lake	UT
Verna J. Humphries	SLC	UT
Veronica Ahmed	SLC	Ut

Veronica McMillan	SLC	Ut
Veronica Robles	SLC	UT
Veronica Tetuli-Mjah	SLC	UT
Vianey T	Salt Lake City	UT
Vicci Keller	Salt Lake City	UT
Vicente Heber Benjamin	Salt Lake City	UT
Vicente Romero	SLC	UT
Vicki Chidester	SLC	UT
Vicki Parr	SLC	Ut
Vicki Saley	Salt Lake City	UT
Vicki Schetselaar	Salt Lake City	UT
Vickie Johnson	Salt Lake City	UT
Vicky Burkhardt	Salt Lake City	UT
Vicky Pedler	Salt Lake City	UT
Victor Cendejas	Salt Lake City	UT
Victor Hernandez	Salt Lake City	UT
Victor Trevino	SLC	UT
Victoria Brinton	Salt Lake City	UT
Victoria Kvyger	SLC	UT
Vikki Hawke	Salt Lake City	UT
Vili Mila	Salt Lake City	UT
Viliani Fonua	Salt Lake City	UT
Vince Martinez	SLC	UT
Vince McCormick	SLC	UT
Vincent Dinato	SLC	UT
Vincent Hamill	SLC	UT
Viola Tukaufu	Salt Lake City	UT
Violet Trons	SLC	Ut
Violeta Morales	Salt Lake City	UT
Virgilio Mercado	Salt Lake City	UT
Virginia Acocks	Salt Lake City	UT
Virginia G. Powers	Salt Lake City	UT
Virginia L. Mckay	SLC	UT
Virginia Malin	Salt Lake City	UT
Virginia S. Cartwright	Salt Lake City	UT
Vladimir Khshbyan	Salt Lake City	UT
Voel Perez	Salt Lake City	UT
W.J. Christianson	Salt Lake City	UT
Wallace E. Stees	SLC	UT
Wallace Stees	Salt Lake City	UT
Walter Castaneda	SLC	UT
Wanda Hatton	SLC	UT
Wanyuan Ao	Salt Lake City	UT
Wayne A. Manticorena	Salt Lake City	UT
Wayne Clausing	Salt Lake City	UT
Wayne J. Urcino	Salt Lake City	UT
Wayne Klick	Salt Lake City	UT
Wayne Morris	Salt Lake City	UT
Wayne Stoker	Salt Lake City	UT
Wayne W. Bryan	Salt Lake City	UT
Wei Lin	Salt Lake City	UT

Weining Volim	SLC	UT
Wendee Butler	Salt Lake City	UT
Wendie McKinley	SLC	UT
Wendy Babcock	Salt Lake City	UT
Wendy birch	Salt Lake City	UT
Wendy Cannon	Salt Lake City	UT
Wendy Capener	Salt Lake City	UT
Wendy Deuisan	Salt Lake City	UT
Wendy Drake	Salt Lake City	UT
Wendy Fackrell	SLC	UT
Wendy Morris	SLC	UT
Wendy Sorensen	Salt Lake City	UT
Wendy Stein	Salt Lake City	UT
Wendy Thompson	SLC	UT
Wendy Wilchen	SLC	UT
Werner Schmidt	Salt Lake City	UT
Wesley Dean	Salt Lake City	UT
Wesley Gaylord	Salt Lake City	UT
Westley Mickelsen	Salt Lake City	UT
Whitney Backman	Salt Lake City	UT
Whitney Crane	Salt Lake City	UT
Whitney Hasen	Salt Lake City	UT
Will	Salt Lake City	UT
Will A	SLC	UT
Will Abby	SLC	UT
Will Ale	Salt Lake City	UT
Will Weffer	Salt Lake City	UT
Willes Moreno	Salt Lake City	UT
William Berry	SLC	Ut
William Boren	Salt Lake City	UT
William Cofer	SLC	Ut
William D. Chavez	SLC	UT
William E. Bailey	SLC	UT
William F. Slager	SLC	UT
William H. Kirkland	Salt Lake City	UT
William Harvey	Salt Lake City	UT
William J. Rowe	Salt Lake City	UT
William J. Rusho	SLC	UT
William K. Marsden	Salt Lake City	UT
William Keith	Salt Lake City	UT
William Kone	SLC	Ut
William Smith	SLC	UT
William West	Salt Lake City	UT
Willy Lokiru	SLC	UT
Winnie Mugweli	SLC	UT
Winston H Webster Jr	Salt Lake City	UT
WM M. Walker	Salt Lake City	UT
Xavier Anderson	SLC	UT
Xiguang Zhao	SLC	UT
Yaquelin Juarez	Salt Lake City	UT
Yarleniz Munoz	SLC	Ut
Yasir Shammar	Salt Lake City	UT

Yasmin DeLeon	Salt Lake City	UT
Yenny Dasas	Salt Lake City	UT
Yeve Khadishyan	Salt Lake	UT
Yolanda Downing	SLC	UT
Yolanda Olmos	Salt Lake City	UT
Yony Zuniga	Salt Lake City	UT
York Mab	Salt Lake City	UT
Young Jong Yoo	SLC	UT
Yuan Ulern	Salt Lake City	UT
Yuan Wen	Salt Lake City	UT
Yuriko Rees	Salt Lake City	UT
Yvette Hong	Salt Lake City	UT
Yvonne B. King	Salt Lake City	UT
Yvonne Husser	Salt Lake	UT
Yvonne Toledo	SLC	Ut
Zachary Berg	SLC	UT
Zachary Kirkman	SLC	UT
Zamzama Ghulam Sarwar	SLC	UT
Zarghona Ahmad	SLC	UT
Zeidab Amin	Salt Lake City	UT
Zhao Xia	Salt Lake City	UT
Zhou Zhonghui	Salt Lake City	UT
Zoila Gomez	Salt Lake City	UT
Zubaria Sial	Salt Lake City	UT
Zuolian Shen	Salt Lake City	UT