SALT LAKE CITY COUNCIL STAFF REPORT

DATE:	September 1, 2011
SUBJECT:	Petitions PLNPCM2010-00556 & PLNPCM2010-00557 • Ballard Spahr representing Walmart Stores, Inc. • Request to change the East Bench Community Master Plan Future Land Use Map and rezone property located at 2705 E. Parleys Way from the Community Business CB to the Community Shopping CS zoning district.
AFFECTED COUNCIL DISTRICTS:	If the ordinance is adopted the master plan and rezoning changes would affect Council District 7
STAFF REPORT BY:	Janice Jardine, Land Use Policy Analyst
ADMINISTRATIVE DEPT. AND CONTACT PERSON:	Community Development Department, Planning Division Wayne Mills, Senior Planner
COUNCIL PROCESS:	*A follow-up briefing and Council action is scheduled for September 6, 2011. A public hearing was held on August 23, 2011. The Council referred action to a future Council meeting and requested additional information. The Council received a briefing from the Administration and applicant on July 19, 2011.*

ATTACHMENTS

- **A.** Community Business CB and Community Shopping Center CS permitted/conditional use comparison, zoning regulations and map
- **B.** *Updated* Council sponsored Open City Hall comments (supporting and in opposition), map and charts
- **C.** *Updated* comments received in the Council office (supporting and in opposition)
- **D.** Walmart example of support card and list of supporters with Salt Lake addresses provided prior to the Planning Commission hearing. The list contains supporter-reported name, city, state and zip code (where provided).
- **E.** Potential development agreement options/concepts

POTENTIAL MOTIONS AND FOLLOW-UP INFORMATION:

POTENTIAL MOTIONS:

1. ["I move that the Council"] Refer this item to a future Council meeting.

2. ["I move that the Council"] Refer this item to a future Council meeting with the condition that a development agreement is established with the following components (to be determined by the Council).
   (As of the writing of this staff report the Council Office had not received a draft development agreement or bullet points from the petitioner. The petitioner has indicated that they will have a draft document available for the Council meeting this Tuesday. Options identified in the Planning staff report and some recommendations provided by Council Member Simonsen, included as Attachment F. Conditions could be included in the development agreement to provide

assurance to the community that the proposed development would occur as presented at the time of the rezoning request and provide an additional level of control on the property.)

3. ["I move that the Council"] Adopt an ordinance changing the East Bench Community Master Plan Future Land Use Map and rezoning property located at 2705 E. Parleys Way from the Community Business CB to the Community Shopping CS zoning district.

4. ["I move that the Council"] Not adopt an ordinance changing the East Bench Community Master Plan Future Land Use Map and rezoning property located at 2705 E. Parleys Way from the Community Business CB to the Community Shopping CS zoning district.

FOLLOW-UP INFORMATION

On August 23, 2001, the Council held a hearing to receive comments from the public regarding this request. The Council closed the public hearing, referred action to a future Council meeting and requested that Council staff provide additional information relating to comments and issues that were raised at the public hearing and throughout this process and provide clarification of facts related to the zoning, master plan and proposed development of the property.

A. Summary of comments and categories of issues.

Transportation/Traffic

- Rezone would allow existing traffic issues to be addressed.
- Foothill Drive is already at maximum capacity. Traffic generated from Walmart (or other big box retail stores) will make it worse.
- Delivery trucks exiting the site onto Foothill will create traffic impacts.
- The intersection of Stringham and Foothill is not signalized. Left turns onto Stringham from Foothill and onto Foothill from Stringham are dangerous.
- Walmart (or other big box retail stores) will create traffic impacts on nearby residential streets.

Economic

- Prefer additional shopping choices in their neighborhood.
- Convenience, cheaper prices/affordable, greater selection.
- City needs the tax revenue from a larger shopping center.
- Job creation.
- A larger store than what is proposed would include all services offered by Walmart, such as tire/lube service and an outdoor garden center.
- Opposition to Walmart in general, characterized as their "business practices" and sale of imported goods.
- The East Bench neighborhood is adequately served by existing businesses. Walmart (or any big box store) would take business from the existing retail businesses, which would leave vacant commercial properties in the area. Need to support local businesses.
- People that shop at big box retail stores can do so on 300 West and elsewhere in the valley.
- If Walmart closes, they can hold onto the property and leave it vacant in order to ensure that a competitor does not open on the site. They could also lease the property for another use.
- Walmart locating in the area would lower property values.

Walkabity/Liveability/Sustainability

- Support a new more efficient building and an improved parking lot and landscaping rather than the re-use of the older existing building.
- The existing site is an eyesore and they would like to see it improved.
- The property should be developed as a walkable, bike friendly development. Rezoning to CS will eliminate the possibility of that ever happening.
- The property should be developed as a walkable, bike friendly development. Rezoning to CS will facilitate that.
- Lighting and noise from a big box store will impact adjacent residential properties.
- Concern relating to environmental impacts of big box retail stores, such as energy consumption or people having to drive to 300 West or other places in the valley to shop at Walmart, Target, etc.
- Would hinder development and use of proposed trail systems.

Land Use/Master Plan/Zoning

- Big box retail is the historic use of the property and it worked in the past so why change the use.
- There is no reason to change the zoning. Walmart can remodel the existing building and operate their business.
- The East Bench Master Plan and CB zone were established to prevent the area from turning into a big box retail center.
- The existing Master Plan is sound.
- The property should be developed as housing.
- Rezoning the property will set a precedent and allow other properties in the east bench area to be rezoned to more intense zoning classifications.
- The East Bench Master Plan needs to be updated. The City should not rezone property until the master plan is updated.
- The CS district will allow bigger and taller buildings.
- Walmart is showing a 92,000 square foot building with trail connection, and landscaping on their preliminary development plan. If the zoning changes, Walmart will be able to build whatever they want regardless of what they are currently showing.
- Opposition to development agreements related to zoning amendments because the City has difficulty tracking the agreements, which requires the neighbors to track the business activities.
- The preliminary development plan shows an additional development site. This site could turn into gas station or other use that the neighborhood does not want.
- Keeping the existing zoning CB will require smaller buildings on the site, which are easier to lease if Walmart closes.
- They knew the zoning at the time they bought the property.
- The master plan notes that the area should be developed as a gateway to the City.

General

- Walmart is good for the community – donations/sponsor community events.
- Prefer going to a safe Walmart.
- Political futures would be in jeopardy with a yes vote.

B. <u>What can the Council legally consider for the rezone and master plan amendment?</u>
(Information provided by Council's legal counsel)

1. The Utah Supreme Court has consistently held that the enactment and amendment of zoning

ordinances is fundamentally a legislative act. The political nature of the decision-making process underlying municipal zoning demands that the power to make such decisions be vested in persons who are publicly accountable for their choices, such as the City Council. Even though the Council may have many competing choices, selecting one method to address an issue in preference to another is entirely within the Council's discretion and does not, in and of itself evidence an abuse of that discretion.

2. When a legislative zoning decision is reviewed by the court, a highly deferential standard of review applies: whether the zoning adopted "could promote the general welfare." A Council decision will meet this standard if "it is reasonably debatable that the decision to grant or deny a new ordinance is in the interest of the general welfare."

3. Under the reasonably debatable standard, public hearings and citizen comments are a legitimate source of information for Council members to consider in making a legislative zoning decision. Relying on such public comments to justify such a decision reflects a reasonable judgment that citizen concerns were properly considered.

4. Citizen input is not the only source of information that may be considered. Council members may measure public comments against their own personal knowledge of the various conditions in the City that bear upon zoning decisions. In performing its legislative function, the Council is presumed to have wide knowledge of the various conditions and activities in the City bearing on the question of proper zoning, such as the location of businesses, schools, roads and traffic conditions, growth in population and housing, the capacity of utilities, the existing classification of surrounding property, and the effect that the proposed reclassification may have on these things and upon the general orderly development of the City. In taking legislative action Council members may consider their own knowledge of such matters and may gather available pertinent information from all possible sources and give consideration to it in making their determination.

5. The Council's ultimate decision will reflect legislative preferences that are entitled to a presumption of validity. If the decision is "reasonably debatable" after consideration evidence in favor of and against a proposed change, the court will not substitute its judgment for that of the Council.

C. What can be done under the current zoning as opposed to what could be done under the requested zoning?

(Information provided by the Administration – Planning staff)

Please see the attached Community Business CB and Community Shopping CS zoning regulations, use comparison and map for complete details relating to the zoning districts uses and regulations.

D. Is there a limit to what Walmart can spend in remodeling under the City's existing building and zoning regulations?

(Information provided by the Administration – Planning & Building Services staff)

1. The total cost to construct the building according to current valuation tables would be $9,954,924.00. Based on that number, 50% remodel threshold is $4,977,462. The remodel cost according to Walmart's submitted estimates are $3,092,143. The 50% remodel cost limit is related to structural elements of the building only (load bearing walls, ceiling, foundation, etc.). Interior remodels that do not impact a structural element of the building would not be calculated in the 50% remodel limit.

2. It would be important to note that a developer would probably not want to max out the 50% number in their initial permit plans just in case problems arise during the construction process and the

remodel cost increases. It is important to remember that if the cost exceeds 50%, the nonconforming use cannot continue.

3. The Building Code enables the applicant to use the actual estimates from a licensed contractor to evaluate the valuation of the construction as an alternative to the valuation tables that have adopted from the Building Code. There is no debating in the Code about what is included in the estimate or the valuation tables.

4. Building Services determined the total cost to construct the building according to currently adopted valuation tables and explained to the applicant that the voluntary demolition and reconstruction of structural elements of the building cannot exceed 50% of that number. The Building Code is clear on what is included in the valuation tabulation.

E. <u>Would the cost of bringing the building into compliance with current seismic code be counted toward the total cost of remodeling the existing building?</u>
(Information provided by the Administration – Planning & Building Services staff)

1. Any documentable changes to the building would count against that cost and the 50% standard.

2. It should be noted that as proposed (and memorialized in the active building permit) there is no requirement in State Building Code for any seismic upgrade on this structure.

3. From a strictly building safety aspect, one reason to support the construction of a new structure would be that a new structure would require compliance with current seismic standards; many times safer than the current structure.

F. <u>Would parking lot improvements or enhanced landscape count toward the 50 percent limitation or is the 50 percent change focused on the building?</u>
(Information provided by the Administration – Planning & Building Services staff)

1. Walmart can make parking lot improvements (restriping, landscaping, or other surface improvements). The addition of landscaping, resurfacing, and/or re-striping would not be considered a substantial change to the site. However, any "substantial" changes like re-grading the site will require compliance with current Public Utilities standards. This would include adding an on-site water detention system. Adding the detention system could be difficult without impacting the existing building. If there would be a need to demolish part of the building to construct the detention system, the nonconforming use 50% threshold would be applicable. The 50% limitation applies only to the building.

2. The property was originally developed prior to current City utility drainage and discharge regulations. Currently, drainage is not properly contained on the site and runs off onto Parleys Way. The City encourages all existing developments to comply with current drainage regulations to help prevent flooding of neighboring properties; however, the City can only require upgrades if substantial changes are made to existing developed properties. The work represented in the current building permit, which has already been issued, does not rise to the level that would require the upgrade.

3. A new building would require compliance with current standards and regulations on the site as well as the new building, including a much higher seismic safety and energy efficiency standard for the building.

4. Walmart could do a parking lot upgrade and not affect the 50% rule, but not piecemeal. If they do anything other than seal coat and/or stripe, then the whole site would be required to be brought into compliance.

5. The property owner can landscape the site and make other surface improvements (curbing, etc.) without having to bring the entire site into compliance as long as the improvements do not require substantial re-grading of the lot.

6. If at a later date Walmart wanted to add a facility like a gas station (conditional use in the current zone) depending on location, the proposal would be evaluated separately and would have to comply with current standards and regulations but not the rest of the site.

G. Would a gas station be allowed under the existing zoning or with a rezone?

(Information provided by the Administration – Planning & Building Services staff)

1. Gas stations are allowed as a conditional use in the Community Business CB zone.

2. Gas stations are a permitted use in the proposed Community Shopping CS zone; however, it is important to note that all new uses proposed on the site require Planned Development approval.

3. Conditional use and Planned Development applications require a public process and decision by the Planning Commission.

H. Would storage containers be allowed?

(Information provided by the Administration – Planning & Building Services staff)

1. Provided Walmart did not create a new noncompliance by removing required parking or landscaping, numerous accessory structures could be possible in either zone.

2. Storage containers may be used as accessory structures in all zoning districts subject to specific zoning regulations and building code requirements for installation and location.

3. Neither the existing nor the proposed zone lists a maximum lot coverage allowance so multiple accessory buildings are possible on this property.

4. Accessory structures may be allowed in the buildable area of the lot as well as the rear yard.

5. Using storage containers as accessory structures would need to be addressed during a plan review process.

6. According to the Building Code any accessory structure 200 square feet or greater would have to comply with footing and foundation standards.

I. When did the zoning change, before or after Walmart purchased the property?

(Information provided by the Administration – Planning & Building Services staff)

1. In 1968, when the building permit was issued for Kmart, the property was zoned Business B-3. The B-3 zoning district allowed "shops for retail business" as a permitted use.

2. In 1995 as part of city-wide rezoning project, the property was rezoned Community Business CB. Kmart was still in business and considered a permitted use as a retail goods establishment; however,

the structure on the property became non-complying due to the maximum front yard setback and maximum building size requirements in the CB zoning district.

3. In February of 2005, Walmart purchased the Kmart property.

4. In November 2005, the zoning regulations for commercial zoning districts were changed to include new retail land use classifications that were adopted in 2004. The use chart was amended to allow only "Retail goods establishments" and "Retail services establishments" as permitted uses in the CB zoning district. Kmart was considered a "Superstore and Hypermarket Store", which was not allowed in the CB zone; therefore, Kmart became a nonconforming use.

5. In November 2008, Kmart closed its doors for business.

Comprehensive Zoning History (provided in the Planning staff report)

- In 1968 Salt Lake City issued a permit for the construction of a Kmart on the property. The building constructed was approximately 113,227 square feet in size and was portioned off into two sections; one section for Kmart (93,027 square feet), and the other section for Kmart Food (20,200 square feet).

- The property was zoned Business B-3 when the building permit was issued. The B-3 zoning district allowed "shops for retail business" as a permitted use.

- In 1973 the Board of Adjustment approved an addition to the side of the building for use as a garden and patio shop that would not be completely enclosed. The garden area was approximately 6,940 square feet in size.

- The property was rezoned in 1995 to CB as part of city-wide rezoning project. Kmart was still considered a permitted use as a retail goods establishment; however, the structure on the property became non-complying due to the maximum front yard setback and maximum building size requirements in the CB zoning district.

- The City Council adopted an ordinance in January 2004 defining different types of retail uses (Conventional Department Stores, Mass Merchandising Store, Specialty Store, Superstore and Hypermarket Store, and Warehouse Club Store). The only zoning districts affected by the ordinance were the Gateway Mixed-Use (G-MU) and Downtown districts.

- Walmart purchased the Kmart property in February of 2005.

- The City Council adopted an ordinance in November 2005 that amended the Commercial Districts Use Chart to include the new retail land use classifications that were adopted in 2004. The use chart was amended to allow only "Retail goods establishments" and "Retail services establishments" as permitted uses in the CB zoning district. Kmart was considered a "Superstore and Hypermarket Store", which was not allowed in the CB zone; therefore, Kmart became a nonconforming use.

- In June 2007 Walmart submitted petitions to amend the Future Land Use Map in the East Bench Master Plan from "Neighborhood Business" to a more intense commercial designation and to rezone the property from CB Community Business to CS Community Shopping. The Planning Commission reviewed the petitions in a public hearing and voted to forward a recommendation of denial to the City Council. Walmart withdrew their petitions prior to a final decision from the City Council.

- In November 2008 Kmart closed its doors for business.

- In December 2008 Walmart submitted plans to remodel the existing building on the property and obtained a building permit in January 2010 according to the regulations pertaining to the continuation of a nonconforming use. The building permit is currently active.

- In August 2010 Walmart submitted the two petitions (the proposed zoning map amendment and master plan amendment) currently being reviewed by the City.

The following information was provided previously for the Council public hearing on August 23, 2011 and the Work Session on July 19, 2011. It is provided again for background purposes.

POTENTIAL MOTIONS:

1. ["I move that the Council"] Refer this item to a future Council meeting.

2. ["I move that the Council"] Adopt an ordinance changing the East Bench Community Master Plan Future Land Use Map and rezoning property located at 2705 E. Parleys Way from the Community Business CB to the Community Shopping CS zoning district.

3. ["I move that the Council"] Not adopt an ordinance changing the East Bench Community Master Plan Future Land Use Map and rezoning property located at 2705 E. Parleys Way from the Community Business CB to the Community Shopping CS zoning district.

ATTACHMENTS

A. Letter re: Walmart's willingness to enter into a development agreement and an example of a support card along with the list of supporters with Salt Lake addresses provided before the Planning Commission hearing. The list contains supporter-reported name, city, state and zip code (where provided). Walmart presentation information, July 19, 2011
B. Traffic comparison report – Sugar House Commons, prepared by A-Trans Engineering
C. (Sept. 17, 2010)
D. Comments from Janice Brittain and Judi Short – *(the comments encapsulate many of the opposing comments received regarding this request)*
E. *Updated* comments received in the Council office (supporting and in opposition)
F. *Updated* Council sponsored Open City Hall comments (supporting and in opposition)

WORK SESSION SUMMARY/NEW INFORMATION:

On July 19, 2011, the Council received a briefing from the Administration and the applicant. Key issues discussed included:

- Separating consideration of what the appropriate zoning is for the property from the type of use being proposed. Both the CS and CB zones allow the opportunity to create walkable developments. Development in the CB zone would only be on a smaller scale. The site is bordered by 2 major arterial streets, has limited access to the surrounding neighborhood and shares more characteristics with the Community Shopping zone rather than the Community Business zone.
- Transportation/traffic impacts relating to the site, the surrounding area and neighborhoods, Parley's Way and Foothill Drive and comparison of other areas such as 1300 South 300 West, Sugar House

Commons, and 2300 East/2100 East and 2100 South. Traffic generation and street design generally relates to the success of the use rather than the zone that is applied to the property.

- Development agreements associated with zoning amendments should only be required if there are impacts associated with the particular property that are not generally associated with other properties in the same zoning district. The property is located within the East Bench Master Plan community and the master plan needs to be reviewed and updated. For this reason, Planning staff supports the use of a development agreement to restrict the development activity on the site until the City has the resources to update the master plan. Development agreements are sometimes used to help mitigate impacts, delivery hours, site configuration, location of loading docks, etc.
- Implications of moving ahead with this rezoning prior to the Foothill Corridor study and East Bench Master Plan updated recently funded by the Council.
- Nonconforming use and noncomplying structure/site zoning rules and the potential need to reevaluate and update the regulations. This was raised specifically in relation to allowing more flexibility for renovating existing structures without triggering the need for rezoning.

The following information was provided previously for the Council Work Session on July 19, 2011. It is provided again for background purposes.

The Administration has provided a comprehensive staff report. This document summarizes sections of that and identifies potential matters at issue. The following items have been brought forward from the Administration's transmittal for ease of reference and additional background purposes.

ATTACHMENTS

- **A.** Vicinity map
- **B.** February 9, 2011 Planning staff report
- **C.** Retail Sales Capture/Leakage Analysis (prepared by Planning staff)
- **D.** February 9, 2011 Planning Commission minutes
- **E.** Community Business CB and Community Shopping CS zoning regulations, use comparison and map
- **F.** Public Comment
  - Comments received in the Council office
  - Council sponsored Open City Hall item

KEY ELEMENTS:

This section of the Council staff report is divided into 3 subsections:

I. General Process information
II. Master Plan Amendment information
III. Zoning Information

(Please note that the Matters at Issue and Policy Considerations begin on pg. 8)

I. General Process information

A. Previous Petitions and new 2010/2011 Proposal - What changed? (Please see the Planning staff report for details. pgs. 4-5)

1. In June 2007, Walmart submitted the same two types of petitions as those reviewed at the February 9, 2011 Planning Commission meeting. At that time, the preliminary development plan included an 115,060 sq. ft. retail building with a 5,057 sq. ft. garden center. In September 2008, the Planning

Commission reviewed the petitions in a public hearing and voted to forward a recommendation of denial to the City Council. Walmart withdrew their petitions before the City Council considered the requests.

2. According to the Planning staff report, the preliminary development plan submitted with these new petitions reduces the size of the retail building to 91,750 sq. ft. and eliminates the garden center. The height of the building would average 26 feet with a maximum height of 33 feet. The new plan includes designated walkways between Foothill Drive and Parleys Way. In addition, the new plan provides a 1.15 acre parcel for additional development. Walmart representatives have indicated that they have no specific plans for the site, but would like to work with the community to determine the best use. They noted that if the community does not want another use on the property, the area would be used for additional parking.

B. Due to a negative recommendation from the Planning Commission, an ordinance has **not** been prepared for Council consideration. An ordinance will be prepared by the City Attorney's office prior to or after the public hearing, upon request of the Council

C. The proposed master plan change and rezoning would be the first step to allow demolition of the existing building (former Kmart store) and redevelopment of property located at 2705 E. Parleys Way for a new big box/superstore retail business (Walmart Supercenter). The property is approximately 10.56 acres in size. (Please see the attached vicinity map for location details. **ATTACHMENT A**)

D. *The City is **not** reviewing Walmart's preliminary development plans.* (That will happen later if the rezone and master plan requests are approved.) Walmart has submitted a preliminary site plan; however, site plan and design approval has not been requested at this time.

E. If the property is rezoned and the master plan changed, Walmart would be required to obtain Planned Development approval from the Planning Commission based on a specific set of design criteria provided in the zoning regulations. This allows the Planning Commission to require certain site design elements to mitigate impacts specific to the site and surrounding area.

F. If the property is not rezoned, Walmart would still be able to open a new store in the existing building but would be limited in expanding or making improvements to the building.

G. Walmart has obtained a permit to remodel the existing building. They have the right to remodel and open a store whether or not the City approves the rezone and master plan change.

H. Surrounding land uses include commercial/office uses to the east, multi-family residential uses to the north (Foothill Place Apartments), single-family residential uses to the south across Parleys Way and commercial/office used directly west with single-family residential uses to the northwest on Stringham Avenue and to the southwest across Parleys Way.

I. A development and zoning history of the property is provided in the Planning staff report. (Please see the Planning staff report, "Purpose of Request", for details. pgs. 3-4.)

J. According to the Planning staff report, the Planning Division has not received comments from applicable City Department/Divisions that cannot reasonably be fulfilled or that warrant denial of the petitions. Any development proposal will be required to comply with City standards and regulations and demonstrate that there are adequate services to meet the needs of the project.

K. The public process included presentations to the East Bench, Sugar House, and Sunnyside East Community Councils, Open City Hall online public comment forum (sponsored by the City Council - June 29, 2011 and the Planning Division - October 2010), written notification of the Planning Commission hearing to property owners in the surrounding area, Community Council Chairs and the Planning Division electronic list serve. Notice was also posted on the City's website. Walmart also conducted their own public support campaign at some of their local Walmart stores. (Detailed summaries of public comments can be found in the Planning staff report, pgs. 5-7 and in the Planning staff report Attachments C, D, and F.)

L. On February 9, 2011, the Planning Commission held a public hearing and, based on the information presented in the staff report and at the public hearing, voted six to one to recommend that the City Council deny Walmart's proposal to rezone the property and change the Future Land Use Map in the East Bench Community Master Plan. The Planning staff report provided options and an analysis of the CB versus CS zones. (Please see the Planning staff report and the Planning Commission minutes for details **ATTACHMENTS B & D**). The Planning staff report notes:
   1. There were 91 public comment cards submitted in the hearing with 48 people in support and 43 opposed. The Planning Commission minutes provide of summary of comments made in support and opposition of the petitions.
   2. Comments made both in support and in opposition closely reflected the comments sent to the Planning staff prior to the public hearing.

   1. The one Commissioner in support of the proposed changes noted:
      a. A big box retailer was once allowed on the site and can continue.
      b. The only way that the City can ensure that the future Walmart store is developed properly is to rezone the property.
      c. The property is more in common with the Community Shopping CS zone than the Community Business CB zone.
      d. Changing the zoning would not significantly alter the East Bench Master Plan.

   2. Individual Commissioners who did not support the proposed amendments made the following points:
      a. The City needs to consider the long term vision for the property and what zoning is appropriate. The issue is not the development of a new Walmart store.
      b. The existing zoning needs to remain in place long enough to achieve the community vision.
      c. The community does not want a big box store.
      d. The City does not need to rush into amending the master plan. Sufficient time is needed to achieve the master plan goals.
      e. Developers make a mistake in thinking that they can do whatever they want with the land. The land really belongs to the people and it is the City's responsibility to ensure that the community's goals are achieved.
      f. Development should not drive the master plan. The master plan should drive development.

II. Master Plan information

1. State law does not provide criteria for master plan review. In the recent past, Planning staff has provided the following information regarding master plan changes.
   a. The Salt Lake City Zoning Ordinance does not specifically address nor provide criteria for the evaluation of proposed master plan changes.
   b. Utah State Law provides a specific noticing requirement regarding master plan amendment requests.

c. The Zoning Ordinance specifies that all master plans or general plans adopted by the Planning Commission and City Council for the city or an area of the city, shall serve as an advisory guide for land use decisions.
d. Analysis of relevant City adopted master plans and polices are used to evaluate proposed master plan changes.
e. Essentially, it is incumbent upon Planning staff to provide a recommendation based on policies in any related adopted plans regarding whether a proposed land use change is appropriate or not.

2. The Planning staff report provides a detailed discussion, analysis and findings relating to the proposed master plan amendment. Analysis and findings were evaluated in the Planning staff report and considered by the Planning Commission. (Please see the Planning staff report for details. pgs. 7-8 and 11-14.)

3. The following Master Plans/Policy documents were used in Planning staff's analysis:
   - East Bench Master Plan (1987/1996)
   - Transportation Master Plan (1993)
   - City Vision and Strategic Plan (1993)

4. The Planning staff report notes that the proposed master plan amendment does not substantially contradict any of the other policies, goals or strategies of the East Bench Master Plan and that modifying the master plan would not substantially impact the integrity of either the community or the master plan. Key points are summarized below.
   a. The East Bench Master Plan was adopted in 1987 and is one of the oldest master plan documents in the City and may not reflect current community goals.
   b. When the Plan was adopted, the Kmart store was operational, was a permitted use, and complied with the "Neighborhood Business" Future Land Use Map designation in the Plan.
   c. In 1995, the future land use designations in all adopted master plans were changed as part of the citywide zoning rewrite project to be consistent with the new zoning classifications.
   d. The Plan itself was not changed to indicate whether a big box retail use, such as Kmart, would no longer be appropriate at this site.
   e. Goals and policies from the Plan that may be applicable when analyzing the proposed master plan amendment are listed below. (Please see the Planning staff report for a detailed discussion of each item. pgs. 12-14)
      - *Wholesale, warehouse and other general commercial uses are not permitted.*
      - *Many residents desire additional services in their community.*
      - *Redevelopment or at least renovation of some business properties… is quite likely and is considered the most desirable approach to meeting future business needs…*
      - *Major zoning changes… are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly.*
      - *The city should not approve any zoning change that will result in the removal of homes. 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.*
      - *A gateway center should be located near the entrance to the city… the Parleys Way site should be considered only if the other sites prove unworkable.*

5. **Retail Sales Capture/Leakage Analysis**
   (Please see the Planning staff report for details. pgs. 12-13 and **ATTACHMENT C –** Retail Sales Capture/Leakage Analysis at the end of this staff report.)

a. Planning staff conducted a limited study to determine if there is sufficient retail to support the East Bench residents and found that there is a need for additional retail businesses. They note that this is not a surprise considering the East Bench Master Plan states that less than 2% of the land acreage in the community is occupied by business uses.
b. This study was done only for the purpose of this request and did not address other community needs, such as the potential need for additional residential land uses.
c. A comprehensive review and update (if needed) of the East Bench Master Plan would be required in order to address community needs across-the-board.
d. Additional retail services can be provided on the subject property in both the existing CB district and proposed CS district.
e. Potential sales are calculated by determining the per capita sales in a larger comparison area, multiplying that by the population of the subject target area to determine the potential sales, and then adjusting the potential sales for a difference in the trade area and larger area income. The final result of the analysis attempts to determine if money is being spent within the target area (capture) or if money is being spent outside of the target area (leakage).
f. The analysis included three target areas defined by zip code:
    - 84108
    - 84108, 84112, 84113, 84102, 84105, 84106
    - 84108, 84112, 84113, 84102, 84105, 84106, 84109
g. Analysis shows that in the 84108 zip code area, potential sales greatly exceed the actual sales, with the exception of the food store sector.
h. As the study area expands in size, the analysis still shows that additional retail services could be needed in the area, with the exception of food stores.

III. Zoning information

1. **Nonconforming use and noncomplying structure**.
(Please see the Planning staff report for details. pgs 3-4)
    a. The property was rezoned in 1995 to Community Business CB as part of the citywide rezoning project. At that time, Kmart was still considered a permitted use as a retail goods establishment. As a result of the rezoning, the structure on the property became non-complying with the zoning area regulations in the CB zoning district.
    b. In January 2004 and November 2005, the City changed the zoning regulations to identify different types of retail uses (Conventional Department Stores, Mass Merchandising Store, Specialty Store, Superstore and Hypermarket Store, and Warehouse Club Store) and identified zoning districts in which the uses would be allowed. The CB zoning district was changed to allow only "Retail goods establishments" and "Retail services establishments" as permitted uses. Under the new definitions, Kmart was considered a "Superstore and Hypermarket Store", which is not allowed in the CB zone; therefore, Kmart became a nonconforming use.
    c. The zoning regulations allow continuation of a noncomplying structure with a nonconforming use even if property ownership changes. Expansion of noncomplying buildings is permitted to a limited extent. This would impact improvements of the building's overall design.
    d. Walmart has obtained a permit to remodel the existing building and open a store if the City does not approve the rezone and master plan changes.

2. **Commercial Business CB and Commercial Shopping CS zoning information**

a. The Planning staff report provides a detailed discussion, analysis and findings for the proposed rezoning request. Key points are summarized below. Analysis and findings were evaluated in the Planning staff report and considered by the Planning Commission. (For details, please see the Planning staff report for discussion, analysis and findings. pgs. 7-8 and 11-14 and **Attachment E** – CB and CS zoning regulations, use comparison and current zoning map at the end of this staff report.)

b. The CB and CS districts are both commercial zoning districts and allow similar uses. The main difference is that the CS district allows uses that require larger land area, such as commercial recreation centers, amusement parks, motion picture studios and big box retail uses.

c. It is essentially the scale or size of buildings that are different between the two zoning districts.

d. The CS district is generally characterized by larger parcels, or a combination of smaller parcels that function as a larger parcel, with controlled driveway access that serves one large business or a combination of businesses. Properties are generally located along arterial streets that serve as major thoroughfares.
   - Examples of CS zoned areas include Trolley Square, Plaza 700 Shopping Center (1740 West 700 North), Brickyard Plaza, and Foothill Village.

e. The CB zoning district is generally characterized by smaller parcels that are owned and operated independently with driveway access serving one parcel or use. Buildings can be placed closer to the street frontage. Parcels located in the CB zoning district are more closely integrated with surrounding residential land uses and have direct pedestrian access by way of existing public sidewalks. Properties are generally located along arterial and collector streets.
   - Examples of the CB zoning district include the 2100 South/700 East commercial strip, 9th and 9th, the Highland Drive commercial strip, and most of the commercial properties along the east end of 2100 South and Parleys Way (see attached map, Attachment F).

f. The purpose and intent of the City zoning regulations *is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:*
   - *Lessen congestion in the streets or roads;*
   - *Secure safety from fire and other dangers;*
   - *Provide adequate light and air;*
   - *Classify land uses and distribute land development and utilization;*
   - *Protect the tax base;*
   - *Secure economy in governmental expenditures;*
   - *Foster the city's industrial, business and residential development; and*
   - *Protect the environment.*
   - The Planning staff report notes:
     - Rezoning the property to CS could enhance the City's tax base by allowing land uses that draw people from not only the immediate neighborhood, but the surrounding communities as well.
     - Rezoning the property to CS could help foster commercial development because the CS zone is less restrictive in allowable land uses; however, some believe that the competition may hurt existing smaller local businesses.

g. *The purpose of the CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The*

design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

h. *The purpose of the CS community shopping district is to provide an environment for efficient and attractive shopping center development at a community level scale.*
   - The Planning staff report notes that when comparing the subject property to existing properties in both the CB and CS zoning districts, the subject property has characteristics more associated with the CS zone.
     - At approximately 10 acres, the property is comparable in size to other properties zoned CS, but much bigger than properties zoned CB.
     - The property is located along two arterial streets that serve as major thoroughfares into and out of the City.
     - The property has limited controlled access points that could serve multiple uses on a single parcel.
     - The property is isolated from the surrounding single-family residential neighborhoods, with the exception of the Foothill Place apartments located to the north. The residential neighborhoods to the east and to the south are separated by arterial streets. Classifying the site as a future pedestrian accessed development is questionable due to these street barriers and the distance between the property and a dense population base.
     - In reality, even if the property were developed in a walkable village configuration, it would still be predominantly accessed by the automobile until a major public transportation investment is made in the area.

i. The *East Bench Master Plan* provides the following criteria for considering zoning changes. The applicant's request was evaluated by Planning staff using these criteria in addition to the criteria for zoning map changes in the zoning regulations. (Please see the Planning staff report for details. pgs. 14-19.)
   - *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 business proposal and documented community support. Property owners must address the issue of 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.*
   - *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… Zoning should not be changed to accommodate 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.*

j. The Planning staff report notes that the requested zoning amendment generally meets the criteria for zoning amendments as stated in the East Bench Master Plan; however, the following are areas of concern:
   - *Demonstrated need:* There is a need for more retail within the East Bench community; however, this could be accommodated in either the CB or CS zone. Also, Walmart can operate a general merchandise use on the property without a rezoning subject to the nonconforming and noncomplying regulations of the Zoning Ordinance.
   - *Documented Community Support:* Staff has received documented community support; however, it is not an overwhelming majority.

(Council staff note: Extreme caution is always exercised by elected official when considering zoning issues to avoid assertions that action is taken based on "public clamor" rather than policy.)

- *Traffic:* The submitted traffic impact study shows that Parleys Way can carry the anticipated increase in vehicles; however, Foothill is already at capacity during peak hours. It is important to note that this issue could be relevant to any successful development on the site, regardless of the zoning.
- *Negative impacts on neighboring residential:* As stated above, there are potential negative impacts; however, these can be mitigated through proper site design.

k. The Planning staff notes that the East Bench Master Plan needs to be reviewed and, if necessary, updated. Although the requested amendment generally meets the policies of the adopted Master Plan, this may or may not reflect the current goals and needs of the community.

- Planning staff is of the opinion that a Development Agreement should be signed by the City and the applicant that restricts development on the site to what is currently proposed until the Master Plan is updated.
- Through the Master Plan update process, the City may find that the subject property should continue to be zoned CS. At that time, the City should re-evaluate the Development Agreement. If the City finds that the property should be zoned differently, the City should rezone the property to the appropriate zoning district. In that case, Walmart may become a nonconforming use. This is the same situation that applies today; however, the site would be developed according the requirements of a planned development approval.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

A. Issues relating to this request have been raised in many different ways and in many different forums throughout the process. Typically in land use decisions consideration is given to the use and its impacts in general rather than to the needs of a specific business or entity. Land use changes should be considered from the standpoint of the community and the City as a whole, and not with the special interests of a few property owners or entities in mind. The core issue that the Council must weigh is the potential benefits and impacts on the area and the City rather than whether a specific business should be allowed on the property. There is sometimes confusion that the Council could allow or decline zoning based upon the brand name of a business.

B. The following options were provided by Planning staff for Planning Commission consideration in making a recommendation to the City Council. (Please see the Planning staff report for a detailed discussion of each option. pgs. 9-11) Since the Council has the responsibility to make the final decision regarding rezoning requests, the Council could consider these options and other alternatives identified through the Council's deliberations.

1. **Deny the petitions**
   - The petitions could be denied based on a decision that the petitions are not in the best interest of the City.
   - *(Council staff note: If the Council were to choose this option, it would be helpful for the Council to identify specific reasons for denial in cooperation with legal counsel.)*

2. **Deny the petitions until the East Bench Master Plan is updated**
   a. The petitions could denied until the City conducts a review of the Plan to determine if the plan is still meeting the goals of the community and how the subject property fits in with those goals.

b. The City might determine that a zoning district such as the CS zone is an appropriate zoning designation. At that time, the property owner or the City would initiate a petition to rezone the property.

(Council staff note: As previously noted, if the property is not rezoned, Walmart would still be able to open a new store in the existing building but would be limited in expanding or making improvements to the building.)

3. Approve the petitions with no conditions

- If the property is rezoned to CS, Walmart will need to submit a Planned Development application to the City for the construction of a new store.

4. Approve the petitions with the condition that Walmart and the City sign a Development Agreement

- The Planning staff report notes the following regarding development agreements.
  a. Development agreements associated with zoning amendments should only be required if there are impacts associated with the particular property that are not generally associated with other properties in the same zoning district.
  b. Planning staff does not find that there are peculiar circumstances associated with the property itself. The site shares the same characteristics as other properties zoned CS.
  c. The property is located within the East Bench Master Plan community and the master plan needs to be reviewed and updated. For this reason, Planning staff promotes the use of a development agreement to restrict the development activity on the site until the City has the resources to update the master plan.
  d. Through the Master Plan update process, the City may find that the CS zoning district is appropriate. At that time, the City should re-evaluate the development agreement. If the City finds that the property should be zoned differently, the City could rezone the property to the appropriate zoning district. In that case, Walmart may become a nonconforming use, which is the same situation that applies today.
  e. Some members of the community have expressed concern that development agreements are difficult to track and the City has not adequately enforced previous agreements.
  f. The City now has a permit tracking program (Accela) where documents, such as development agreements, can be tracked by property address. When an applicant applies for a building permit or planning review application, these documents are immediately uploaded showing the specific conditions related to the property.
  g. The Planning staff report includes specific conditions that would be included in a development agreement based on the preliminary development plan submitted with these petitions. (Please see the Planning staff report for details. pg. 11)

  (Council staff note: Conditions could be included in the development agreement to provide assurance to the community that the proposed development would occur as presented at the time of the rezoning request and provide an additional level of control on the property.)

C. The Council may wish to discuss with the Administration and the applicant if it would be acceptable/appropriate to delay action on the petitions until completion of the Foothill Corridor/Parley's Way/"Gateway to the City" Plan and the East Bench Master Plan update.
   1. The petitions were processed prior to the Council's 2011/2012 budget deliberations.
   2. As part of this year's budget, the Council funded a Foothill Corridor/Parley's Way plan and a long-range planning position dedicated to long-range land use planning and to help update all community land use plans.
   3. Delaying action on these petitions would allow the City, the applicant and the community to comprehensively address major land use issues in this area and the East Bench community.

MASTER PLAN AND POLICY CONSIDERATIONS:

A. As previously noted, the following Master Plans were used in the Planning staff's analysis.
   - East Bench Master Plan (1987/1996)

   (For details, please see this staff report Key Elements items II. 4 – pg.4, III. I – pg.7/8 and Matters at Issue items B & C and the Planning staff report for additional details.)
   - Transportation Master Plan (1993)
     - Defines arterial routes as streets provided "for through traffic movement over long distances… with some access to abutting property." Furthermore, "these streets are typically the widest and have the highest speed limits of all the streets within the city." Foothill Drive is listed as an example in the master plan. Parleys Way is an arterial as well. One of the directions listed in the plan for arterials is "to encourage commuter traffic to use arterial streets rather than local and collector streets" by maintaining the arterials' carrying capacity.
   - City Vision and Strategic Plan (1993)
     - States a goal of facilitating "development of complimentary retail shopping opportunities in city neighborhoods and commercial areas of the city." This goal's action step is to "work with developers to ensure additional retail shopping opportunities within the City," and the progress indicators are the "amount of new retail space annually" and the "new tax dollars generated annually."

Additional citywide Master Plan and Policy considerations are provided below:

B. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
   1. Is aesthetically pleasing;
   2. Contributes to a livable community environment;
   3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
   4. Forestalls negative impacts associated with inactivity.

C. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

D. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Policy concepts include:
   1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
   2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
   3. Ensure that building restoration and new construction enhance district character.
   4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
   5. Treat building height, scale and character as significant features of a district's image.
   6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

E. The Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions. The Plan recognizes the benefits of locating high density housing along major transit systems and reducing dependency on the automobile as a primary mode of transportation.

F. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, architectural designs compatible with neighborhoods, public and neighborhood participation and interaction, accommodating different types and intensities of residential developments, transit-oriented development, encouraging mixed-income and mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.

PROCESS CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed rezoning and master plan change. Key dates are listed below. Please refer to the Administration's chronology for details.

- August 27, 2010 — Applications submitted to Planning Division
- September 1, 2010 — Petition assigned to planner (Wayne Mills)
- October 20, 2010 — Item posted on Open City Hall for comment
- Community Council meetings:
  - Sept. 20 & Nov. 3, 2010 — Sugar House Community Council
  - Oct. 20 & Nov.17, 2010 — East Bench Community Council
  - Nov. 30, 2010 — Sunnyside East Community Council
  - Jan. 26, 2011 — Wasatch Hollow Community Council
- February 9, 2011 — Planning Commission hearing
- March 21, 2011 — Transmittal paperwork received in Council office

cc: David Everitt, Bianca Shreeve, Karen Hale, Holly Hilton, Art Raymond, Poonam Kumar, Ed Rutan, Lynn Pace, Paul Nielson, Jeff Niermeyer, Tom Ward, Rick Graham, Vicki Bennett, Frank Gray, Mary De La Mare-Schafer, Tim Harpst, Kevin Young, Orion Goff, Les Koch, Larry Butcher, Wilf Sommerkorn, Cheri Coffey, Joel Paterson, Nick Norris, Wayne Mills, City Council Liaisons, Mayors Liaisons

File Location: Community and Economic Development Dept., Planning Division, East Bench Master Plan Future Land Use Map Amendment & rezoning, Ballard Spahr representing Walmart Stores, Inc., 2705 E. Parleys Way

Attachment A

Community Business CB and Community Shopping CS Permitted/Conditional Use comparison, Zoning regulations and zoning map

Community Business (CB) and Community Shopping (CS) Districts - - Comparison of Allowed Uses

Wal-Mart is requesting an amendment to the Salt Lake City zoning map to rezone the property located at 2705 E. Parley's Way from Community Business (CB) to Community Shopping (CS). The following table provides a comparison of uses that are allowed in the (CB) and (CS) Districts. Each use is classified as a Permitted (P) or a Conditional (C) Use, and are defined as follows:

"Permitted Use" (P): Uses that are permitted "by-right", provided that they comply with all stated requirements of the zoning ordinance, and their applicable city, state, and federal regulations.

"Conditional Use" (C): A land use that because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses may not be compatible in some area or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

(-): Use not allowed in the zoning district.

Permitted and Conditional Uses By District		
USE	**EXISTING ZONE: Community Business (CB)**	**PROPOSED ZONE: Community Shopping (CS)**
RESIDENTIAL:		
Assisted living center, large	P	-
Assisted living center, small	P	-
Group home, small	P	P
Living quarters for caretaker or security guard	P	P
Mixed use developments	P	P
Multiple-family dwellings	P	P
Nursing home	P	-
Rooming (boarding) house	C	C
OFFICE AND RELATED USES:		
Financial institutions with drive-through facilities	P	P
Financial institutions without drive-through facilities	P	P

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Medical and dental clinics and offices	P	P
Offices	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	P	P
RETAIL SALES AND SERVICES:		
Automobile repair, major	-	C
Automobile repair, minor	P	P
Car wash as accessory use to gas station or convenience store that sells gas	P	P
Car wash, with or without gasoline sales	-	P
Conventional department store	-	P
Furniture repair shop	P	P
"Gas station"	C	P
Health and fitness facility	P	P
Liquor store	C	C
Mass merchandising store	-	P
Restaurants with drive-through facilities	P	P
Restaurants without drive-through facilities	P	P
Retail goods establishments with drive-through facilities	P	P
Retail goods establishments without drive-through facilities	P	P
Retail services establishments with drive-through facilities	P	P
Retail services establishments without drive-through facilities	P	P
Speciality store	-	P
Superstore and hypermarket store	-	P

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Upholstery shop	P	P
INSTITUTIONAL (SITES <2 ACRES):		
Adult daycare center	P	P
Child daycare center	P	P
Community recreation centers on lots less than 4 acres in size	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P
Libraries	C	C
Museum	P	P
Music conservatory	P	P
Places of worship on lots less than 4 acres in size	P	P
Schools, professional and vocational	P	P
Seminaries and religious institutes	P	P
COMMERCIAL AND MANUFACTURING:		
Laboratory, medical, dental, optical	P	P
Laboratory, testing	-	C
Motion picture studio	-	P
Photo finishing lab	-	P
Plant and garden shop, with outdoor retail sales area	C	C
RECREATION, CULTURAL AND ENTERTAINMENT:		
Amusement park	-	P
Art gallery	P	P
Art studio	P	P
Commercial indoor recreation	-	P
Commercial outdoor recreation	-	C

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Community gardens	P	P
Dance studio	P	P
Live performance theaters	C	P
Miniature golf	-	P
Movie theaters	C	P
Natural open space and conservation areas	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in	P	P
Pedestrian pathways, trails, and greenways	P	P
Private club	C	P
Squares and plazas on lots less than 4 acres in size	P	P
Tavern/lounge/brewpub, 2,500 square feet or less in floor area	-	P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area	-	C
MISCELLANEOUS:		
Accessory uses, except those that are specifically regulate in this chapter, or elsewhere in this title	P	P
Ambulance services, dispatching, stagin and maintenance conducted entirely within an enclosed building	P	P
Ambulance service, dispatching, staging and maintenance utilizing outdoor operations	P	P
Auditorium	-	P
Bed and breakfast	P	P
Bed and breakfast inn	P	P
Bed and breakfast manor (in a landmark site)	C	-
Check cashing/payday loan business	P	-
Communication towers	P	P
Communication towers, exceeding the maximum building height	C	C

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Crematorium	-	C
Farmers' market	-	C
Flea market (indoor)	-	P
Funeral home	-	P
Hotel or motel	C	-
House museum in landmark sites	C	C
Limousine service utilizing not more than 3 limousines	C	-
Off site parking	P	P
Offices and reception centers in landmark sites	P	P
Outdoor sales and display	C	C
Park and ride lots	C	C
Park and ride, parking shared with existing use	P	P
Public/private utility buildings and structures	P	P
Public/private utility transmission wires, lines, pipes and poles	P	P
Radio, television station	-	C
Recycling collection station	P	P
Reverse vending machines	P	P

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. Purpose Statement: The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

B. Uses: Uses in the CB community business district as specified in section 21A.26.080, "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of chapter 21A.55 of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only as a conditional use.

E. Maximum Building Size: Any building having a fifteen thousand (15,000) gross square foot floor area of the first floor or a total floor area of twenty thousand (20,000) gross square feet or more, shall be allowed only as a conditional use. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.

2. Interior Side Yard: None required.

3. Rear Yard: Ten feet (10').

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B of this title.

6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15').

Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:

a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.

b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

d. The landscaped setback is consistent with the surrounding neighborhood character.

e. The overall project is consistent with section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.

H. Maximum Height: Thirty feet (30').

I. Entrance And Visual Access:

1. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:

a. The requirement would negatively impact the historic character of the building,

b. The requirement would negatively impact the structural stability of the building, or

c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the planning commission.

2. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.

3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

J. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.

21A.26.040: CS COMMUNITY SHOPPING DISTRICT:

A. Purpose Statement: The purpose of the CS community shopping district is to provide an environment for efficient and attractive shopping center development at a community level scale.

B. Uses: Uses in the CS community shopping district as specified in section 21A.26.080, "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: All new construction of principal buildings, uses, or additions that increases the floor area and/or parking requirement by twenty five percent (25%) in the CS community shopping district may be approved only as a planned development in conformance with the provisions of chapter 21A.55 of this title.

D. Minimum Lot Size:

1. Minimum lot area: Sixty thousand (60,000) square feet, excluding shopping center pad sites.

2. Minimum lot width: One hundred fifty feet (150').

E. Minimum Yard Requirements:

1. Front And Corner Side Yard: Thirty feet (30').

2. Interior Side Yard: Fifteen feet (15').

3. Rear Yard: Thirty feet (30').

4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B of this title.

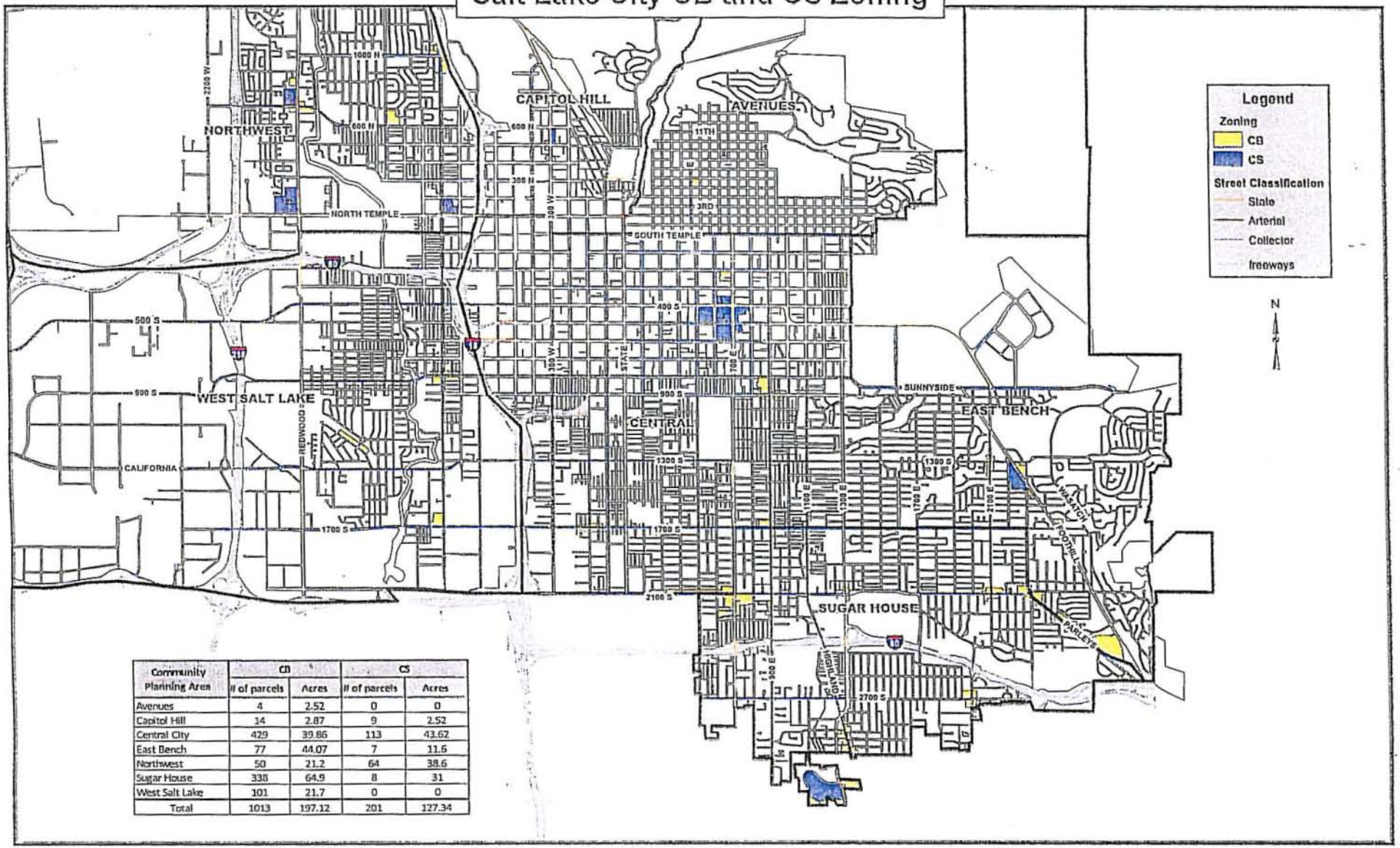
F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 of this title.

G. Maximum Height: No building shall exceed forty five feet (45').

H. Access Restrictions: To maintain safe traffic conditions, lots in the CS community shopping district shall not exceed one driveway per one hundred fifty feet (150') of frontage on arterial or major collector streets. The location of driveways shall be subject to review by the development review team through the site plan review process.

I. Effect Of Planned Development On Minimum Standards: Pursuant to chapter 21A.55 of this title, the planning commission may modify the standards set forth in subsections D through H of this section in the approval of planned developments within this district.

Salt Lake City CB and CS Zoning



Community Planning Area	CB		CS	
	# of parcels	Acres	# of parcels	Acres
Avenues	4	2.52	0	0
Capitol Hill	14	2.87	9	2.52
Central City	429	39.86	113	43.62
East Bench	77	44.07	7	11.6
Northwest	50	21.2	64	38.6
Sugar House	338	64.9	8	31
West Salt Lake	101	21.7	0	0
Total	1013	197.12	201	127.34

Attachment B

Open City Hall Forum - Walmart
Map, Charts and Comments
September 1, 2011

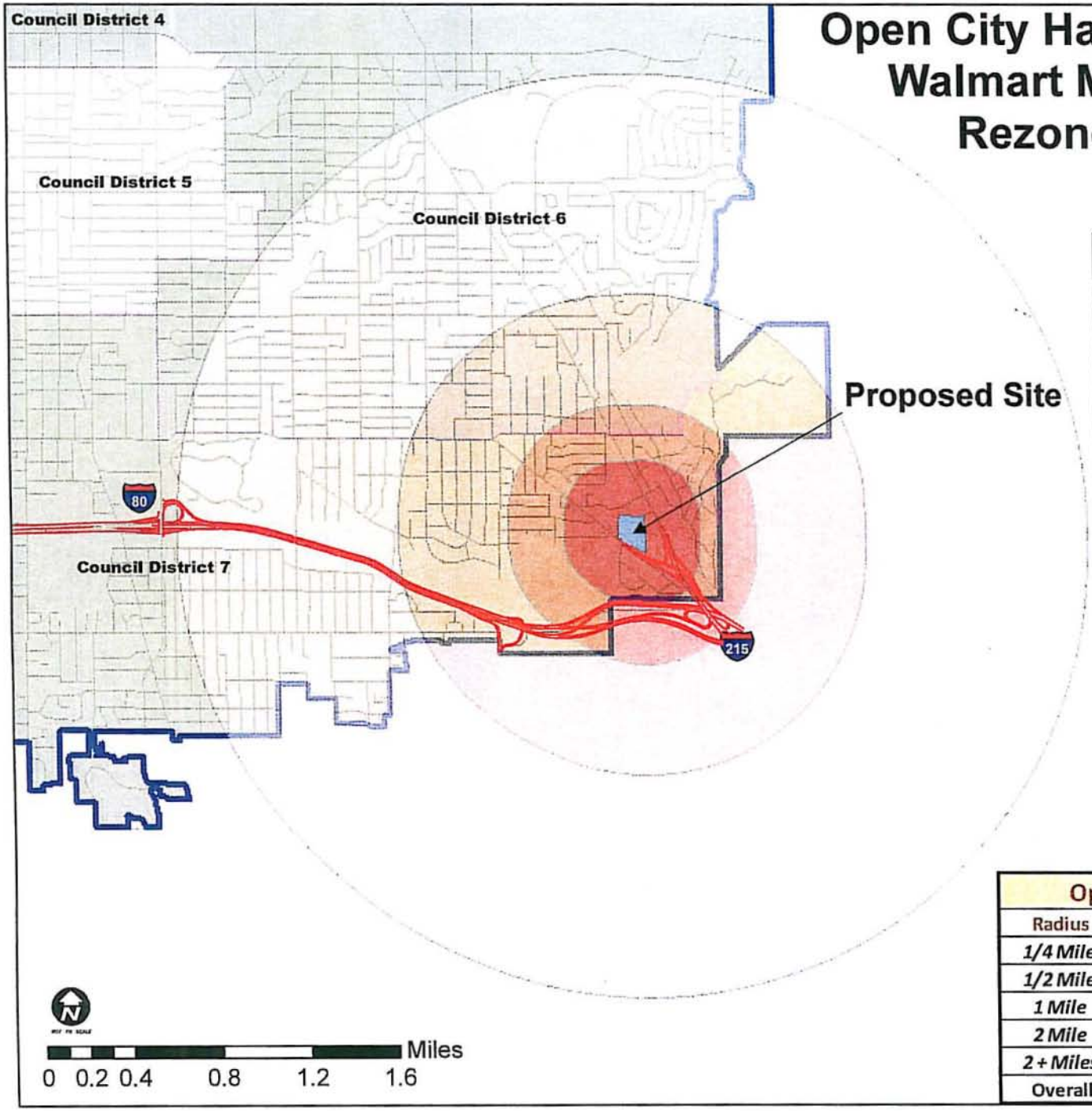
Walmart Open City Hall Forum – Comments as of September 1, 2011 (morning)

Total Comments	**345**
Inside Salt Lake City	**304**
Outside Salt Lake City	**41**
Around Parley's Way	**345**

Comments by Council District

District 1	**2**
District 2	
District 3	**35**
District 4	**25**
District 5	**44**
District 6	**107**
District 7	**91**

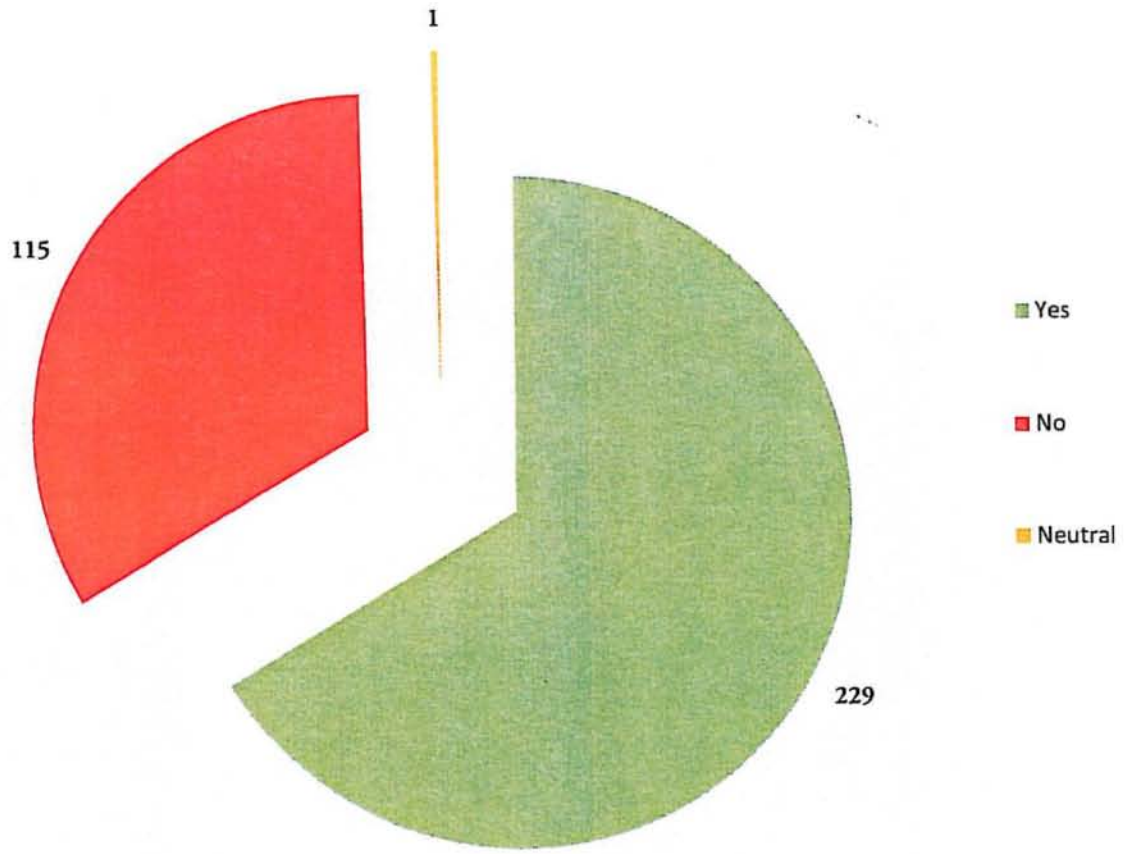
Open City Hall Comments For Walmart Master Plan & Rezone Petitions

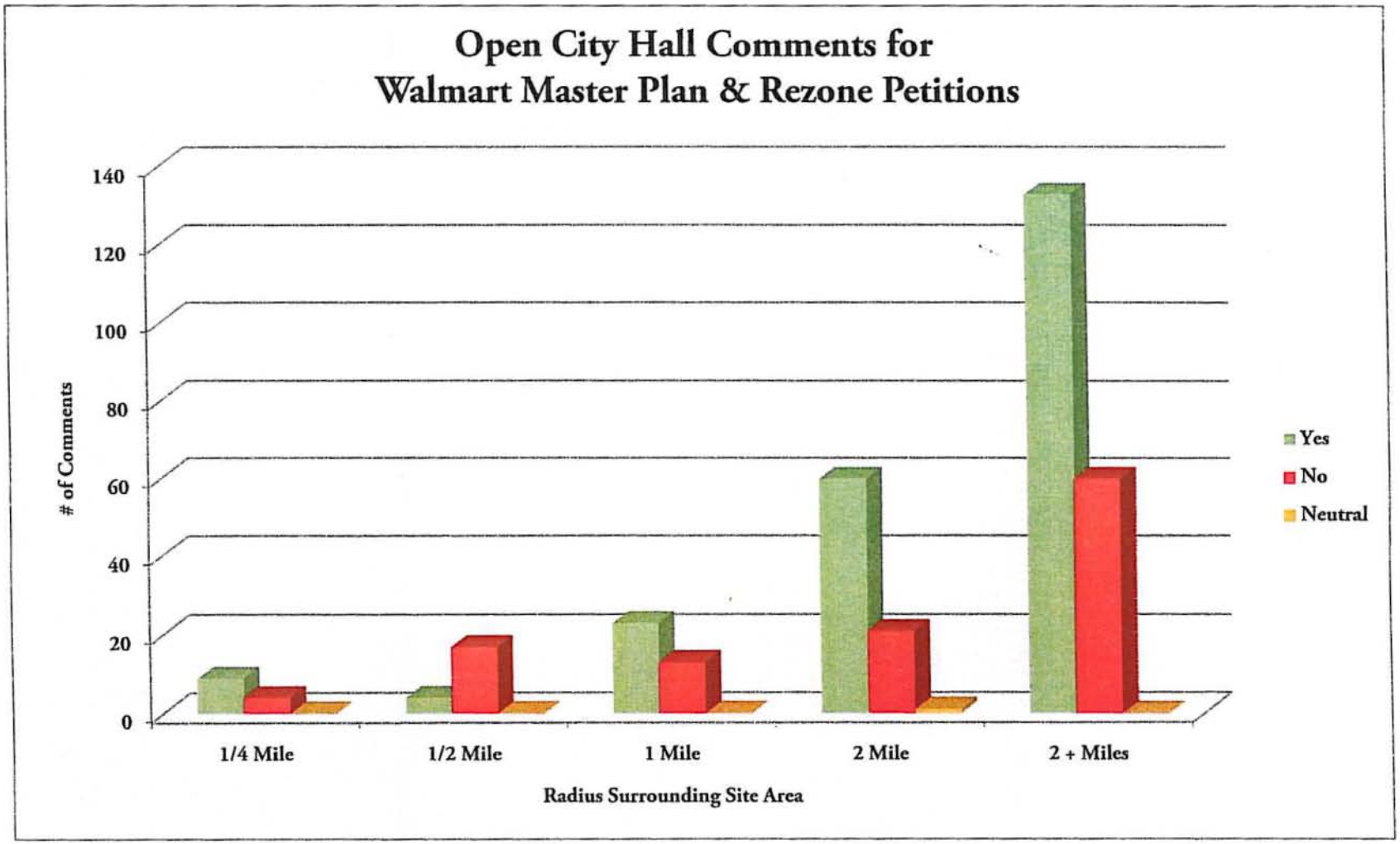


Open City Hall Comment Totals			
Radius	Yes	No	Neutral
1/4 Mile	*9*	*4*	*0*
1/2 Mile	*4*	*17*	*0*
1 Mile	*23*	*13*	*0*
2 Mile	*60*	*21*	*1*
2 + Miles	*133*	*60*	*0*
Overall	***229***	***115***	***1***

Published September 1, 2011

Open City Hall Comments for Walmart Master Plan & Rezone Petitions




Open City Hall Comments for
Walmart Master Plan & Rezone Petitions
# of Comments
140
120
100
80
60
40
20
0
1/4 Mile
1/2 Mile
1 Mile
2 Mile
2 + Miles
Radius Surrounding Site Area
Yes
No
Neutral

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

Public comments as of September 1, 2011, 4:41 AM

All Participants around Salt Lake City

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

identified in the East Bench Master Plan. The Master Plan can be downloaded at http://www.slcgov.com/CED/planning/pages/masterplans.htm.

For more details about the proposal, please see the following documents submitted by Walmart.

Master Plan Amendment Application
Zoning Amendment Application

Decision Making Process: UPDATE: Public Heraing is Aug 23. Salt Lake City Council Members were publically briefed on the topic at their July 19th meeting. A date to vote on the proposal could be set for early fall. The City Council will take into consideration the recommendation from the Planning Commission, as well as comments received from the public. Public Hearings and Council meetings are held at the City & County Building Council Chambers, 451 S. State Street, Room 315 (Council briefings are held in room 326).

Click here to see the Council agendas

Walmart's petitions for rezoning and master plan change were presented to the Planning Commission in a public hearing on February 9, 2011. There were 91 public comment cards submitted in the hearing with 48 people in support and 43 opposed. The comments made both in support and in opposition closely reflected the comments sent to the Planning staff prior to the public hearing. Based on the information presented in the staff report and at the public hearing, the Planning Commission voted six to one to transmit to the City Council a recommendation to deny the proposed master plan and zoning map amendments.

To view a more in depth history go to this background link and the February 9, 2011 Planning Commission minutes.

If the Council says no, why can the Walmart still open?

The property was rezoned in 1995 to CB as part of a city-wide rezoning project. At that time, Kmart was still considered a permitted use as a retail goods establishment. However, as a result of the rezoning project, the structure on the property became non-complying with the zoning area regulations in the CB zoning district.

The zoning regulations allow continuation of a noncomplying structure with a nonconforming use even if property ownership changes. In this case, the proposed Walmart is the same type of use as the previous Kmart; therefore, Walmart can operate within the existing building on the property subject to the standard business licensing and building code review processes.

There are limitations on what Walmart can do with the existing building considering its status as a noncomplying structure with a nonconforming use. Walmart can open a new store in the existing building but can only make improvements on the building up to 50% of the total construction valuation. Walmart has obtained a permit to remodel the existing building and open a store if the City does not approve the rezone and master plan change.

If the zone change is approved, Walmart would be allowed to demolish the existing structure and build a new building.

Email:	council.comments@slcgov.com
Write: 451 S. State Street, Room 304 P.O. Box 145476 Salt Lake City, UT 84114-5476	Salt Lake City Council
Phone:	(801) 535-7600
Fax:	(801) 535-7651
24- Hr Comment Line:	(801) 535-7654

If you are unable to attend a City Council meeting, here are some other options:

Watch SLCTV live from a computer by visiting: www.slctv.com and click on "watch SLCTV live"
View a rebroadcast of a City Council meeting on SLCTV cable channel 17 by visiting: www.slctv.com/schedule.htm to obtain an SLCTV schedule.
Visit: www.slctv.com/vid_demand.htm to listen to a previous Council meeting or download a podcast
Contact the City Recorder's Office at (801) 535-7671 and request a CD copy of a Council meeting or a particular agenda item

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Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

Derek Hardman in District 4 August 30, 2011, 9:12 AM

The minor support of Walmart rezone baffles me.

Here's why:

1.) Walmart has a terrible track record (in Salt Lake City no less), for improving properties for pedestrian access. It has tacitly refused to improve pedestrian access to its 300 West 1300 South location (despite a large percentage of its daily customers arriving on foot), and has put a strain on traffic resources in the local area.

2.) Walmart offers none of the sustainability features the city and its citizens should seek in a business operator. The general Parley's has too high a cost of living for virtually all entry-level employees. And, moreover, too few public transit options are available to the area.

3.) Walmart is gaining increasing market exposure. A rezone of the property allowing a demolition and reconstruction could end up becoming stalled or, worse, being abandoned entirely. This would be worse for potential buyers.

Conclusion:

Though Walmart currently owns the property, through increased pressure from Salt Lake City and its residents, it might concede and sell its property to a community-minded business (think a local grocery store: Harmons, Sunflower Market) or a city service (think additional library of community rec center).

The citizens of Salt Lake City deserve better.

Sheila O'Driscoll in District 6 August 27, 2011, 12:07 PM

I am grateful for the process. I have attended a number of the public input meetings held by Walmart to become acquainted with the public and their concerns and feelings regarding the property, formerly the Kmart, on Parleys Way.I

My experience led me to believe that the people attending these meetings were about evenly split on liking or disliking Walmart as a business. A minority of people wanted Walmart there asap because they had products and services they use and would like them closer to their homes.

Never the less, I have received calls from neighbors and feel myself that a vast majority of people do NOT want a zoning change at this location to accommodate the tear down of the old building so as to make it possible for Walmart to construct a new building at this location.

I fully understand that a newly constructed building would be more energy efficient, smaller, and probably less costly.
My experience in attending the meetings held with Walmart representatives, left me observing them

that it is today. I watched the council meeting last night and admire the council members who want to look at the issues before making a decision. Were the rules changed after Walmart purchased the property? Will there be a gas station? I think the community and council members would like to know the answers before making a decision.

Change is inevitable. Lets make sure the change will make our neighborhood better. My vote would be to allow the zoning change so Walmart can rebuild a smaller, nicer, environmentally friendly building. Thank you.

Dana Williamson in District 7 August 23, 2011, 10:09 PM

No, I do NOT believe the Council should support Walmart's proposal to rezone the property at 2705 E. Parley's Way. I do not think we should make a change the community's land use master plan, that was a well thought out plan that took into consideration the community's wishes for the land over the long term, and letting a retailer like Walmart change that is obsurd! They have the okay to use the existing building which supports this community's vision for keeping the history, being green by using existing buildings, etc. And to go against this and to change the master plan is not the right thing to do. This community supports local first very strongly and the Walmart business model is in direct conflict with that. I would HATE to see Walmart tear down an existing building just to make a bigger facility when our community is strongly trying to support local first, green building, environmental concerns, walking friendly communities, etc.
I strongly request the Council to NOT support Walmart's proposal nor to change the community's land use master plan! It would not be in our community's best interest!!
Thank you!

Name not shown in District 6 August 23, 2011, 6:53 PM

Why would walmart request for changing the rezoning if they can begin building now? Walmart is wanting to bee allowed to build a super center. If allowed, competitors of Walmart will also have to build competing nearby superstructures to compete.

Name not shown outside Salt Lake City August 23, 2011, 5:07 PM

Walmart owns the property, Walmart is planning on opening a store either way, so why not just allow the rezone, which will ultimately lead to a nicer SMALLER building. All of this will improve the look of the property and the community as a whole. Say YES to Walmart. This is not a matter of whether or not you like Walmart, so leave emotion out of it. Council needs to support the rezone. End of story.

Name not shown in District 5 August 23, 2011, 4:55 PM

Unfortunately, I can't make it to the meeting tonight, though I want to express my support for a new Walmart on Parleys Way. I shop at Walmart often, and a newly designed building would greatly improve my shopping experience. Council should say yes to the proposal to rezone!

Paul Peterson in District 7 August 23, 2011, 4:36 PM

I believe that all things being equal if the only change you made in this whole debate was changing

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

I think that this forum is a great option for people like me to voice my opinion. I have just spent quite a while reading through the comments below and I have concluded that the large majority wants and needs a new rezoned Walmart. Remodeling the old Kmart building will do little to no good. If we are to have a Walmart on Parley, which we are...we must rezone.

Kirsti Moyes in District 6 August 23, 2011, 3:47 PM

I know the pros and cons of the issue. And there aren't ANY CONS! Let Walmart rezone their property and improve our neighborhood!

Jeshua Chacon outside Salt Lake City August 23, 2011, 3:44 PM

Yes!More buyers=more growth. i want a new wal mart!!!!!!

Haylee Wise in District 6 August 23, 2011, 3:42 PM

I dont want to keep staring at that old nasty building. Tear it down and put in something beautiful in its place. Let walmart rezone!

Alfredo Lopez outside Salt Lake City August 23, 2011, 3:39 PM

LETS REZONE!!

Holly Perrin in District 5 August 23, 2011, 3:37 PM

I am all for the rezoning of the old Kmart store - what an eye-sore. I fully support Walmart wanting to better our community!

Charlie Nielson in District 3 August 23, 2011, 3:37 PM

I am very excited and would anticitpate that the city council would accept Walmart's proposal. After reviewing all sides of the issue I feel that the rezone would make for a beautiful new place to shop. I personally feel if we chose to remodel it would be a waste of resources. I would rather have a brand new building.

Name not shown in District 6 August 23, 2011, 3:34 PM

A rezone sounds good to me. The council should let walmart do that

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Tyler Anderson in District 6 August 23, 2011, 3:22 PM

Allow walmart to rezone the property that rightfully belongs to them!

Name not shown in District 7 August 23, 2011, 2:26 PM

I support the rezone -- My wife and I can walk to the proposed Walmart as opposed to driving to Park City or downtown Salt Lake. We have lived in the neighborhood for 30 plus years. The old Kmart building needs to be removed! We can use the tax base and Walmart is not going out of business and should be a great anchor business.

Name not shown in District 5 August 23, 2011, 1:22 PM

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

I fing it hard to believe the opposition to Wal*Mart's request.

First, this has been commercial property for a long time. Why shouldn't the owners be afforded the ability to improve their property like residential owners.

Secong, since K-Mart's demise a substantial amount of our sales tax monies have gone to benefit other jurisdictions. A loss we can hardly afford.

Third, the area above 21st East currently has limited public transportation. A viabrant shopping area should provide much improved access.

In short, the opposition is far too vocal and short sighted.

K Ray and Daveen HAMMOND
2146 S 2300 E

Name not shown in District 7 August 23, 2011, 9:50 AM

I believe that the re-zoning of Walmart should go through. The originail building is an eye sore and ready to fall down. When Kmart had the store there were leaks in the roof at every place you turned in the store and there were buckets to hold the water leaking which is not only a health hazzard but an accidental hazzard as well. The floors are ugly and in need of serious cleaning. The store as it sits is filthy. Is it better to let the building sit empty then to let somebody come in and use the building? There are already trafic lights in the area and so that isn't a problem and I would like to see some competition come in and see if we can't get lower prices in the area. We pay way too much for groceries and such because of no competition.

Name not shown in District 7 August 23, 2011, 9:07 AM

Why would we want to put lipstick on a PIG an live with that for the next 40 years? How is that better? I support a new building. I support the rezone.

Marc Christensen in District 4 August 23, 2011, 9:05 AM

Yes I believe it is better to have a new and more energy efficient store then the old one. In this day and age it is all our responsibility to save and conserve energy and etc. Also Wal Mart owns the land and their is going to be a Wal Mart there might as well be a nice new one. I really don't understand all the resistance to letting them build a new one. I personally am getting tried of seeing so many empty lots in the city. Don't you think it might help spur someone to do something with the empty spots in the city?

Alicia Doxon in District 6 August 23, 2011, 7:27 AM

To the City Council,

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

Rezoning the property on Parleys and Foothill is beneficial to the community and environment. Walmart should be allowed to tear down the eye sore that Kmart is up there. Walmart only has good things to bring to this neighborhood, so let them do it! Allow the rezone!

Timon Marshall in District 3 August 22, 2011, 8:34 PM

Ya the city council should allow the rezone because its a better idea for the environment and for the community. Yall need to tear down that nasty kmart and put in something brand new

---

Name not shown in District 6 August 22, 2011, 8:24 PM

Yeah, walmart should be allowed to rezone. The city cant tell them what to do with THEIR property! That seems unconstitutional to me. Tear down that nasty kmart building and put the rezoned and brand new walmart in its place. Energy efficiency is a good idea! Make it possible by supporting the rezone!

William Metcalfe outside Salt Lake City August 22, 2011, 6:17 PM

Please keep the CB zoning district as is. CB is by far the most appropiate for this area of the City.

Craig Swett in District 7 August 22, 2011, 5:34 PM

As someone who lives near the area I do hope that eventually this large building is razed and the site developed as per the Master Plan. For this reason, I remain opposed to rezoning this property for Walmart. That said, I do not oppose Walmart operating at this site. If Walmart had remolded the site as they originally planned, The city would already be collecting taxes, jobs would have already been created, and everyone who wants to shop at a Walmart in this location could have been doing so for sometime now.

Those of you who believe your life would be better if there were a Walmart in the area should be contacting Walmart and asking them why they haven't gone ahead with the remodel. Do you really care if the store is a remolded building or a new building? Many have commented the reason they need a Walmart in the area is added convenience and low prices. This can be accomplished with the existing building. Remember, had Walmart followed their original plan you could be shopping at Walmart today. It is simple, this property does not have to be rezoned for Walmart to operate.

I am confident a company with Walmart's intellect and resources they can remodel this facility to be attractive and usable. It is my understanding they can provide site improvements such as trees, drainage, and new lighting outside of the remodel limitation.

The rezoning decision has been made in the past. I implore Walmart to follow the direction already provided by the council and decide if they have desire to serve customers at this site. If so, start the remodel already. If not, take your ball and go home.

Name not shown in District 6 August 22, 2011, 5:30 PM

We do not want the zoning changed! There will be a Walmart at this site with or without the rezone,

Council: Walmart rezoning proposal on East Parley's Way

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All Participants around Salt Lake City

I would love to have a Walmart on Parleys way. I work near there and would see a huge benefit to having a walmart so close by. I am a working mom with 4 children at home. Finding time to go to the store to get items for school, dinner etc is sometimes difficult. If there were a walmart close by, I would be able to get those items on my lunch break and save time with making another stop on my way home. My time is really limited so taking advantage of having a walmart so close that I would be able to go to one store on a quick lunch break would be great. There are several stores in this area, however none of them cater to a family or a familys budget. There isnt a store around this area that carries all the items that Walmart carries. Having so many items in one store makes it very easy for me. I love Walmart and all that offers for families and gives back to the communities. I think it would be a great addition to the neighborhood. The location is near a freeway exit, the parking lot already has commercial buidlings and there is already a light at that intersection to get in and out of the parking lot. Residents are use to the light and traffic already. I really dont think that having a walmart on Parleys way would have any new negative effects to that area. Im 100% FOR the Walmart on Parley Way!
Thanks
Heidi Foster

Lori Kaumans outside Salt Lake City — August 22, 2011, 11:50 AM

I am in support of Walmart's proposal to rezone this property. I am a resident of Davis County but come in to Salt Lake City every day and work at Parley's Way. This property has sat empty for two years and it's time to move forward. It seems a smaller store, new landscaping would be aestetically better than what's there now and in the long term, would provide much needed jobs.

Rick Burton in District 7 — August 22, 2011, 10:44 AM

Yes, absolutely. The current building is old, with outdated drainage systems. Wallmart has offered to improve the drainage. A newer, updated building will add to the neighborhood, the old K-Mart building is 40 years old and needs to be replaced with an energy effecient, more updated look. This will add to the neighborhood, not take away from it.

Also, this will create new jobs and a tax base for the area. I'm all for the re-zoning, I urge you to make the change.

Thank you

Rick Burton

Name not shown outside Salt Lake City — August 22, 2011, 10:20 AM

Yes, I think the Council should support Walmart's proposal to rezone the property located at 2705 E Parley's Way. It will bring new jobs and improve the look of the area.

Name not shown outside Salt Lake City — August 22, 2011, 10:13 AM

Yes, the current building is old and worn out. Walmart is going to build a store no matter what as they own the property. Let's just get this old, dirty building removed and put in a nice, new, clean and

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

Walmart saves everyone money.

It will be better looking than that ugly K mart building thats existing there.

Building one can help people who are jobless.

Convenience because Walmart has everything you need.

Yes to Rezone! :)

Name not shown in District 5 August 21, 2011, 6:01 PM

I love Walmart...sooooo yes to rezone!

Carol Egbert in District 5 August 21, 2011, 5:40 PM

I want a new Walmart!!! I think its important that it's a Walmart that wants to focus on the environment and being energy effecient. There are so many great things that can come from this. I don't understand why people would want to use an old building. However, I do understand that people may be focused on the fact that there will be more traffic. I can see how that could be aggravating. But at the same time they say it is supposed to help traffic because they are making the new building a lot smaller. I am for it.

Name not shown in District 3 August 21, 2011, 5:20 PM

Uh yeah I'm sure that once the new Walmart is built the people who are against it will be the first people to shop there. Walmart donates plenty of money to the community for different things. It doesnt make too much sense to hate Walmart so much when they are trying to appease the residence near the Parley's Way location. Not only that they really do give us the best prices, they price match for just about EVERYTHING. I want another Walmart, so yes I hope they decide to rezone it.

Allen Fabbi in District 3 August 21, 2011, 5:02 PM

I live near the 1300 South Walmart and I have friends who have gotten their car broken into and that area is so sketchy. I would rather go up to Parley's way to do my shopping or get whatever I need. I think it's a really good idea to rebuild.

Justin Bates in District 5 August 21, 2011, 4:50 PM

People would wrather hav an ugly lookin building than a brand new building? ya'll are dumb. lets put a walmart there. YES TO REZONE.

Maxine Record in District 7 August 21, 2011, 4:29 PM

As my husband stated below, it's quite essential that we build a Walmart from the ground up. I think there are a lot of positives that come from a new Walmart, especially for the foot traffic it will create for all other small businesses, it will create jobs, and make that area look a lot nicer. I signed a petition a

the area. Walmart does provide alot of jobs and makes shopping interesting. The building and the money walmart is going to be put into making it energy efficient. That is what we need to do to make the world better... the bigger chains are setting the example to making things better for our future.

For you not to approve. YOur saying that your willing to have people shop in a building that is going to fall apart. Walmart is willing to do a service for a overall good. Think for the future. Not for your pride in trying to prove walmart or some idiotic point.

I VOTE WALMART

Name not shown outside Salt Lake City — August 20, 2011, 5:38 PM

I don't just think Walmart should be allowed to tear down that old Kmart building, I actually think it is necessary. That building has a negative impact on the overall look of the area. A new building will not only look better, it will also make my shopping experience better. I am for Walmart's proposal.

Name not shown in District 7 — August 20, 2011, 5:08 PM

I am still surprised by how many community members who say no to the Walmart rezone proposal do not understand that denying Walmart, the legal property owner, the ability to tear down the abandoned Kmart and erect a new building will not keep Walmart out of the community. Walmart owns the property and can open a store in the old Kmart as soon as it wants. If Walmart is opening up anyway, why not allow the building/property to look nice. The community deserves better than the current Kmart building, so I am for the Walmart proposal to rezone and improve the area. - Carl

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Name not shown in District 7 — August 20, 2011, 4:46 PM

Yes, the Council should support Walmart's proposal, because a new building and improvements to the property will have a positive effect on the entire community.

SUSAN P. LEWON in District 7 — August 20, 2011, 4:45 PM

We have lived at 2748 Wilshire Dr since 1966. We had absolutely no say in Kmart building that huge store and awful wall. We thought it would be residential. We have three areas of community shopping within a 2 mile radius. We have no need of more. The traffic to keep the store supplied will be large trucks. Most of Parley's Way is four lane. Some only two. The traffic will be a problem even if no one goes to the store. Walmart always has a pharmacy. We have a Rite Aid and Green Market with pharmacies less than a mile away. We do not want other business to vacate and leave buildings empty.
If the zoning is changed it would allow more buildings, although smaller, to be added. This does not just change the master plan it destroys it. This is a long term residential NEIGHBORHOOD. Not a business thorough fare. Please consider we home owners in this decision.

Name not shown in District 6 — August 20, 2011, 1:19 PM

I think that if walmart needs to build a new store and landscape the property in order to provide the

All Participants around Salt Lake City

in order to put up a new one. I say let them do it. Say yes to the rezone.

Name not shown in District 7 August 19, 2011, 2:59 PM

Walmart rezone? Short answer: Yes

Long answer: Yes, because:

Walmart owns the property and they should be allowed to put up the building they want

The new store will create jobs - long and short term (Walmart store employees, construction crews, etc)

A new Walmart will drive competitive prices, which benefit shoppers

Walmart will open a store no matter what, so let them do it right

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Name not shown in District 7 August 19, 2011, 2:33 PM

I understand that many of my neighbors don't want Walmart taking over our neighborhood and increasing traffic. And I 100% agree that IF we could do anything to keep Walmart from coming into our neighborhood we should.

The problem, which has been brought up before, is that Walmart has owned this property, and abandoned building, for years now and will open a Walmart even if the rezone is not approved and they have to use the outdated building that exists right now. So just because we protest the rezone doesn't mean we can keep Walmart out of our backyard forever. It just means that we will have to put up with a larger, older and impractical building and property as it exists right now.

I am not the biggest fan of Walmart, but if I have to choose between old and ugly and new and efficient, I will choose the latter.

Allow Walmart to rezone in order to design and build the best store and property possible.

Meisha jensen outside Salt Lake City August 18, 2011, 11:08 PM

I think it only makes sense to build a safer and more efficient building rather than use the old k-mart building that long ago needed to be condemned. Thank you. Meisha jensen

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Name not shown in District 6 August 18, 2011, 7:06 PM

Walmart should rezone. It will be better for the environment and better for the community.

Name not shown outside Salt Lake City August 18, 2011, 7:00 PM

I frequently travel and stay in the area of the proposed Walmart. Yes, I am not officially one of the neighbors, but I know enough about the area, and I know enough of the people to voice my opinion as

property as a whole? I think a rezone is necessary to build the best possible store, so that we can all benefit from it.

Steven Purhonen in District 7 August 18, 2011, 6:10 PM

Yes, by all means rezone for two reasons: 1) It will result in a NEW building, and 2) It will result in a SMALLER building.

My MAIN CONCERN is shipping/re-supply traffic. I live to the west of the KMart/Walmart building and have learned that the truck route for supplying the story will be via Maywood Drive which is a road providing entrance to the building site from the west. As it is I think the road is insufficient to handle the type and frequency of traffic expected. Reconstructing the road to "handle" the expected traffic I do not think is the answer and fails to address the main point, i.e., any increased traffic (let alone HEAVY vehicle traffic) is detrimental to those living/working to the immediate west of the Kmar/Walmart complex. By "detrimental" I mean sound, air and noise pollution. The quality of life will be utterly changed, and not for the good.

I would be totally for Walmart's proposal IF they configured the truck re-supply route ELSEWHERE.

Thank You, Steven Purhonen (Country Club Condominiums)

Melissa Koerner in District 7 August 17, 2011, 8:09 PM

Approving this request is not consistent with the intent of the property's current zoning. Walmart is requesting a change from CB zoning (community business) to CS zoning (community shopping). Both types of zoning allow commercial businesses to operate, but CB is intended for sites with smaller structures, whereas CS is intended for mega-centers such as "commercial recreation centers, amusement parks, motion picture studios and big box retail centers" (Salt Lake City Council Staff report, 7/14/11, p. 6). The Master Plan currently in effect indicates the site is better suited to CB zoning, and I agree.

There are no size restrictions for structures built under the CS rezoning Walmart is proposing. So, even though Walmart is proposing a smaller store now, the new zoning would make it easier for Walmart to increase the size of the store or add other structures in the future--a garden center, tire center, gas station, storage buildings, etc. Under the current zoning, it is far less likely that the property will turn into a "big box retail center."

If the rezoning is approved, Walmart can develop other businesses on the site, thereby increasing traffic, crime, noise, wear and tear on the streets, etc., even more. I'm especially worried about the 1.15 acre area of the site Walmart is calling "Area A," a prime location for a gas station or fast food restaurant--which the neighborhood neither needs nor wants.

And finally, today's Tribune (Section E, p.1) featured a piece on the crumbling sidewalks around the 300 West, 1300 South Walmart store. Even though Walmart benefits the most from the foot traffic in that area, they are balking at helping fund improvements to the sidewalks surrounding the store. If we

All Participants around Salt Lake City

Re: Green
It's incredibly more wasteful (and detrimental to our landfill and environment) to demolish buildings rather than recycle them. It would take too long to recoup the embodied energy lost in that teardown.

Re: Responsibility
WalMart knew what they were buying! I want to see people and companies own up and take responsibility for what they do. If WalMart screwed up, then they screwed up. We shouldn't encourage bad behavior.

Re: USA vs China
I support my country, my local economy and my local neighbors. I equate WalMart with cheap junk from China. I can't support a company that supports China over the US and caters to that same consumer mindset.

Re: Noise
Noise affects quality of life and I hear my neighbors' concerns. To the fellow living near 1300 East and 3300 South saying "this will be my WalMart" I would ask, why don't you build one in YOUR backyard? Put a 24-hr loading dock outside YOUR bedroom window?! I believe WalMart would fit better in that guy's backyard or somewhere on 3300 South. Plus, he'll save gas by not having to drive so far.

Re: Misc
WalMarts attract beggars with signs and people camping in their parking lots. We need to corral this problem and fix it, not spread it out over the city. I know this has nothing to do with the rezone request, but I pray that if the rezone fails, maybe WalMart will go elsewhere.

Re: Bottom line
I do not see any strong need to give WalMart a special exception via a rezone. I support the majority of hard-working volunteers on the Planning Commission and respect their service to our city. I believe in zoning laws and see them as serving a community purpose. It should not be changed willy-nilly, setting a bad precedent. We need to look at the big picture and also think about the residents MOST impacted in this neighborhood (i.e. what about THEIR investment?). WalMart has been taking advantage of some of our citizens by buying their support so the comments on this board may be skewed. I understand the city's Master Plan may be out-dated. If that's the case, let's take our time and do a GOOD job re-examining and updating the Master Plan as a WHOLE. WalMart can wait a little longer, remodel it, or sell it. NO TO THE REZONE.

Eric Schwantes in District 4 August 16, 2011, 9:20 PM

I agree with the propsed rezoning for these specific reasons:
1. Removing the current building will allow them to reconstruct a smaller, more energy efficient and environment friendly building.
2. In addition to replacing the current building, the remodeling of the current property and the beautification (adding of the shrubs and trees) will be a positive impact.

All Participants around Salt Lake City

-Since this is my home I am worried about the long term ramifications of changing the zoning, and how that will change the master plan for this area.
-I don't want gas stations, drive-through restaurants, and other business that would be allowed under the zoning proposed by Walmart.
-I am worried that Walmart would be the first of many others who ask for an "up-zoning". Once rezoning is given to one company or landowner it is difficult to stop other landowners in the area from being given the same change in zoning.
-I believe our current zoning law is a better way to prevent further changes in the future versus a developmental agreement. If Walmart is able to get the zoning changed then they can request to increase the building size like they did in Fresno, CA or make other additional changes in the future. And it is much easier to change a developmental agreement than zoning (that is why Walmart wants to change the zoning law in the first place).
-Also I am concerned about the long term change to the value of my home if the zoning is changed. I have never seen nice homes next to a Walmart or other super store. I want to limit the number of super stores that can come into the area and decrease the value of my home. As I have read comments it looked like people are willing for the zoning to change, because they are not the ones who will have the Walmart in their backyard.
-Walmart is a company and they will do what they believe is in the best interest of their company. Walmart will create a decent store with a remodel and so they do not need to change the zoning. I'm sure they will make it environmentally friendly as well.

I think the zoning should stay the same.

James Medlyn in District 4 — August 16, 2011, 3:36 PM

The old Kmart looks like it is falling apart. If Wal-mart wants to put in a newer and better store while tearing down their old one, that sounds fine to me. It sounds beneficial.

Ben Burdett in District 7 — August 15, 2011, 11:27 PM

Let"s see:
Good:
1. New Smaller Building
2. Better Landscaping
3. Environmentally Friendly Building
4. WalMart Shopping

Bad:
1. Traffic Congestion
2. Increased Safety Concerns
3. Support Company that undervalues its employees
4. WalMart Shopping

I think I'm still against it.
See if they will sell the property?

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energy efficine t building wil lbe better off for the next generation. It's time to change the look of that area.

Name not shown in District 4 August 15, 2011, 1:03 PM

It will support local businesses. That is good.

Name not shown in District 4 August 15, 2011, 12:49 PM

Yes
800 south 200 west
because
The new building is*
- energy efficient.
- 30,000 sq feet smaller.
- Nicer building.
- 36 proposed rezones, 35 approved
- the old building is ugly
- 100 trees 3,000 shrubs
- tax revenue for the area
- jobs for people

Name not shown in District 6 August 15, 2011, 11:18 AM

Why rezone for one company at the possible misfortune of the smaller companies on the same street? We prefer to protect the environment by buying local goods and keeping the money in our community. A WalMart would lead to more tractor trailers driving around this area, and more traffic. Preserve our neighborhood by keeping a large WalMart out. They need to stop threatening that they will not properly care for the property if we don't give in. They need to adapt to us if they want in our neighborhood, not the other way around.

WalMart doesn't want to give us a beautiful building, they want to make more money. They save money by putting in a new building and designing it for them to save money on utilities and having a different design rather than retrofitting the current building by bringing up the standards. They can build a nice newer building under current zoning, but they don't want to. Don't listen to the threats they give, they have lots of money and they can make it work under current zoning. They let the current building rot so they can convince neighbors that they must do a rezone or they won't be able to care for their own building. This is just their professional spin doctors at work. It seems to be working since they have so many rats in that parking lot that I can see why people want it replaced.

If we rezone, we will regret it. It will be much harder for us to put in a trolley or other public transportation on foothill with WalMart in the way.

WalMart provides low paying jobs and doesn't give health benefits until you work for them over a year. Plus, the benefits don't even cover a mammogram (I have worked with health programs to give WalMart workers in Wyoming preventative care, and it is from donations and government programs

All Participants around Salt Lake City

I support the rezone 100%. From a community perspective this would be great and exactly what we need. It boosts the economy in the local area immensely. It provides a large amount of jobs to high school students as well as people in this area and returning that the money back into the pockets a people in this community. From a community business perspective, the stores nearby should be thrilled to have an increase people near their stores and by so doing increasing their revenue. The rezone would make the Walmart much nicer than the building currently standing. To our city council: I really do NOT want to have Walmart try to cover up, fix up, and limp along an old building that really just needs to come down. Instead grant Walmart's proposition, as it truly will help this area bloom and will take care of issues would would otherwise be kicked down the road. From what I have read on both sides of the issue it appears to me that rezoning would have better effect on the community rather that the remodel. I live on 3300 S. and 1300 E. so this would be my Walmart. I stand to rezone.

Name not shown in District 5 August 14, 2011, 9:11 PM

I think that since they are focusing on helping the environment while building the new walmart or tearing the old store down isnt hurting anything. I've read on the website that ninety percent of the material left over from the old building is going to be recycled. Also since they are building a smaller building they are using less power and water. I am all for energy saving and for supporting this proposal.

Casey Humphreys in District 5 August 14, 2011, 9:02 PM

LETS REZONE!!!!!!!!!!! We don't have a reason not to!

Jenna Jones in District 4 August 14, 2011, 8:52 PM

Please Please Please support this!!! This would be an amazing area and the thought of actually having a Wal Mart in a safer location makes me feel relieved. I am really happy they are tearing that ugly building down and putting in a wal mart! can't wait to see the outcome.

Name not shown in District 3 August 14, 2011, 8:31 PM

I completely support rezoning and rebuilding a walmart at parley's way.

Daniel Guzman in District 3 August 14, 2011, 6:15 PM

I say lets do it. Lets rezone. Hell yeah, I agree wit the statement down below. I'm out of work and it isnt eazy findin a job, this will create tons of jobs for those who are out of work.And also help with traffic. Does anyone really care about a 43 year old building that isnt being used? lets tear that mother down

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Name not shown outside Salt Lake City August 14, 2011, 5:58 PM

As a Mom on the go constantly Wal Mart is and has always been the most convenient place to shop for grocerys, household items, etc. I think its a great idea to rezone and get us a new Wal Mart. More WalMarts in the area means making my life easier. I am fully supporting this.

Devrey Hanson in District 5 August 14, 2011, 5:41 PM

smaller, which would decrease traffic as well, and also look WAY BETTER instead of the existing building. I can't comprehend why anybody would be opposed to this idea.I am totally for it!!

Paula Danielson outside Salt Lake City — August 13, 2011, 4:54 PM

In response to some of the statements below I AM A RESIDENT OF THE AREA! And I love to shop at Walmart. It is affordable and it will be SO convenient to have one so close to home on Parley's Way. I do not feel they are trying to "push their weight around". Walmart has already bought the property and is no matter what going in. They are only trying to make the area they are moving in to BETTER.I think that rezoning it is the only way to go. Why would I want them to remodel an OLD OLD building using 50% of that buildings property value?? Why would we do that when that old K-mart building is not up to code and is broken down. Being a resident of this area I REALLY need and want a Walmart there. I would rather rezone and have a new, smaller, energy efficient building and one that enhances the environment up there. Although it would seem that traffic would increase, it actually will not! They are going to be re-doing the parking and managing the traffic flow so that it would decrease traffic by 24%. They will be also planting trees and will be doing landscaping it to make it even nicer in that area. Please REZONE. I want my family and future family to have a safe, nice place to shop and REZONING this Walmart will accomplish that!

Name not shown in District 7 — August 13, 2011, 3:55 PM

This is a great forum, however I would feel better if I knew all the postings here are from residents of the area. I do live 2 blocks from the proposed site. Therefore feel that the rezoning should be DENIED!. There are plenty of statements talking about letting Walmart have its way and that the SLC government is standing in the way. However,Walmart knew when it purchased the property that zoning would NOT allow their planned development. They are simply trying to push their weight around and are not willing to accept the planning depts denial of the zoning. They have shown not only here in Utah but across the country that they will stop at nothing to get their way. This process has been going on too long. They need to find another location in the valley to build new stores. Parleys Way is not the location for a new Walmart. The traffic impact, already a nightmare on Foothill will only get much worse and the traffic studies have shown that trying to incorporate the truck will only make matter worse. The City Council should vote to deny the new zoning request!

Michael Johnson in District 7 — August 12, 2011, 5:54 AM

I haven't been following this issue of the Walmart re-zone until quite recently.

I understand very well the zoning laws in this city, and it strikes me as entirely absurd that a city government has the power to prevent a private business - for well over two years - from making necessary changes to its private property. This case is a perfect example of why America's economy is on the decline.

I support a zoning variance, and I will work diligently to make difficult the political careers of those council members who do not.

Name not shown in District 4 — August 11, 2011, 1:23 PM

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

Its happening either way, deal with it. Lets take advantage of this and make a nice, new Wal-Mart. It is already going there. Why use a old run down building when Wal-Mart is willing to put up a new, safer and fresh looking building.

June S Taylor in District 6 August 8, 2011, 8:08 PM

I have two major concerns that lead me to oppose Walmart's proposal.
1. The main access to the new building's loading docks is directly from Foothill Blvd. This means that large trucks can be expected to enter/exit Foothill just N of the 215 on-ramp. I assert that this will greatly increase the potential for serious accidents at this critical portion of Foothill Blvd, which is carries increasing amounts of traffic and is pretty well at capacity. This could be addressed by a design requirement that would bring these trucks in on Parley's Way. However, the current proposals do not address this, and the increased traffic hazards are a dealbreaker for me.

2) This is one in a series of decisions on large commercial parcels that trash community Master Plans. The last one I remember on the East Bench created the large useless flat area in Sugarhouse. Either Master Plans are taken seriously, or they are not. I would vote to defer this decision until the very old Master Plans for this area are updated.

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stan roberts in District 6 August 8, 2011, 5:39 PM

I have no problem with the plan for a smaller Walmart at parleys way.

Name not shown in District 6 August 7, 2011, 8:00 PM

The city needs to rezone the 2705 E. Parley's Way property to allow WalMart to provide a better building & offer a comfortable
shopping experience. The city needs to get on with this unresolved issue immediately. In District 6 we need the taxes offered by the WalMart store. The jobs created by the store being built & staffed are needed. The property at this point is unattractive
& crumbling. The location could be be served by the store being built soon & revitalizing the area. This has dragged on too
long. I support the rezoning & believe it is in the best interest for the community. I believe those who oppose the rezoning
don't understand the issue behind the rezoning. I feel those opposed to the store are employed down in Sugar House or
have interests in limiting the shopping offered by the WalMart store.

The opportunity for revenue from the property being developed has been stalled too long. It's frustrating to see the loss because of those opposed to the rezoning. I encourage immediate attention for the revenue as well as for the shopping
available to us District 6 residence.

WalMart has made the case for rezoning by offering a 'greener' building & recycling all materials from the old KMart bldg.
They have proved to be remarkable neighbors in the Bountiful residential stores. Those opposed to

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

Say YES to a NEW Walmart on Parley's!!! A smaller more efficient building is the way to go...even a neighborhood market style would be nice.

Name not shown in District 6 August 3, 2011, 8:09 PM

Not only yes but HELL YES I support the Wal Mart on Parley's. I recently moved back(from the Millcreek area)to the neighborhood where I grew up and lived with my family after I married until 1982 and would love to see Wal Mart at the old K-Mart location. Wal Mart would be asset to the area, not only for a new building (the old one is a disaster and was back in the 80's), the economy, more shopping choices and competition to the other stores in the area. The Wal Mart on 900 E hasn't spelled the end (as someone said) to the other stores in that area (Market Fresh and Smith's, K-Mart across the street, Harmons or any other small stores in the area). People need to get off their high horse and realize that Wal Mart would give the area another choice for shopping. We have very limited places to shop now, Sugarhouse (not much there other than Shopko and Foothill (yuppie ville and way to expensive) What do we have now for groceries, Market Fresh on 2300 E (expensive and HATE, HATE, HATE), Dan's on Foothill (very expensive and inconvenient) and Smith's (oh yes not even in the city, supporting the county). So because I lived close to Wal Mart before I moved I shopped there all the time and now I have to plan and then trek once a week to Wal Mart to do my shopping and because I feel I am going out of my way to grocery shop I will plan all my shopping for the same day if I need to get anything at Dollar Store, Family Dollar, Big Lots, Home Depot, etc. Some people may not mind going accoss town or miles from home to shop, but I do. No going to the store down the street either (Market Fresh) to get something that was forgotten. About Home Depot, most of the people who complained about it being built on Highland Dr. are now the ones who shop there every weekend. The people who don't want Wal Mart will be the same ones who will shop there for their toilet paper, shampoo, toothpaste and so on once it is built. Nobody complained about the noise, traffic, trucks and what ever when K-Mart was there.
We need more choices of where to shop in this area, so I support Wal Mart.

Name not shown in District 5 August 2, 2011, 12:02 PM

I am blown away by what Tracey has said below me. Loud uninformed residents who don't know what this issue is about at all need to get the facts straight and then will probably change their perspective. Tracey, you need to attend the meetings and do better research. Many of the people who have commented below you have stated that WalMart owns the property, and they do. The fact is, WalMart has not built at that current location yet because of their concern for people like you and the rest of the residents in that area. They want US to have a beautiful, good looking, new, attractive, energy efficient, well made building that is up to code and does not only make shopping a good experience for US but gives the WalMart brand a good name.

There IS a WalMart coming to Parleys Way.
How would you rather have it look? Have you been to that location and walked around? It is a mess and ready to be brought up to date. The local businesses have all made statements of approval knowing that when a nice WalMart goes in it will only strengthen their business.

We as residents voted our city council into place because we want them to represent us in the right

and Harmon's to get competitive. I for one look forward to a new Walmart on the East side. I'm sure that there will be lots of shopping done by people from Draper, Sandy and Cottonwood Heights which will support SLC with taxes that they are not currently paying now.

Please quit whining and let's get a new store in that empty space.

Name not shown in District 6 August 1, 2011, 7:55 AM

Walmart owns the property - they can remodel the old building, but WHY? It is very old, most likely does not meet current codes, and has numerous cosemetic problems. Walmart is willing to build a new, SMALLER, building - LET THEM!!! The people using this building will be those going to and from their various destinations that already require them to travel this route and already living in the area. I DO NOT want a park or an area like 15th and 15th. 15th and 15th is a small neighborhood area - you cannot make the area between two freeways feel like a small intimate neighborhood area.

Name not shown in District 6 July 31, 2011, 5:36 PM

Let Walmart build a smaller building. I'm sure they can do a better job than what we are looking at now. It will also give us convenience and employment in the neighborhood.

District 6

Name not shown in District 6 July 31, 2011, 11:48 AM

I previously thought Walmart was going to expand and put a much larger building on the land. I would have opposed that. However, I have been informed that it will be a smaller building with landscaping. I would approve that. It does seem better to have a new store (if it remains small) than the old building which is quite old.

If the community's land use master plan is rezoned, I would hope it could still maintain that Walmart cannot expand and put a larger store on the property.

Carolyn Olsen
1508 East Garfield Ave
Salt Lake City UT 84105
801-467-4379

Name not shown in District 6 July 30, 2011, 1:36 PM

A new building that is smaller, energy effiecent and in compliance with code is a much better alternative to the old existing building.

Name not shown in District 6 July 29, 2011, 7:17 PM

It is crazy to think there is some environmental holiness in reusing an old building instead of any size new building.

All Participants around Salt Lake City

come up with.

Name not shown in District 5 July 29, 2011, 11:04 AM

i think it would be a great idea for walmart to move into the old kmart because I feel like the space is not being put to use currently and and i feel like waltmart could help build the economy. when waltmart comes into a town the area seems to grow as well. i feel like salt lake city would be crazy if we didnt let walmart come into the city.

Name not shown in District 7 July 29, 2011, 9:31 AM

Wal Mart should rezone because all they want to do is better the community. I don't see any problem with it and I think it is a benefit to the community to make it more beautiful. Wal mart is a big box store but this is a capitalist nation so its more power to them for seeing a buisness opportunity before anybody else. The suggested improvements are going to better our community so I think that we should let them make the changes. They want to make it more eco friendly. We are trying to make our world more green and walmart is helping us do that. We should get our council men to approve the rezone. There are only pros; no cons!

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james serjeant outside Salt Lake City July 28, 2011, 11:10 PM

Walmart will not only help boost jobs in your community but Walmart also has programs to help the people around this community. some examples of this is education and also they do benefit those that are in need in your community.

Name not shown in District 3 July 28, 2011, 9:22 PM

i say yes REZONE!! allow walmart to build a new store... we are not paying for it..... if they want to pay to make our neighborhood prettier.. lets encourage them not hate on them!! Here are a few reasons

WHY

The new building is

- energy efficient.

- 30,000 sq feet smaller.

- Nicer building.

- since 2008, 36 proposed buildings for rezones, 35 have been approved WHY NOT WALMART!!!

- the old building is ugly

- 100 trees 3,000 shrubs

building that is over 40 years old if they do not get the approval to build a new building. So why not do it the right way and make it nice? The new building will be smaller, safer and much more energy efficient than what would exist even after a remodel. Let's do the right thing and allow Walmart to make the best use of the property.

Name not shown in District 6 July 23, 2011, 7:57 PM

My feeling is that if Walmart is going to come, why not let them build a nice new building instead of trying to fix up a run down, out of date building. They would design something that would fit in and be tasteful. I know that those who are opposed to it will most likely be some of the first ones through the door to shop. I am just disappointed that the neighbors have spent so much time complaining, that it has been a run down empty shell for all these years. Let it go neighbors- it IS coming, so let them do it well.

Name not shown in District 6 July 22, 2011, 3:10 PM

I live in the area and support Walmart's proposal to rezone the property. There is a need for more diverse retail in this area. I don't see a rezone creating that much more traffic as some opponents have argued. I'm all for a nicer looking building too.

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tom monfrooy in District 6 July 21, 2011, 11:03 PM

My name is Tom Monfrooy and I live at 1738 S 1900 E SLC. I hope you will rezone the site in question so that WALMART can put up the new building they want. Thank you. Tom

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Name not shown in District 6 July 21, 2011, 3:28 PM

Yes let Walmart knocked down the old Kmart building and let them build a more safe and nicer Walmart store at their expense located on Parleys Way.

Thank you!

ALINE DEVAUD in District 7 July 20, 2011, 3:56 PM

I live just north of the proposed Walmart site and though I think that the vacant Kmart building is none too attractive, I do not support a change in zoning for Walmart. I attended a meeting last year to give input on Walmart's request and still agree with the Planning Commission's vote against the rezone request. The access and streets to the former Kmart property are not sufficient to handle the increased traffic that a Walmart would create. A big box store is not in line with this east Sugarhouse area's overall appeal and community characteristics. I oppose a change in zoning to benefit a company like Walmart.

Rich Hayes in District 6 July 20, 2011, 10:09 AM

Yes, I live in the area. There is a hand full of people who do not want Walmart. Well, I shop at the Walmart over on 900 East and about 4800 South. So if you want Salt Lake City tax dollars to be spent elsewhere, then keep the hideous old KMART bldg. I am sure the Exec's at Walmart can just

every they want to do with the site.
2. There is an outparcel were a gas station, fast food drive thru, or other less desiralbe use could be built.

3. The current owner of the site is not giving their full committment to surrounding neighbors as to how they will handle traffic issues which could greatly exceed projections, including Parley's Way and Foothill ingress and egress.

4. Traffic study: Is UDOT going to prohibit a left turn into Walmart from Foothill? Is UDOT going to install proper signage on Parley's Way, letting patrons that there Wilshire is not a through street. I haven't heard how this issue is going to be handled.

Peter Barth in District 7 July 19, 2011, 1:33 PM

I do not believe that the request for a zoning change should be granted. The change in zone is not in harmony with the East Bench master plan and would not be good for our neighborhood. New developments should be sensitive to the neighborhood and must be compatible with neighborhood interests. I don't believe that this proposal meets either of those. Walmart has the ability to use the property without changing the zone, either by operating in the existing building or using one of their smaller formats as new construction that would comply with the current Zoning requirements and square footage limitations.

This issues has had numerous public hearings and each time the neighbors closest to the property have said they do not support the change. Please do not go against the wishes of these neighbors. I urge you to reject their request land respect the wishes of the neighbors and the vote of the Planning Commission.

Thank you.

Peter and Heather Barth
2516 Wilshire Circle

Marjorie Tucker in District 7 July 19, 2011, 12:25 PM

I am writing to ask the Salt Lake City Council 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

not the community they say they want to serve; it would have a long-term adverse impact upon the neighborhood. Thank you.

Name not shown in District 7 July 19, 2011, 12:35 AM

I have lived in the Parleys Way area of Salt Lake for over 50 years and the worst fate that can befall this neighborhood (and I stress this is primarily a neighborhood) would be to rezone and allow Walmart to build a superstore on this site. I understand that they own the property and we are unfortunately destined to have a Walmart of some kind take over a community dotted almost exclusively with homes and small businesses. But the irreversible damage that would result from a rezone for a structure the magnitude of what they are obviously planning, would be logistically and esthetically devastating to the surrounding neighborhood.

The traffic on Parleys Way is currently heavy throughout much of the day, and presents dangerous situations for drivers attempting to enter onto Parleys Way from side streets. Walmart traffic, both east and westbound on PW will only exacerbate this problem. Has UDOT or anyone else (besides Walmart's attorneys) studied what the true impact of traffic exiting from eastbound I-80 onto the currently inadequate Foothill Drive bridge would be? The backup from I-80 onto the bridge would surely impact traffic all the way from the I-80/I-215 split above 2300 East, traffic that includes hundreds of semi trucks and tankers each hour heading towards Parleys Canyon going 30 MPH or less using the right lane. Anyone who travels this route daily (I do) knows how treacherous this drive currently is and how difficult it can be to safely maneuver into the right lane to exit (a lane that is also shared by the onramp onto I-80 from southbound Foothill Drive). Walmart's signage will surely be designed to lure traffic off of I-80 at this spot and will make this (already) congested and dangerous exit and merge onto Foothill Drive/Parleys Way much worse than it already is.

This surrounding Parleys Way neighborhoods have enjoyed a peaceful, serene atmosphere for decades, which is why so many of us have stayed in this area for so many years. The addition of a superstore Walmart as a neighbor would change that forever. Are there any other Walmart superstores that are located in neighborhoods such as this in our city? All of them are located (for good reason) in industrial or business parks where there is adequate infrastructure for the human and vehicular traffic they generate. Our neighborhood would be much better suited for a Walmart Marketplace-type store on a smaller scale, by far a preferable option than the industrial-sized super complex they are banking on building.

Please, City Council, do the right thing for our neighborhood and turn down Walmart's attempts to strong-arm a structure that this neighborhood (for the most part) does not want or need.

Name not shown in District 6 July 18, 2011, 11:14 PM

I would like to see Walmart improve the existing run down building (formally Kmart). I need the closer access to Walmart, being a single mom I need to stretch my money as far as I can especially with the rising cost of food and clothing prices. I`m sure alot of you would be surprised how many of us are in your neighborhood. With the gas prices also high it doesn`t make sense not to make it a super store, they`re going in anyway. Hopefully with a much more efficient building and what an eye-sore we have

anyway, I say let's make the best compromises we can.

My main concern, more than traffic or noise, or any of the other issues raised here, is the possibility of crime increase. Since the property is located immediately off the freeway, it will be very easy for all groups of people, including troublemakers, to reach the store. This is good for Walmart, but perhaps not so good for the nearby neighborhoods. I do not like the idea of someone going shopping at 2 am, then driving around the neighborhood looking for mischief. The store on 9th East and 45th South also borders neighborhoods, but the lack of easy freeway access seems to limit its customer base to people who live nearby. The store on 1300 South closes early, so a precedent has already been set.

Therefore, if it is possible, my suggestion would be to limit the nightime hours of operation to 10 pm or midnight at the latest, then opening again in the morning. These are "neighbor friendly" hours of operation, and would also eliminate problems of noise and traffic during the night, and headlights shining in folks'eyes when nearby households are trying to sleep

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Name not shown in District 7 July 18, 2011, 7:18 PM

I am in support of the re-zone!

I beg the council members to not make this overly complicated. Walmart is putting a store there whether people like it or not, so why not have the best building current technology can offer. Rezoning is critical to ensure that this happens. Some thought has to be given to the good of the masses and not just the few. Many of those who oppose the re-zone are simply hiding behind obtuse surveys and other sorted "facts". If left unchecked, this lack of forward thinking will become a referendum on east bench snobbery. I live only a few blocks from the proposed re-zone site and have spoken to many leading the "Vote No" movement. This issue comes down to nothing more then self described influential people wanting to distance themselves from Walmart and the shoppers it theoretically attracts. Don't buy this crap about this re-zone being a slippery slope towards future zoning implications. VOTE YES and lets get this show on the road!

Eliza Boren in District 3 July 18, 2011, 3:57 PM

It's a hard call because you don't want to waist a perfectly good building. But it sounds like a better plan in the long run, to tear the old Kmart building down and re-build a smaller building for Wal-Mart, because it will be more energy efficient. I think it's a better plan.
And having a Wal-Mart in that location will be great for the neighborhood.

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mary williams in District 5 July 18, 2011, 3:14 PM

I would prefer rezoning to allow a smaller Walmart store.

Scott Kisling in District 7 July 18, 2011, 3:03 PM

Dear Councilman,
Walmart says they will open a store on Parleys Way whether or not you approve their request to rezone, so lets contrast the benefits of a rezone approval to residents and to Walmart.

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

2409 Lynwood Drive

Jim Braden in District 7 July 18, 2011, 1:39 PM

After looking at the staff report, I wonder why Sugarhouse Commons was left out of the discussion of 'leakage' of sales tax. Since retail tends to be a zero sum game, the new improved big box would likely steal not just from Smith's Marketplace in Millcreek, but Foothill Village and Sugarhouse Commons, in particular Shopko, Nordstrom Rack and other retailers in the center. We are certainly not underserved for retail in the area and making changes to the master plan and zoning is unnecessary.

Name not shown in District 6 July 18, 2011, 11:22 AM

In reviewing the comments, i believe that many responses believe the issue is whether Walmart should or shouldn't be in the former KMart building. That is NOT the issue. Walmart can open the existing building as a Walmart. Walmart apparently does not want to open in the existing building. They want to demolish the existing building, reroute traffic, add square footage and basically change the building that they purchased.

I oppose rezoning for the one and only reason that Walmart wants to change a public street into their sole access for their delivery semi tractor trailers. Maywood Ave borders on residential properties, one of which is mine. According to Walmart, they will have at least 8 semi tractor trailer deliveries per day every day. That means a tractor trailer will pass within 30 feet of my back deck 16 times a day, day and night.

The street was not built for semi traffic. It is too narrow and the roadbed is not adequate to support two way semi traffic. Additionally, the egress onto Parley's Way eastbound is dangerous and will require a stop light be installed solely for Walmart trucks.

The zoning includes a fuel island, so now in addition to 8 freight hauling semis, Walmart will be receiving fuel trucks.
So, in conclusion, I don't oppose Walmart being in the Kmart store. I oppose Walmart's deciding they don't like what the bought and want to change it into something that will be disruptive to the neighborhood, potentially dangerous and requiring the city to rebuild roads and install traffic signals at the City's expense.

Name not shown in District 7 July 18, 2011, 10:55 AM

I moved to Salt Lake City from out of state and purchased our existing residence 24 years ago, based upon the location, services and community. The well-established neighborhood had a significant influence on the purchasing decision. Our continual investment in our home has been matched by the ongoing pride of ownership by our neighbors in the neighborhood.

I am opposed to the rezone because of the potential adverse affects it can have on adjacent properties, impact on current public facilites and in particular, the inconsistency with the East Bench Master Plan and neighboring Sugar House Master Plan.

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All Participants around Salt Lake City

We have been to the previous Planning Commission meetings where the Commissioners twice voted against the re-zone petition. We ask that you adhere to the Planning Commission's prior recommendations and keep the property zoned for CB.

Sincerely,

Thomas Lindgren & Jill Burke

Wilshire Neighborhood

SLC, UT 84109

Name not shown in District 7 July 17, 2011, 5:13 PM

I am a resident who lives on Broadmoor Street, close to the 2705 E. Parley's Way lot, and I am opposed to allowing this lot to be rezoned. It is clear to me that rezoning would adversely affect us local residents. This East bench region is primarily residential, and rezoning would not be compatible with the character of this area. I urge the City Council to vote NO against Walmart's rezone request!

Name not shown in District 7 July 17, 2011, 2:39 PM

I am for Walmart's rezoning proposal. I'm tired of driving by an old eye sore. Old, vacant and run down buildings bring down our property values. Sometimes change can be a positive thing. We are not taking a park and building a Walmart...

Michelle Dye outside Salt Lake City July 17, 2011, 1:38 PM

My friend lives in the area. She wants a walmart there. Walmart has good prices and it would help her stretch the family budget. Why have just an empty unused store sitting there for years reminding us how bad the economy is? We have enough vacant buildings of failed businesses to remind us of that. There will be constuction jobs for people and store jobs when finished.

Gordon Dye outside Salt Lake City July 17, 2011, 1:19 PM

There was already a kmart there. I don't understand the debate. We need this for our economy. It will help other businesses near by. And provide I heard about 300 new jobs for people.

Heidi Kramer in District 7 July 17, 2011, 11:01 AM

Replacing 40 year old building technology with today's standards is a no-brainer. Wasteful practices continue in the City, two prime examples are just down the street from the Kmart/Walmart conundrum. A complete tear down of the Lone Star Steakhouse a few years later to replace it with a Chick fil-A, also down same street the whole Sugarhouse tear-down empty lot blight. Open your eyes or continue to repeat a history of blunders and errors. Get Smart!

Raymond Rhea outside Salt Lake City July 17, 2011, 8:10 AM

All Participants around Salt Lake City

This would allow her that opportunity. The existing building is just sitting vacant and isn't helping the community in any way. By rezoning the property the problems of the parking lot will be fixed and the area will be beautified.

Lorrin P Colby Jr in District 7 July 16, 2011, 6:40 PM

I am for A WAL-MART Supper Center to open where the old K-Mart use to be in the Sugar House area of Salt Lake City. I plan to go there often, and you should too.

Name not shown in District 7 July 16, 2011, 5:57 PM

I oppose the proposal to rezone the property on Parley's Way. The property would be much better suited as a public park where individuals can enjoy the beauty of the location. Local shops and businesses cannot compete against a corporate soulless giant and the entire community will suffer with such an intrusion. This community deserves a feeling of sense and sensibility which the feeling of Walmart cannot provide.

Name not shown outside Salt Lake City July 16, 2011, 3:57 PM

Please let us have a Walmart in the neighborhood!

Name not shown outside Salt Lake City July 16, 2011, 12:44 PM

I welcome the addition of the proposed WalMart to this area. I believe it will be an improvement and a value to the area, and would urge the council to approve the changes necessary to make this happen.

Name not shown in District 7 July 16, 2011, 10:40 AM

There have been a number of posts stating that "us residents" should know our facts before posting - the biggest being the fact that WALMART ALREADY OWNS THE PROPERTY. Guess what? We know this! However, there are a number of us that feel if Walmart doesn't get their way with the rezoning, they will throw up their hands and LEAVE! YES! This is what we want! Quit telling us that Walmart will be there one way or another and therefore, we should let them rezone so that we have a nice new store. Big Deal! We don't want them here at all. Let them take their store and build it elsewhere! And those of you that think it will be nice to have a "safe" Walmart to shop in? Think again. The crime will come. So will the traffic headaches and everything else.

Name not shown in District 7 July 16, 2011, 9:27 AM

I oppose the rezoning for Wal-mart on Parley's way. After growing up in the neighbor for over 50 years I have seen many changes in our area, some good, some bad. I am not one of the well to do people that everyone keeps referring to, that are agains't this re-zoning, I am just one of the locals that have enjoyed the peaceful nature of our area. I feel by rebuilding and re-zoning we will have a very large increase in traffic problems in the area, which will force people to take more short cuts thru the neighborhood streets at speeds that are not conducive to very heavily populated areas of small children. I know that Wal-mart is coming no matter what, but they need to come into the neighborhood as a wanted entity and not a forceful mega retailer, trying to use there clout in government to get their way. I for one do not shop at Wal-mart and probably will never shop there. Let them come, but let

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All Participants around Salt Lake City

Salt Lakes east side regularly over the years and have lived a number of years in Sugar House,Holiday and owned homes in Murray. I currently live in Tooele as a result of marriage to a lady working in a responsible position in city government.

Name not shown in District 3 July 15, 2011, 11:03 PM

Yes, they should. Old buildings that no longer serve their purpose well, if they are not replaced in a timely manner and to good economic advantage, will degrade the neighborhood, fail to increase the tax base and eventually become an albatros around that area of the city's neck.

Fernando Sorroche in District 6 July 15, 2011, 9:31 PM

I'm in favor of having the Walmart Store in this area. Walmart is always welcome.

Name not shown in District 6 July 15, 2011, 9:24 PM

Absolutely YES - please let Walmart build a new building in place of the eyesore once housing K-Mart. I cannot believe the people in this area are so against it. I am a senior citizen and the new building will be almost in walking distance. At present, I frequent the Walmart on 9th East and Van Winkle. The older I get, the harder it is for me to drive there and back. Not only do I save money by going to Walmart to shop, but I can order things on line, pick them up when they arrive, and save myself shipping costs. I personally think Walmart would be a fine addition to that area on Parley's Way, especially to take down the falling down building that sits there. Also, if there was a way to keep track of the people against the Walmart, I am sure that if Walmart is allowed to build their new proposed building, these same people would be hypocritical and find themselves frequenting the store. Everybody is into saving money - except the ultra rich. Let them shop in the specialty shops and pay top price for most everything there. Wish I could afford to do that. So what this all boils down to is this - senior citizens NEED to watch their spending and if a store like Walmart is convenient, more power to them. Please, please, please change your small minds and those of the snobs in this area and let Walmart move in to a nice new efficient building. Thank you!

Name not shown outside Salt Lake City July 15, 2011, 9:12 PM

I absolutely support this. Walmart will clean up that run down spot of land and bring in a lot of customers that will in turn benefit the surrounding businesses.

Name not shown in District 6 July 15, 2011, 8:30 PM

Absolutely yes! I am tired of driving down to 3rd West and 13th South to shop.

Name not shown in District 7 July 15, 2011, 7:58 PM

I can't wait for the walmart to come! The kmart building is so run down and gross. I use to do gymnastics there and it was old then as well. Let's make our neighborhood look nice! Let the new walmart be built! I get the feeling that this is people's way of saying "stay away walmart". But it's coming, and I totally get preserving old buildings, but that style should be destroyed! We don't need that even in our memories! Thank you for reading!

Name not shown in District 6 July 15, 2011, 7:53 PM

All Participants around Salt Lake City

down old Kmart building. Please rezone for this similar use building NOW!!! I used to be a Walmart snob but now have converted to making Walmart a regular shopping stop. I think the neighboring community will also appreciate what Walmart has to offer in time.

Henry Schwendiman in District 7 July 15, 2011, 8:12 AM

I am in support of the rezone. The existing building is dysfunctional, poorly situated on the site, 40 years old, a massive eyesore, and a poorly laid out parking lot. Walmart's new building will address many of the issues that make the site a problem now. Denying the rezone does not resolve any of the issues that could impact the neighborhoods, such as increased traffic, etc. And then we are stuck with a poorly laid out site and dysfunctional parking lot. Please vote in favor of the new use for the site.

Name not shown in District 7 July 14, 2011, 8:08 PM

While I would like to see improvements made to the old K-mart property IF they are truly going to be more energy-efficient and attractive, I completely oppose the idea of a huge, outside corporation using their power to force changes to standards the community has established. Don't be bullied!

I promise you, I will NEVER set foot in the Wal-Mart store--or any Wal-Mart store. I want my dollars to support local businesses that are in line with my values.

Wal-Mart goes against everything I believe in and I refuse to support them in any way. People who blindly shop there for convenience and price are unwittingly supporting the very things they probably oppose.

Name not shown in District 7 July 14, 2011, 3:17 PM

YES! My whole family supports Walmart's plans for the old K-Mart store. The new proposed Walmart store will actually improve and enhance the neighborhood... not detract from it. This whole situation is really a no-brainer and it's a little bit embarrassing that some of the neighbors in the area are being so stubborn and hardheaded about it. A brand new (smaller), energy efficient store with nice landscaping, pleasant lighting, attractive parking areas, jobs for people in the area, convenient shopping, and lots of tax revenues for the Sugarhouse area... c'mon people! This is exactly what we DO need in that location. Walmart has demonstrated a very high degree of sensitivity to scale and design and has modified their plans to be totally compatable with the surrounding area. This is a GOOD thing! The City Planning Department's reccommendation to vote in favor of Walmart is CORRECT. The Planning Commission is WRONG, and the City Coulcil should approve Walmart's request. Once it's finished, everyone will be very happy with it.

Name not shown in District 6 July 14, 2011, 10:42 AM

Enough already with the anti-Walmart hysteria! Two paid, objective, accountable City staff planners have recommended rezoning for the Walmart property, and that's good enough for me. Let's put an end to this madness by approval of the rezoning so the property will get the long overdue cleanup via construction of a new, energy efficient, sustainable building and resolution of the water retention/ drainage problems. Doing so will also bring an economic boost associated with commerce and jobs,

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I fully support the rezoning of the former Kmart property on Parley's Way. I remember when I was a kid walking through the store and there being buckets catching water from the leaking roof. The building is unattractive and worn out. It is also too big. A new smaller and more functional building seems like a logical solution. As an added bonus the huge ugly parking lot would be replaced with a new one that has trees! In economic times like these the construction jobs would also be a welcome change.

Name not shown outside Salt Lake City — July 13, 2011, 12:37 PM

Salt Lake City Council Please Vote Yes for Walmarts proposal to rezone the property at 2705E. Parley's Way. I believe this would benefit the community with a brand new store, which would be more energy effiecent. It would also be create jobs with the construction of the building and offering jobs in the store. Thank You!

Name not shown in District 6 — July 13, 2011, 12:10 PM

Yes!

John Ward in District 7 — July 12, 2011, 3:31 PM

No - Please do not allow the rezone of the property.

I have no problem with understanding property rights and that Wal-Mart regardless of how this turns out is going to do a Store at the Parleys Way location. HOWEVER, Wal-Mart also clearly understood the zoning restrictions on this property when they purchased it and we as a community should hold Wal-Mart accountable to live within the zoning standards.

Absolutely - Wal-Mart was surprised that the Planning Commission didn't just rubber stamp their flawed plan (twice now) and I applaud the Planning Commissions courage in forcing corporate citizenship to respect community standards and abide by a sense of fair play. I think there is a universal understanding that having to remodel a Store may not be as "cost efficient" as knocking it down and rebuilding a new big box but those were terms they purchased the building under.

Foothill Drive traffic is in failure now with the juncture of I-80 / Parleys Way and I-215 all coming together and clearly it will be worse when Wal-Mart eventually opens a Store but in fairness you have to concede it is Wal-Marts right to open a Store and operate the Store on the property they purchased.... Just don't forget they also have to follow the rules we as a community have in place.

In reading some of the posts - I'm embarassed at the kind of vitrol thats been written; "Germany killed Wal-Mart so that equals socialism ?". "Property rights come from God ?". "Its rich yuppies who live in the neighborhood who are opposing Wal-Mart?" Lets keep the arguments on track and ..... Wow - What were you people raised by wolves ?

David Mulder in District 7 — July 12, 2011, 1:42 PM

I oppose the rezoning Walmart is proposing. The Planning Commission has rejected Walmart's

All Participants around Salt Lake City

California, with a handsome entrance facade--NO BLUE OR GRAY ANYWHERE. It also has a number of full-size palm trees which further soften the effect.
I think we should approve a development plan for Walmart to build a pedestrian-friendly, attractive and energy-efficient building with trees for shade and xeriscaping throughout the site. And using building materials appropriate to our desert environment, something like the rebuilt Post Office at Sunnyside and Arapeen... And attention must be paid to the traffic impact, stoplights, etc. The Kmart building is hideous and the site is UGLY as it is. Let's get on with an improvement!

Name not shown in District 5 July 11, 2011, 9:16 AM

Rezone the area for walmart. either way walmart will be opening its doors within two years. the question is not if walmart will come or not. the question is if they will have the current big building or if they will demolish the 30 plus year old building which is out of date and falling apart. Is there anyone on the east bench with emotional ties to this building? seriously? if they are please share with us what the building will do you for you in the next decade or two. Tear down the old building.
School and Churches are torn down and rebuilt all the time, why not a business which will produce money and tax revenue to a community who can use it along with jobs. Someone is trying to crete jobs for you. I bet you know at least one person without a job. Please help people find a job anddo it in a good way.

if you really dislike walmart you will want to RE-zone.. if you rezone it will be a smaller walmart. if you do, the smaller building will produce less traffic than the current building. if traffic is your issue, REZONE, if safety if your issue REZONE! if walmart is the issue GROW UP!!

Name not shown in District 5 July 11, 2011, 8:57 AM

I think this is ridiculous. Why do we keep giving Walmart the runaround if they are going to have a store there anyway? If they are requesting permission from the City to make a new location nicer why are we telling them no? Walmart IS coming to that location. I think that the majority of uninformed residents of that area believe that by not supporting Walmart being rezoned that they are really turning away Walmart all together.

Walmart IS coming, can we please allow them to make it a nice store?!

Please help me understand why we are demanding a good company come in to a very outdated location. It doesn't make sense to me.

David Reece outside Salt Lake City July 11, 2011, 12:22 AM

Yes!

Let Walmart do what it wants to do with the property it OWNS! It is in the interest of the consumer too. The larger the store the more efficient the store. The more efficient the store the lower the prices.

Someone mentioned that Walmart has small stores in Europe and then said that Walmart should use that model here.

All Participants around Salt Lake City

Specifically:
a. The implication that Walmart is underpaying its employees is incorrect. Walmart entry level wages are consistent with other area retailers including TJ Maxx and Office Max. The average Walmart wage is $11.73. Additionally, Walmart offer benefits, which many other comparable employers do not. And by the way, no one is forced to work at Walmart.
b. Regarding the insinuation that Walmart somehow 'paid off' or otherwise influenced the court system to dismiss the female discrimination class action suit is an insult to both the court system and Walmart. The court did not preclude former Walmart female employees from suing; it simply determined that the group (class) action was not merited. No responsible company, including Walmart establishes any sort of policy that promotes or encourages discrimination or any other type of illegal labor practices. However, the larger the company (and often even smaller ones), the more difficult it is to control individual manager actions, that, once effected, are equally difficult to resolve. Let's just say it is far easier for a small business owner to stay on top of both the issues and the actions of individual managers.
5. Regarding the remodeling versus rezoning/master plan amendments in order to build a new energy efficient store, it is true that others have remodeled and done a great job but:
a. They were not limited by a 50% (of the current value) cap as Walmart is, which was a 75% cap at the time of purchase, but amended to the lower rate within six months. Walmart was constrained from taking advantage of the higher value cap rate by both time and a lease agreement with the occupying tenant and former owner, K-Mart.
b. Most businesses that remodel do so to preserve historic or unique architectural features, which do not exist with the 2705 East Parley's Way property, and they do so without cost limitations. Moreover, there are critical elevation and drainage problems at that site that can best be modified by starting over. The ignorance of the contributor who applauds Harmons for 'building' a smaller store where the previous Emigration Market stood on the corner of 1700 East 1300 South, is astounding. Harmons did not 'choose' to build a small store; they purchased a small structure on an equally small lot. Having gutted the original structure, including the roof, and demolished a previous addition to the front, they have now rebuilt it, none of which has any relevance to the Walmart Parley's Way situation.

Finally, I resent being told that if I want to shop at Walmart or any other 'big box' retailer, I can drive to 300 West to do so. I live on the east side for a reason and have every right to shop at the type of store of my choice including a big box, in my own neighborhood. Moreover, should I be forced to travel to 300 West, after wasting my gasoline, not to mention my time, any savings are lost. And so much for sustainability measures such as driving less and reducing carbon emissions. How hypocritical of those who would suggest that I do so.

I can only hope that the City Council is wise enough to

Approve conditional rezoning and master plan amendments for a new energy efficient store at the Parley's Way site for the 'good' of the entire community

or

All Participants around Salt Lake City

I ask that you do what is best for ALL the citizens of this area, not just what the people across the street want. Do you represent only the ones who live within 200 yards of the proposed site or ALL the residents of the Sugarhouse neighborhood. If it is ALL of us, then you must approve this zone change. Either be the community council and help out the ENTIRE community or change your name to the Yuppie Support Council and move your headquarters across the street from the building site where your 47 constituents all live.

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charlene durham in District 6 July 8, 2011, 4:48 PM

I urge the City Council to reject Walmart's proposal to rezone the Parley's Way property and change the community master plan. The master plan and zoning were established with a big picture view to the goal of what the community wanted to be. A spot change to zoning, to expand the potential even more than the current non-conforming use, undermines that effort and the makes the goal that was laid out impossible to achieve.

No matter what the new store would look like now, rezoning would open development of the property to a massive expansion at whatever time the owner chooses to do so. I encourage the owner (Walmart) to develop this property within the restrictions currently established by the community.

I've attended public meetings for several years where this issue has been discussed. There was vigorous community opposition from the very beginning, and I've seen very little compromise in the repeated Walmart proposals that address the community concerns. If their latest development proposal downsizes the building even more, then they can do this within the current zoning conditions.

Thank you for this opportunity for community input.

Esther Stokes in District 7 July 7, 2011, 5:24 AM

I'm against rezoning for a larger store. If wal-mart wants go in at this location they can re-model the existing building.

Rasmussen in District 6 July 6, 2011, 12:58 PM

We definitely need to allow Walmart to rezone. They do a terrific job at making the property beautiful and it has been an eye sore for years. Walmart will be a great addition to our neighborhood

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Name not shown in District 6 July 5, 2011, 9:03 PM

NO I do not support rezoning for Walmart. The building may be old and crumbling but it can be remodeled to fit in with what sugarhouse stands for. Why do city's always feel they need to give in to Walmart. Have we become to beholden to big box stores because we want the tax money. Why not say no. Make the building work the way it is. Make Walmart meet our standards instead of us giving in to Walmart.

Lynn Kennard Pershing in District 6 July 5, 2011, 1:56 PM

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Keep the master plan for the city and the community. If the City Council votes yes on this change be ready for many more requests since you will have just thrown out the master plan. Why even bother with the time and expense of a master plan when you are going to disregard the plan any time a large company decides they don't like the zoning where they purchased property. Chaos will be the result if a president like this is set and that will make the city a hodge-podge of development and the neighborhood and community feel we enjoy today will be lost.

No to rezoning and changing the master plan.

Glenn Fassmann in District 6 July 4, 2011, 8:59 AM

Yes, allow Walmart to build a new store on Parley's Way. This zoning change is not terrible.

I have read the statements for not allowing the new store and I am having a difficult time understanding the drawbacks if any.

1. Traffic - No matter what is placed on that property it will increase traffic. The traffic from a Walmart will not be worst than traffic from condminiums, other stores, theaters or even a park. The word mixed use seems to be magic, but it also creates lots of traffic. This is a wide road built for many cars. I have never seen a slow down on Parley's way because of heavy traffic. In fact,I use Parley's Way because it is mostly deserted even during rush hours.

2. Local specialty stores in the area will not be harmed. We all already drive to Walmart, Shopko, WinCo, Harmons and every other store when we need something. Non of these stores are in our area and the other businesses in our area still survive selling their specialty items. I frequent the local specialty stores when I am in need of their product and services. I visit Walmart when I need a good variety of household items in one location.

3. The new building and landscaping which is proposed will be an improvement over the existing situation.

4. If a developer thought he could make money with boutique store on the property it would have already happened. The truth is that the boutique stores in our area already have a tough time existing and more space for such stores will not fill and be profitable.

5. I am not being paid by Walmart. I only have the savings of time and money to gain for the gas and time I will not use driving to 300 West.

6. Walmart will have a tough go at it as any business in our free enterprise system. They have competition, they have beat many competitors and many competitors are on their tail. We can't stop progress because we are afraid it may not survive.

Thank you for your time.

All Participants around Salt Lake City

Walmart hires local attorneys, brings experienced attorneys and consultants who are warriers to begin the fight.

To me this says that the it is imperative that the City Council do all it can to not fold on what is truely needed in behalf of the community. That community voice, knowing what is needed, is the thoughtful long range thinking in the master plan where countless community members, City planners, staff and the City Council created a plan.
If the argument is that the needs of the community have changed, this should be supported with a new master plan effort.

2. I found smaller interesting Walmart installations in Europe. I also found Walmart Express. These are two of several examples of a modifed Walmart plan that is still profitable for the corporation, yet could fit into this area of town thereby acting as an anchor tenant supporting local business and the community. I can think of other community shopping centers that enhance the community feel such as Dans on Foothill. Neighborly conversations take place in a more welcoming environment in every aisle. There is a way for Walmart to maximize their investment in this site yet enhance the community.

3. How many Walmart employees or people that have been asked/or are paid, are posting on this site?
This is not useful. This does not bring the community together.
People are not rising up and spending their free time for no reason. The key question is given Walmart owns the property, what CAN Walmart do at this location that the community would indeed support.
For instance, if Del Taco found a way to take down an entire buildng except two pieces of sheathing held up by a few 2 x 4's and call this a remodel, there must be a way for Walmart to develop a nice store on this site without claiming the code restricts a good quality development.

Walmart owns this property, can bring jobs and improvements to this location but they also can do so in a manner that does not harm everyone else.
The bottom line is that Walmart IS seeking a profit from our spending. They did not simply buy this property to bring us good will and enhance our community. There is a way to bring about a better project for everyone.

Name not shown in District 1 July 1, 2011, 10:28 PM

I vote no. There is already one too many Walmarts in Salt Lake City.

Name not shown in District 7 July 1, 2011, 8:14 PM

The Walmart proposal is an intelligent method to deal with a piece of property that is unattractive and ill-suited for the building Walmart will occupy if the proposal is denied. People need to get over the fact that Walmart is coming (and welcomed by a number of us) and focus on the way the property can best be developed for them.

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when Walmart is offering to enhance the shopping for these young families who need all the help they can get in these economic down times.

4. I believe that the people against Walmart are not the majority. There are more people who don't live in the County Club area than those who do. And there are more people who are not organized to fight for a cause that would help them because they are already too busy trying to live day to day.

5. More jobs will be available for our high school and University students who have to supplement their tuition funds

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Robin Collett outside Salt Lake City — July 1, 2011, 1:59 PM

Please SUPPORT Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan.

The bottom-line is Walmart owns the property and a store will be at that location regardless of rezoning. That said, I definitely prefer a nice new up-dated Walmart to a Walmart that is simply moved into an old, tired, non-energy efficient 40 year old building.

And, yes I will shop at a Walmart located on Parley's Way - it will save me the drive to the Park City Walmart from East Mill Creek!

Thanks for listening.

Name not shown in District 6 — July 1, 2011, 11:01 AM

Please vote NO on the proposed re-zoning and Walmart expansion.

There are currently two Walmart Super Centers within 7 miles of this proposed location and they are relatively easy to access from the interstate. Of course, they aren't in the quaint, "safe" areas of Sugarhouse. Obviously, Walmart prices are unbeatable, but the environmental, social and economic repercussions are not worth it. A Walmart Super Center will most certainly damage the Fresh Market down the street, possibly leaving another empty building.

The Sugarhouse area can hardly support the current traffic loads (1300 E, 2100S and Foothill drive are all consistently backed up). Factor in delivery trucks, customers and employees and this seems like a great way to add more pollution to the Sugarhouse area.

Plus, is there really such thing as a "green" Walmart?

Aaron Phillips in District 7 — July 1, 2011, 10:04 AM

No. Do not let this retail juggernaut strongarm the Council into shifting zoning regulations. The proposed zoning change does not reflect the will of the majority of residents in the area.

Name not shown in District 7 — July 1, 2011, 4:14 AM

that is why I do not shop that store that often. Seeing how Kmart worked at this location this location is just to bring an added enjoyment to peoples shopping experience that enjoy Walmart. A larger building will not damage this area there is already office buildings in that area. Any business in this area sees that it is already not a high demand for a business. This is why I think Walmart will not bring tremendous traffic to area, will work for the community. VOTE YES WALMART!

Name not shown in District 7 June 30, 2011, 8:10 PM

As a Sugar House resident I hope the city council sticks to the zoning of the master plan and denies Walmart's request. It takes a lot of effort to put together a master plan and it doesn't happen over night and it doesn't happen in a vacuum. Master plans are the best reflection of what the overall community vision is for their neighborhood. If we continue to change and amend master plans to allow for different zoning we erode the fabric of community involvement in the master plan process. By changing the zoning and amending the master plan you would effectively kill any other vision for that parcel. Of course, Walmart has every right to develop their property, but they should be required to do it within the zoning ordinance.

Name not shown in District 6 June 30, 2011, 5:09 PM

We have far too much traffic on this corridor of Foothill Drive and still have no light rail along Foothill to support more expansion. The existing expansion in Research Park means it takes a full 5 minutes to travel from the light at 13th south on Foothill to Sunnyside in the morning. Added traffic congestion and concurrent pollution from WalMart are not supported by road structure that can't handle the Research Park expansion.

Brad Duncan in District 6 June 30, 2011, 4:25 PM

The council should vote no for rezoning. Wal-mart knew what they were getting when they purchased the property and the master plan's vision is still applicable today and is a good plan. Leave it zoned as-is and Wal-mart will be more likely to do something that will improve the neighborhood AND their pocketbooks rather than just their pocketbooks.

Ben Mates in District 7 June 30, 2011, 4:20 PM

I am against a Walmart Superstore on this site. Actually, I'm against any Walmart store on any site, due to their externalizing costs to the rest of us. Watch "The High Cost of Low Price" to learn of the impacts of Walmart on local communities.

Jack Matheson in District 3 June 30, 2011, 4:10 PM

I vote NO on Wal-Mart.

Name not shown in District 6 June 30, 2011, 4:04 PM

I vote yes. I live in the area and don't think having a Walmart will damage the look of the area. We can use a good store like that to get things at reasonable prices at a convenient location. The fears of the neighbors are unfounded. I like Walmart's proposal and think it makes sense.

Name not shown in District 6 June 30, 2011, 3:16 PM

would be an ideal shelter, providing food, water, sanitation facilities, and protection from looters stealing the contents of the store. Walmart would not necessarily lose any money from providing this shelter, as people could pay with credit cards or cash whatever they used while in the shelter. Yes, there might not be electricity, unless Walmart includes generators in their construction plan, but they would have Coleman lanterns, flashlights, or other light sources available. Bear in mind that with seismic activity of that magnitude, every BRICK building in Salt Lake City will be in rubble.

Emma Ryder in District 6 June 30, 2011, 10:50 AM

Please vote no!

A Walmart in the area will only hurt the local businesses surrounding it. We need to support local business, which has been proven to bring in more revenue to the community than giant corporations. A giant Walmart with "better selection" as some people have been praising will only take more money out of the local business owners' pockets. If they must open a Walmart on the property, I say use what you've got. If they don't have the massive selection to provide true "one stop shopping" then good! Maybe people will have to venture out into their community to find what they need.

And don't try to convince me that tearing down the existing building to build a more energy efficient one is green. Putting the tons upon tons of waste a tear down will create into the landfill, not to mention creating new materials, is anything but. They are just hiding behind the idea of green building because it is easier and cheaper for them to start from scratch than take the time to renovate the existing structure.

Phil Sarnoff in District 7 June 30, 2011, 10:25 AM

I am wholeheartedly against Wal-Mart. Economically, socially and environmentally Wal-Mart is destructive to the communities it enters and to a good portion of the world.

I would discourage a re-zoning of this area and make no concessions for Wal-Mart to muscle its way into the community. If they absolutely must move in then they should be required to use the existing structure, use trees to minimize visibility from Parley's Way and have major limitations on street signage.

From an economic revitalization standpoint: In a city that prides itself on being able to weather economic fluctuations, another Wal-Mart will not help to keep money within the local community. Bringing in large stores will not serve to "bring new shoppers to the area". Since you are able to get almost everything at Wal-Mart, they will do their shopping there, emit some pollutants into the neighborhood and be on their way. If there is a way for the city to encourage local development, that would be ideal.

From an aestetics standpoint: Have you ever said "that's a really attractive Wal-Mart?" Not likely. It's typically a monstrosity. Just because it used to be a K-mart doesn't automatically make it a good idea to replace it with another big box store. Clearly putting K-mart in that location was a bad idea. We

In short, investing locally increases the quality of our lives and leaves a better, more vibrant community behind for our children. What we need is not more box stores like Wall Mart (or Target, or K-Mart, or Shopko, or Pep Boys, or Barns and Noble, or Red Lobster). Instead, what we need more of are stores and restaurants like Old Fashion Service Auto Repair on 33rd South, Silver Star Hardware on 33rd South, The King's English on 15th East, Traces Garden Store on 11th East, Mazza on 15th or 9th, Sugar House Coffee on 21st. Instead of exchanging money with strangers who do not necessarily have our best long-term interests at heart, let's do business with our friends, neighbors, and fellow community members first. And where a good or service does not yet exist locally, let's make investments in helping our fellow citizens create those opportunities themselves.

Vote NO on Wall Mart!

Diane Barlow in District 6 June 30, 2011, 9:43 AM

A very strong NO! Is this what we want people to see as they enter the Salt Lake City valley from the east? A small Walmart is bad enough let alone a super mart. Walmart is famous for trying to wear down city governments and citizens. Please show them that Salt Lake City will not change the zoning or the master plan, no matter how many times it is requested. They knew full well what the situation was when they purchased the property. I too would love to see a village of smaller stores.

The third west Walmart is one example of how they keep their properties. Fortunately, it is located in a business enviornment. Parley's Way is surrounded by residential neighborhoods. Walmart stores definately change the feel and esthetics of neighbohoods. Please vote NO!

Thank you for giving us this opportunity to respond on the web.
Diane Barlow

Name not shown in District 7 June 30, 2011, 9:30 AM

Vote No.
Do not support the re-zoning for Wal-Mart to put a store in. I don't believe that we should bend or change the rules to allow a big business such as Wal-Mart with a record of treating employees poorly to develop in our neighborhood. I also believe that putting a Wal-Mart in would do to detract from the Heart of Sugarhouse which at the present moment is missing due to a poor decision made by members of our community in attempting to develop it into something bigger. Please allow Sugar House to maintain it's character. Say no to Box Stores.

Name not shown in District 7 June 30, 2011, 9:23 AM

Please do not support this. Make it as difficult as possible for Wal-Mart. They are essentially an evil company that pays minimum wage, no/crappy benefits and promotes sweat shop labor in the countries where their goods are made. Do we need to sell our souls to this company at the expense of local merchants for crappy low-wage jobs for an evil corporation who could give a damn about anything but the bottom line? We already have a Wal-mart do we need another? I've never set foot in Wal--Mart and never will..... Their cheap prices are in reality quite expensive in terms of social costs.

Council: Walmart rezoning proposal on East Parley's Way

Should the Council support Walmart's proposal to rezone the property located at 2705 E. Parley's Way and change the community's land use master plan?

All Participants around Salt Lake City

Although the location is just off a freeway exit, the usual place one would see Walmart, I vote no on the rezone. These large commercial enterprises take away from our quality of life and our neighborhoods and promote more driving (dirty air) rather than less. Also, this entry into the city from I-80 is one of the most beautiful we have. It would be a shame to include a view of Walmart as the first thing people see as they enter the valley off the Foothill Drive exit. As for services, there are other opportunities for that close by. Just stay on I-80 until the next exit at 1300 East and you're in the heart of the Sugarhouse shopping district.

Name not shown in District 4 June 30, 2011, 8:26 AM

I would urge the Council to support Walmart's proposal. It is incoherent and unduly officious to recognize that Walmart can remodel the existing store but not allow it to start over and create a more integrated structure on the same property. That kind of protectionist micromanagement by the city will only discourage future initiative and diverse development. Thank you for considering this proposal objectively.

Name not shown in District 6 June 30, 2011, 8:13 AM

No, absolutely not. Spot zoning is illegal no matter how big the corporate pocketbook.

Kelly Stevens in District 3 June 30, 2011, 8:10 AM

Absolutely not! for all the obvious reasons.

Name not shown in District 6 June 30, 2011, 8:10 AM

Vote no!
Walmart should upgrade the property and remodel the current structure or find another location.

Name not shown in District 6 June 30, 2011, 8:05 AM

A larger walmart is not suited for the size and flow of that neighborhood. It will also gut small businesses in the area, especially stores like Tutoring Toy, Scentsations in the Foothill Village. Please reject Walmart's revised proposals.

Name not shown in District 3 June 30, 2011, 7:42 AM

The Council should not approve the change. We invested much time and energy to develop the masterplan for the area and thoroughly addressed many concerns about the area's commercial development. We need to honor the process of plan development or risk even more cynicism in the community. Walmart can build a smallmart on the site and it will still meet everyone's needs. A bigger box is not needed.

Terry Marasco in District 3 June 30, 2011, 7:41 AM

No, the city should be supporting small business development in every way, not enlarging the reach of businesses particularly those located out of Utah.. Remodeling the current facility is fine as an improvement.

All Participants around Salt Lake City

What is there now is flat ugly. If Walmart is willing to replace some of the asphalt with eco friendly landscaping, and create an attractive facility, then go for it. If 1300 south and 300 west is the model then no way.

Name not shown in District 7 June 29, 2011, 10:14 PM

No to the rezone. This neighborhood has already been taken over by enough chain stores and monster developments. We do not need a Walmart to come in and lower the appeal of the neighborhood. No to Walmart.

Richard Kanner in District 7 June 29, 2011, 10:05 PM

I live close to the former K-Mart property and wasn't happy when the current store was built and do not want to see this residential neighborhood become a big box neighborhood. There are already 2 Walmarts within a 7 mile radius. We do not want the additional traffic, the air pollution that results from the traffic, the loss of local businesses, the low paid jobs without health benefits, etc. in our neighborhood. We want to see local businesses where the profits stay in Salt Lake and not go to Bentonville, Arkansas. Walmart will seriously harm the local businesses in Foothill Village, along 21st South, probably on 33rd South and possibly even the Olympus Hills shopping center. Their low wages and cheap foreign import products will undercut local business. They have already been told we do not want them but, with all their financial resources, they keep coming back and probably will continue to keep trying until the City Council and/or Planning Commission knuckles under. Lets buy the property from them and make it a Park and Ride station for busses along Foothill.
Thank you.

C. Michael Foster in District 4 June 29, 2011, 10:01 PM

I miss having a "big box" store at the top of Parleys Way. Can't say I was a regular, but when I needed something, often a jumbo-sized retailer was the only place to get it, and K-Mart was the only one within a 10-mile radius. Smiths Marketplace isn't too far away, but doesn't have nearly the selection.

The KMart that was there was sorely out-of-date. And ugly. In comparison to Target and Walmart, it was also a bit undersized. Judging by the size of the parking lot, the property could easily accommodate a larger store.

I do agree, however, that there must be a way to make the store more visually appealing, less obtrusive, and more in harmony with the neighborhood. Size doesn't concern me as much as aesthetics. Make it beautiful. Landscape the heck out of it. Class it up with nicer architecture and facades. Drastically reduce the size of the signs/logo. Make it feel less like a warehouse. Give it some character and personality. Do that, and I have no problem with rezoning.

Of course, if I had my druthers, I'd rather see a Super Target there.

Name not shown outside Salt Lake City June 29, 2011, 9:55 PM

Walmart should just rebrand the building with their sign and go into operation without any exterior changes. They might do some things on the inside such as extra insulation, etc. I used to shop in

nature park, so commercial is likely regardless. I would like to see something on a smaller scale, like a Wal-Mart Neighborhood Market, rather than a Supercenter or something of that nature. It would be more in line with the surrounding area and not stand out quite as much.

Several of these exist in Utah - Layton, South Ogden are good examples. They are much smaller and have mostly groceries and not much other items.

Thanks, Daniel

Robert Barth in District 4 June 29, 2011, 9:19 PM

I posted very early in this discussion and, in reading over the past few days worth of comments, it seems as if there are many, many shills in this forum. I simply cannot believe that there are people out there who gush with such praise and support at the mention of Wal Mart unless they have some stake in this deal. Honestly, no one - not one person - I know feels that this company is anything other than a self-centered, exploitive drain on the communities in which it does business. Obviously I am not in favor of granting this big-box monster any additional favors or cooperation in this issue, especially at tax payer expense. In an ideal world, Wal Mart would cut its losses and just disappear. Why would our government go out of its way to help this parasitic corporation feel so welcome? Please vote NO on the re-zone.

Beverly Hanson in District 5 June 29, 2011, 9:18 PM

I support the current zoning, since we do not need more "big box" stores. I applaud Harmons for the smaller, neighborhood-oriented store they are building, and belive that Walmart should follow their lead.

Name not shown in District 6 June 29, 2011, 9:16 PM

If I understand the intentions of Walmart I would like to see the council support their proposal to rezone or at least allow them to rebuild. Everything that I've heard is that Walmart was actually wanting to build a more efficient, better looking and smaller store than is there presently. That would add some beauty to a eyesore of a parking lot and existing building. I've heard they want to lower the elevation to meet Parleys Way, add trees in the strips of the parking lot, build a better looking smaller store. If it is the intention of Walmart to rezone the property and if size is a concern, why can't the planning commission write some limitations on square footage that would be allowable for the size of the lot. The commission can also make sure the new land use master plan is an appropriate one without worrying that Walmart or anyone else can abuse it by overbuilding. I think that the word "teardown" has become a 4 letter word that we all needs to get over. It seems like most are concerned about a big box store but isn't that what's there now. No one ever complained when it was a K-Mart store, what's the difference if Walmart wants build new and improved. That area needs some type of stimulus.

Name not shown in District 3 June 29, 2011, 9:16 PM

It is my hope that the Council will deny changing the community's master plan and thereby deny Walmart their marring the community with another big box store. Please do not allow this area to

but also that they do all they can to enhance the building and site in a collaborative effort with the neighbors. This effort needs to focus on the mitigations of negative impacts, support of small and local businesses in the surrounding area, building and site design, landscaping, parking and traffic impacts, etc. This can be done by supporting the design and visioning statements of the master plan and a willingness to be a good corporate neighbor. If Rocky Mountain Power can honor this type of request; if IHC can do this, then certainly Walmart can make a stronger effort to partner in this community as they have in Europe.

Attachment C

Comments received in the Council office as of September 1, 2011

Walmart Comments
11/15/2010 to 9/01/2011

Date Submitted	comments
8/31/2011 14:47	Please pass on my comments to Councilman JT Martin. Thank you. I live in District 6 at 1727 Herbert Avenue and I want to let you know my opinion on a few issues. First, I fully support the WalMart rezoning. Secondly, although I'm not currently a landlord, I may be one in the near future. I find the new landlord-tenant plan very unsettling because it is supposed to be voluntary, but it is not due to the fine you have to pay if you don't sign on to it. Finally, I get most of my information about District 6 from your e-newsletter. Thank you very much for it. Regards, Sam Mokhiber
8/29/2011 10:29	Ms. Wallace wrote in to voice her support of the Walmart rezone. She posits two scenarios for Councilâ€™s consideration: one in which the city votes yes and other in which Walmart is denied their petition. If the city votes yes, Ms. Wallace believes that the new Walmart could be used as an emergency shelter for an earthquake. If the city votes no, Ms. Wallace believes there is a possibility that Walmart will choose to opt and sell the building instead of remodeling. She further posits that no one will choose to buy the building due to its poor condition. â€œThe question to be answered by council is â€" â€˜Which scenario would you prefer, and which scenario would you prefer, and which scenario would you guess that your constituents would preferʔâ€™â€ Ms. Wallaceâ€™s letter was sent to the office by post.
8/29/2011 9:53	Dear City Council Members, Living on the East Bench for the past four years I became curious when first seeing yard signs appear over the past months which stated "Say No to Wal-Mart". I could not fathom what the issue was or where the store site was planned. My hope was that the site of the former K-Mart off Parley's Way was that location which was confirmed when I read an article in the Sunday edition of the Salt Lake City Tribune a few months ago which spoke to some sort of petition being made to stop this store conversion. This caused me to remember that this is what I heard from a K-Mart employee during the close down of their store about two years ago. At the time of K-mart's closure my wife and I were thrilled that a larger store with a broad selection of products was coming closer to where we live and which would remove the eye sore of the old K-Mart store. It was with dismay that we realized there were persons who seemed opposed to this renovation-reuse and could not understand why they felt this way. Wanting to understand more of what was going on I did read materials on line and the study done by the city which made some recommended alterations to Wal-Mart's plans, learning that a public hearing was scheduled later in the summer which I was glad that my schedule permitted me to attend. My attendance at last week's City
8/26/2011 9:07	There are so many serious issues facing our community. It is frustrating that once again we are spending our time and talents fighting Wal-Mart. Please vote no to the rezoning. Thank You
8/26/2011 8:27	Councilman Simonsen, Mayor Becker, and Neighbors: I received the link to the Tribune article, predicting the vote on the Walmart requests, at our 13th East house looking out at that street. A little over 25 years ago we purchased that home and the speed limit was 40 mph, there were four lanes of vehicular traffic, no crossing lights, and no parking during rush hour. Today the speed limit is 30 mph, there is one lane of vehicular traffic each way, there are bicycle lanes that I see bicyclists on every day, there are effective cross walks and lights, and there is a turning lane in the center helping us get in and out of our properties during busy times. The changes on 13th occurred after it was acquired by the City from UDOT which I believe was prompted by multiple children being hit at 7th South and one dying. I don't know the traffic counts on Parley's Way, but I doubt they are higher than 13th East. It appears to me that there should be bicycle lanes on Parley's Way connecting the Shoreline Trail with the bicycle lanes on 23rd East and all of the other neighborhood streets that intersect it. That change could happen the next time it is re-striped and the vehicular lanes could be reduced to one each way with the speed limit reduced. A median similar to the one on Foothill from 9th
8/26/2011 8:25	There are so many important issues in our community. I am frustated that once again we are spending our time and talents fighting Wal-Mart. Wal-Mart was aware of the zoning when purchased thr property. Please, be a voice for the community and vote no.

Walmart Comments
11/15/2010 to 9/01/2011

8/26/2011 8:05	To the Salt Lake City Council: I was disappointed to read the City Council has not unanimously come out in favor of the Walmart rezoning application. I fear you are allowing a vocal minority to dictate city policy. I live with my wife and daughter at 2533 Wilmington Avenue which is approximately 1/4 mile from the property in question. I have owned this home for five years. The residential area around the property has seen an increase in renters since the recession. Many of the recent additions are middle class at best. When opponents state they don't want "Walmart shoppers" or "that kind of element" in the area they are simply being elitist. Lower and middle class shoppers, as well as Universtiy of Utah students, could benefit greatly from the presence of Walmart as could those who would find gainful employment. When I drive through my neighborhood and the surrounding area, it's clear that the main thrust of the opposition is across Parley's in the Country Club area. If the residents of Country Club wish to live in gated community they should be the ones seeking approval to rezone. Walmart is the owner of the property. That should mean something in the United States where private property rights have been critical to our success as a nation. Rejecting the application would send a strong message that Salt Lake City is not pro-business and cares less about creating
8/25/2011 13:46	Dear City Council Members, Please listen to people a rezone would impact most. We do not want more government interference in our lives. We strongly object to the immense increase in traffic and crime that a Walmart represents to our neighborhood. The City Council should start paying attention to the studies they have funded. The City Council just approved $75,000 to fund an update of the East Bench Master Plan. The zoning should be left alone until the plan is completed. Weâ€™ve already waited 16 years for the current Community Business zone to take effect. Now is not the time to change it before the current zoning has ever been recognized. Thank you for your service, Jim and Natalie McCullough
8/25/2011 10:49	â€¢ Mrs. Myrup feels that Walmart has poor public relations. She specifically mentioned their customer service phone skills. â€¢ Walmart has not listened to residents. She said that Walmart thinks the residents are not educated and will not address the residentsâ€™ concerns for the area which include; lighting pollution, building a seismically sound building, traffic alleviation, etc. â€¢ Walmart does not offer grocery carry out help. Mrs. Myrup feels this is a huge disadvantage to residents, especially the elderly.
8/25/2011 8:20	A caller who did not leave her name (801-486-8553) voiced her support for the Walmart rezone. She attended the council meeting and felt that although her neighbors were against it, she would prefer the building to be a Walmart than merely empty.
8/25/2011 8:10	I live in Sugarhouse and I love Sugarhouse. I think Wal Mart could build a presentable, efficient building on the property that is currently very run down and ugly. I have not seen any particular plans for the project, but I truly do not object to a Wal Mart building. The land is currently a complete eyesore. Wal Mart tends to avoid building in areas which will not succeed. At the risk of appearing pragmatic, that area needs a big player with deep pockets to fix it. Currently, this is not an economy that has an abundance of retailers wanting to build new stores. Unless the community can afford to turn it into a park and pay to have it monitored by police 24/7, what is the alternative? Thank you, Lois Reid
8/24/2011 21:53	I do not support the rezoning for Walmart. Please vote no.
8/24/2011 21:52	I do not support the rezoning for Walmart. If my city council member(JT Martin) votes yes for it I will not vote for him in the next election. The people of this district have overwhelmingly spoken against it and he should represent the people of his district! Walmart will kill off local businesses and bring unwanted traffic to the area.
8/24/2011 14:26	Mr Jacobs is highly opposed to having the Wal mart put up in his neighborhood. He is concerned that this Wal Mart will bring more crime into the neighborhood. States that the last time we went to a Wal Mart his car got broken into in broad day light. Mr Jacob also says that by placing this Wal Mart here it will take business away from small owners in the area and itâ€™s not fair to them. Mr. Jacobs asks â€œhow much money does the Wal mart family need?â€ He urges the council to vote against the Wal Mart.
8/24/2011 14:23	I must encourage a YES vote for the Parleys Walmart. Our economy needs the revenue and the positive far outweighs the negative. There are numerous vacant retail spaces and as a business owner "in the neighborhood" - we need this major business for jobs, for taxes, and for the benefit of the local consumer.
8/24/2011 14:17	Curt Ackerlind called this afternoon to express his strong support of the Walmart rezone. He feels it would add to the community and the building wouldnâ€™t be an eyesore.

Walmart Comments
11/15/2010 to 9/01/2011

8/24/2011 14:11	Susan Zalkind, a constituent from Sugarhouse, wanted to call and tell us that she is in favor of the Wal-mart in Parleyâ€™s. Having a nearby affordable pharmacy at Wal-mart will greatly help her and her husband. Susan states that there are many fixed income families in her neighborhood and a she believes a Wal-mart will help out a lot with medication and grocery costs
8/24/2011 14:06	Mr. Woodbury is a resident who wrote in by post to encourage council to vote in favor of the Walmart rezone. Mr. Woodburyâ€™s company, Eastland Regency, owns land adjacent to the Walmart property and he says he has encountered similar objections to the ones Walmart faces regarding traffic, noise and safety concerns. Mr. Woodbury does not believe there is any factual basis for these objections. He feels that the objections Walmart has encountered are due mainly to the stigma surrounding the company. He believes the â€œcommunity would benefit from a smaller, more aesthetically pleasing and environmentally sustainable store as opposed to one operated out of the existing buildingâ€™s shell.â€
8/24/2011 13:17	To Whom it May Concern~ I am a resident in the Parleys area and I live on Maywood Dr. Last week a Mike Jensen came to my door to discuss the Walmart re~zoning issue. I told him that I fully support Walmart and I support re~doing the building. BUT what I would like to see Walmart do is help the city put up a cement barrier down Parley's so that traffic could not get down Lynwood or Maywood. I told Mike that if this action could be done then I believe a lot more of the residents of my neighborhood would be on board for the new Walmart. I've been out talking to neighbors and voicing this option and what I hear is that we have a strong following for Walmart but most of us are very concerned about the increased traffic. If you look at the top of Lynwood and Maywood, that is where the most signs are placed. Already cars coming off the freeway and Parleys Dr use these two streets as a main route to get lower into the valley. So what we propose is if you get the city to place a taffic barrier on Parleys' and offer that as a middle ground it might help you get the support you need to re-do your Walmart. We feel like the traffic is a major issue and if we can solve this then maybe the dissent for your new Walmart would decrease? Those of us discussing this proposal know that it is the loudest voices that get heard and we have been quiet because at the end of the day what matters to us
8/24/2011 12:02	Please do not allow Walmart to build at Parleys. This development brings low paying jobs and increased traffic and pollution. The people on the east bench are not walmart shoppers, the people who shop here will be driving in. Development should decrease the number of cars in an area, not increase traffic and pollution.
8/24/2011 11:15	I am highly OPPOSED to the potential for a Wal-Mart on Parley's way. I lived in Logan for 5 years and went through the whole process of fighting the second Wal-Mart that was built there. There was extreme opposition to that one being built, and the local community was snuffed due to the desire of the city council to bring in more businesses and tax revenue from the property tax. I live right down the street from where the proposed location of this Parley's Wal-mart is, and do not want to see that area become congested and marred by the sight of another smiley face box store. I haven't shopped at a Wal-Mart in 7 years, and will continue to support local grocers and markets over this corporate monster that will do anything to make a buck. Please listen to the people, unlike the City of Logan, and do not let this Wal-Mart be allowed. If you drive up and down 21st and Parley's everyday like I do, you will see signs everywhere opposing this option. Thank you!
8/24/2011 10:48	I want to add to my comments: Supporters of the rezone argue that SLC will get increased tax revenue from a new Walmart. How can this be? The number of potential consumers will not change with a new Walmart. The tax revenue cannot increase significantly. Also, with the Baby Boomers, our largest consumer group, heading into retirement and save more than spending, we will loose more consumers over the next 2-10 years. The next consumer group, Gen X, is smaller than the Baby Boomers. We already have too much retail in SLC, especially cheap retail like Walmart. And Walmart will leave us with en empty building just as Kmart did in my lifetime, they have already done in in Sandy/Draper. Also, I read their original application. It included a non-compliance clause. We cannot trust them to fulfill their promises. Please oppose the rezone.
8/24/2011 10:37	This spot is a great location and sees lots of action from various types of people. I don't think Wallmart will attract anyone surrounding it.. I vote NO on building even a smaller wallmart there. I would rather see local businesses like the surrounding ones flourish and develope to better suit our needs. We already have a Grocery store a block away...

Walmart Comments
11/15/2010 to 9/01/2011

8/24/2011 8:38	Violet Corkle (801-582-1936) is one of J.T. Martinâ€™s constituents. She lives above Bonneville and wishes the council to vote no on the Walmart rezone due to traffic congestion concerns.
8/24/2011 8:35	Anina C. Barthold (801-467-4872, 2197 Wilmington 84109) called in to voice her strong opposition to the Walmart rezone. She does not even want â€˜that nameâ€™ in her neighborhood. She mentions that we already have a Smiths on 33rd South and a Walmart on 9th East. â€œWe donâ€™t need one on every corner.â€ She wishes that the property be sold to a more â€˜conduciveâ€™ business. Even Target would be preferable. She does not approve of Walmartâ€™s large turnover and feels they are rude and not personable, both traits that compromise the neighborhood.
8/24/2011 8:19	Gail Anderson (did not leave number, 84109) called to voice her support of the Walmart rezone. She expressed that the area is already a business district and that the city needs a tax income. Gail had an additional comment about traffic flow on 1300 East. She expressed that it has taken her up to a half hour to drive from 1300 South to 2100 South and requests that three lanes be created on 1300 East. Gail also commented that she appreciates the city councilâ€™s work.
8/23/2011 21:31	Please retain the current zoning laws at the Parleys/Foothill site. WalMart can build on the site under the existing laws. Thank you!!
8/23/2011 21:30	I am opposed to rezoning for WalMart at this site! The zoning law should remain in effect ... it is what we expected when we moved into this neighborhood. WalMart can make the current zoning work for them. PLEASE consider the neighborhood's opinions first and not a national chain.
8/23/2011 15:55	Charles Yates (2646 Maywood Dr.) is a resident who wishes to voice his opposition to the rezone. He believes the rezone will have a negative impact on the neighborhood.
8/23/2011 15:54	Harriet Lawrence (801-486-2719, 2429 Maywood Dr.) is a resident in the neighborhood. She has telephoned in before and merely wishes to reiterate her strong opposition to the Walmart rezone. She believes that the walkability of the neighborhood would be compromised by an increase in traffic.
8/23/2011 15:53	Brent Nilsen, 801.485.5759, 1766 Laurelhurst Dr., called the Council Office to express his support for the Walmart Rezone. He would like to see a smaller more efficient building than what is presently there. He often has to frequent the Walmart in the Fort Union area and would like this one since it is closer to him. He also indicated that the area needs more restaurants. He does not require a call back.
8/23/2011 15:08	Mr. Smith called in to voice his opposition to the Walmart rezone. He feels that the rezone would compromise local businesses as well as the neighborhood feel of the area. Increase in traffic was an additional concern.
8/23/2011 13:09	I called and interesting enough you represent the Sugarhouse area. You do not want the competition and should not have a say. The last meeting I went to, the people that were from the East Bench - I am one of them - were almost all in favor of the rezoning. The opposed were from Sugarhouse. You do not represent our area and it is not as you refer to it the Sugarhouse Walmart- it is the East Bench Walmart. It is in my district not yours. I am tired of politicians and government employees who do not care in the least about what the people want, they always think they know better, are smarter, and more important than We The People. There were several structural engineers there who explained all the reasons why the new store would be better and they actually live in my area. It is time to listen - which the people who were running the panel last time - I believe they were they planning commission were rude, arrogant, insulting to the people, and could care less what anyone had to say, with one exception. Their minds were more than made up before the hearing ever started. We need a store that is our tax base that will be convenient and allow one stop shopping, lets stop playing who is the most important person and start doing what is best for the majority of the residents. It should be the residents who live in the area who are able to decide.
8/23/2011 13:04	City Council Members, I have previously commented against the Walmart Rezone. I now find out they want to add a gas station on this location as well. I vehemently oppose this addition due to extra and obtrusive signage and the additional traffic. We have three within a mile of the site. Thank You, Glenn Strong 2534 Wilshire Cir SLC, UT 84109
8/23/2011 12:00	Ms. Dowdle phoned in to voice her opposition to the Walmart rezone
8/23/2011 10:41	The caller is strongly opposed to the rezone and does not want a â€˜giganticâ€™ building on Parleyâ€™s Way. â€œWe donâ€™t need it.â€

Walmart Comments
11/15/2010 to 9/01/2011

8/23/2011 10:28	Dear Salt Lake City Council, Re: Wal-Mart on Parleyâ€™s Way I do not live in the neighborhood, but I do work in the building just East of the old K-Mart building on Parleyâ€™s Way. I do want you to know that I am in favor of having that old â€œeyesoreâ€ taken down and a new and better building in its place. Since I work on the 2nd floor, and our office windows look to the west, right on top of that ugly building, I do want to express my feelings about any changes there, because, thatâ€™s our view! Not a pretty one, I must say. I live in Holladay not too far from a newer smaller Wal-Mart. There was an empty building left on that site when Home Base went out of business. It sat there for a few years, as we all speculated on what would eventually take its place. Finally Wal-Mart came in, tore down the building and put up a new nicer building. I had never shopped at Wal-Mart and felt like I was â€œtoo goodâ€ to go there. My daughter got a job there, so of course I had to go there. I was pleasantly surprised. The store was clean, the merchandise was American name brands, like Levi, Danskin, Haines, Maidenform, Carters, Riders, Better Homes and Gardens products, and many others. The food was and is always fresh because of the volume of business they do. People are constantly restocking the shelves. One of the things I really like is that the employees are friendly and
8/23/2011 9:08	Debra Smith, 801.583.0408, 2453 Blaine Ave., called the Council Office this morning to express her opposition the zoning change and to indicate she does not want a big Walmart in her neighborhood. She does not require a call back.
8/23/2011 8:54	Ms. Allred called in to voice her strong support of the Walmart rezone. She expressed anger at the residents of Sugarhouse, feeling that they have monopolized the discussion about the rezone when it isnâ€™t their concern but rather the concern of residents of East Bench. She feels quite adamant that her voice has not really been heard on this matter and would like JT to telephone her.
8/23/2011 8:22	I am opposed to a Rezone of the Walmart property on Parleys Way. My biggest concern is the traffic flow. - The current off ramp design - Exiting Northbound from the store - Increase traffic through the neighborhood - Increase in traffic and general velocity on Parelys Way - The cost of future traffic design improvements if needed. Who bears the cost? - The blind corner from the convergency of I-80 and Foothill Dr. could potentially be a serious safety issue I am also concerned with the overnight parking on the property and the security of my neighborhood. Is the city prepared to assign a full time patrolman to the neighborhood without an increase in our taxes? The safety concerns caused by increase traffic and possible security issues will degrade my property value. Finally, if you are going to consider a rezone, do it right. The East Bench Master Plan should be updated and considered prior to any rezoning application of this magnitude. Thanks for all of your efforts and consideration of our neighborhood. Ryan Creamer 2575 Maywood Dr.
8/23/2011 8:15	Dear City Council Members, As you are considering Walmart's request to rezone the property on Parley's Way, I would like to try and clear-up any misconceptions about this neighborhood not being a walkable neighborhood. It is absolutely a residential neighborhood with families of all ages and stages living on it's shady, quiet streets. I live on upper Maywood, my street is right off of Parley's Way and I have three young daughters. We love to get out and go for walks, stroller and bike rides. Our walks include going to friends houses; walking the neighbors' dogs; swim, tennis and cooking lessons; swim team practice; attending play groups and kids clubs; cooling off at the snow shack; breakfast at The Blue Plate or Mc Donalds; picking out a rewards at Rite Aid; walking to church; and playing at the newly remodel Parleys Park. We take short cuts (or long cuts) whenever we can to avoid being on Parelys Way. Cars travel at speeds close to 60 MPH which is way too fast for a residential neighborhood... Last year my oldest went through a rite of passage by riding her bike to school and back. It was exellerating for the two of us, but crossing Parleys with cars traveling at high speeds has almost scared us out of this special one-on-one time. We worry about other elementary kids
8/23/2011 8:06	I would prefer that you rezone so that the Walmart on Parleys could be build.
8/23/2011 8:04	Dear City Council members, We hope to see the existing building remodeled and reused. Our neighborhood will have negative side effects associated with the current zoning. Please help us minimize this impact by not allowing a rezone. Thanks for your time and consideration. Joe and Tina May
8/23/2011 7:52	I am opposed to a rezone and opposed to a rezone with a development agreement. I feel they are free to use the building as is and a rezone is unnecessary to conduct the type of business they intend to conduct. I am a resident of the neighborhood and also have an ancillary concerns as to the effects a rezone would have on traffic on Parley's Way and Foothill. I am opposed to a rezone. Garrett Koerner 2559 Wilmington Avenue 801-898-5076

Walmart Comments
11/15/2010 to 9/01/2011

8/23/2011 6:35	There are better and more creative alternatives than rezoning this property. I live 3 blocks away. I appreciate that my Councilman opposes the rezoning and supports the values many in his district hold. Just one fact published in the Salt Lake Tribune puts the entire credibility of Walmart at issue. "There will be 20% less traffic with the bigger store." Foothill is already a disaster. This spot is ideally located for a transit stop/transfer for commuters up Parley's canyon. Not that it would be beautiful, but it could be better looking than what we have with landscaping and some open space and small shops for travelers. That would at least improve our air and decrease the traffic on Foothill. I can't even get a bike lane on Foothill from the end of I 215 to 1300 South. I try to decrease pollution by commuting when I can to work. A bigger Walmart will make it even worse. A livable community needs local businesses. I can find all I need at Foothill Village and the 2300 E and 2100 South. Weekends I can drive 7 miles or less to a big box for gas or groceries. Isn't that close enough to another Walmart?
8/23/2011 5:55	I ask you to deny WalMart / Ballard Spahr's request for a re-zone on Parleys Way at this time. My home and property lay within 40 yards of the entrance to the existing Parley's Way Kmart lot main entry. I moved here 10 years ago with and understanding that a commercial area existed across the way. I support business in the community. I do not support changes to the master plan that has a different vision for an area. Formal public comment is needed through a master plan update process. Please make it happen first and deny Wal Mart's request on Aug 23. Thanks, Tim Hatch 2455 Wilshire Drive SLC, UT 84109 801-455-0416
8/22/2011 17:03	I wanted to state that I am opposed to a rezone and opposed to a rezone with a development agreement for Wal-Mart. They should need to work within the current zoning for their store on Parley's just as many companies have been able to do in other areas along Parley's. There would be much disruption to our neighborhood. Thank you.
8/22/2011 16:01	Dear Council members: I think the revised plan submitted by Walmart should be accepted; I am not sure why their first plan wasn't . The Kmart was in the neighborhood for years and apparently met zoning, long before The condos & other businesses added traffic. The site has been an empty eyesore for many years, a thriving business would be better, in my opinion. Sincerely, Laura Falk 1532 Westminster Ave.
8/22/2011 15:50	We hope to see the existing building remodeled and reused. Our neighborhood will experience negative side effects associated with the current zoning. Please help us minimize this impact by not allowing a rezone. Thanks for your time and consideration. Joe and Tina May
8/22/2011 15:38	I am opposed to a rezone and opposed to a rezone with a development agreement. I feel they are free to use the building as is and a rezone is unnecessary to conduct the type of business they intend to conduct. I am a resident of the neighborhood and also have an ancillary concerns as to the effects a rezone would have on traffic on Parley's Way and Foothill. I am opposed to a rezone.
8/22/2011 15:04	I am very opposed to rezoning the Wal-Mart space, partly because that would open the door for rezoning all of Parleys Way. The surrounding neighborhoods could not support the huge increase in traffic - both passenger vehicles and large delivery trucks. Please consider the wishes of the immediate neighbors. Thank you.
8/22/2011 13:11	To whom it may concern, I am against the rezone regarding the Wal-Mart petition at 2705 Parley Way. I have been denied rezones for much smaller impacts and do not believe its right that Wal-Mart should be given an exception. The re-zone does not meet the sugarhouse master plan and obviously makes serious changes to the zoning. Thank you.

Walmart Comments
11/15/2010 to 9/01/2011

8/22/2011 13:06	City Council has spent time and money carefully choosing and adopting a list of codes. So in your own words and the ideals you consider important, does a rezone of the Parleyâ€™s property for Walmart fulfill these plans? 1. Sustainable codes: What is sustainable about a 20th century big box accessible primarily by automobile? In the face of 9 straight quarters of declining U.S. sales, Walmart began co-locating gas stations on their property and discounting gas 10 cents per gallon to attract customers. What is sustainable about that? 2. East Bench Gateway â€" the city just funded a plan and a position which divided the city into 8 districts and designated the East Bench a Gateway to the City from the East. Is a big box and a parking lot the first impression we want people to have as they enter our city, or would we prefer we highlight some of our more progressive qualities like what is being done on North Temple with transit and better accommodation of pedestrians? 3. Complete streets â€" you foresee the city as a place that views all forms of transportation (pedestrians, bikes as well as automobiles) as equal. Does inviting huge trucks onto an already crowded gateway fulfill that vision? How do large trucks fit the City's work toward making Complete Streets? 4. Urban Design Guidelines â€" pressure from Walmart to change our current zoning and master plan without
8/22/2011 12:17	Ms. Frisby is a long time resident in the area and asks that the Council vote NO on a rezone. She believes that Walmart is too big and too noisy and will affect local merchants adversely.
8/22/2011 12:11	I believe that there is no need to rezone the property on Parley's Way. Walmart has the ability to remodel the property. We have seen a recent remodel on Parley's Way which has been an asset to our community. I'm very concerned about how a "development agreement" will be enforced. If rezoned Walmart or future owners can build large big box stores, gas stations or other large businesses. Our neighborhoods and property values will suffer. I request that the council vote AGAINST a rezone for Walmart.
8/22/2011 11:39	Mr. & Mrs. Stringham are long time residents and voice a strong opposition to the request of Walmart to change the zoning of the Parleyâ€™s area for aesthetic and traffic reasons. They are concerned about local merchants being driven out of business and property values dropping. Noise and congestion are also a concern. It would be more appropriate to put a big-box store in a less residential area of the city.
8/22/2011 11:35	I would like to make my comments on allowing rezoning for the new Walmart store. My opinion has always been to let Walmart build a nice superstore that will service the community and help with our tax base in Salt Lake City, and also provide jobs for many of the youth in this area. We cannot have the area just a condo/apartment area without some shopping for the many new people moving into the community. There are a cloistered few that oppose this and they are very vocal, but I would like to see them build a nice Walmart store that can serve the whole growing community and not feel like you are walking into a dark dungeon that is currently there. I am sure the traffic problems can be worked out to everyones satisfaction. The traffic will grow whether they remodel or rebuild so that should not be part of the problem. Please vote in favor of Walmartâ€™s proposed rezoning proposal. Thank you.
8/22/2011 10:29	Mr. and Mrs. Richards strongly and totally support the rezone.
8/22/2011 10:27	Ms. Len lives two blocks away and thinks the rezone would be a big mistake, would lower quality of life and that smaller is better.
8/22/2011 10:26	Ms. Olsen asks the council to vote no on Walmart. She is concerned that this is taking so long.
8/22/2011 10:25	Ms.Hoopiiaina is very much against the rezoning for a large, new Walmart due to traffic concerns.
8/22/2011 10:06	Dear Council We have lived in our home for 51 years. Our children attended Rosslyn Heights Elem, Hillside Jr High and Highland High and we have always been considered by the Country Club Area as the people on the other side of the Gully/Freeway. As if we were from the other side of the tracks. We still reside in the city limits and pay city taxes too. We are very much in favor of Walmart and their plans for a new store. We remember when the Kmart was built and how nice it was to have economical shopping near by. The city sure can use the tax base and it would benefit all residents even those with money. A new repositioned building would be best. The current parking lot is bad. The slope is hard to walk down in the winter a flatter one would be better all around. In the long run those residents in the condos and apartments will be happier with the new plan. We are in favor of possible use also as a park and ride for UTA. Richard and Margaret Bond 2625 South 1900 East Salt Lake City, Utah 84106 801-484-4168

Walmart Comments
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8/22/2011 10:00	Dear Council, I live in district 6 and I support the re-zone for the Walmart propert on Parley's Way. I think its a good idea to rebuild the building. I support a Walmart at this location. In this economy we need a convenient Walmart to save us money. It will be good for our local economy. Thank you, Paul M. Anderson
8/22/2011 9:57	To whom it my concern, I would like to take a moment to voice my opinion on the rezoning issue with Walmart. I understand that Walmart currently owns the property, and has every right to put in their store. However, I do not understand why the issue of rezoning is continuing. This issue has been put to a vote twice now, and both times they have been turned down. Why then is the vote still be questioned instead of being upheld? It is my hope that Walmart will be held to the same standard that everyone else should be. If you are turned down by a vote, then move on, and stop going back in order to get a different answer. Please uphold your position and do not allow Walmart to rezone. - Paige Strate
8/22/2011 9:54	To Whom It May Concern, Having lived and worked in the Sugar House/Foothill area for many decades, I am more than qualified to evaluate the proposed Walmart rezoningg's impact on the area. You are undoubtedly aware of, and consequently my email will not reiterate, the cons far outweighing any theoretical pros of allowing their expansion request. With the current Walmart super store located on 1300 South and 300 West, we have absolutely no need to create another huge monster, serious, traffic impediment, and disgusting eyesore in such close proximity. Admittedly Walmart's ridiculously deep pockets allow their hiring legal teams and other supposedly knowledgable persons to pressure you directly or indirectly, Bribes, and other enticings are often rewards for their "getting their way". "Money talks" is a prevalent and pervasive "MO" in our society. Council members, PLEASE stand up and be counted in stopping their rezoning petition NOW before it is too late to prevent the ruination of our beautiful valley! Sincerely, Ann Mihlfeith
8/22/2011 9:44	I am sending my input to the rezoning proposal for the old Kmart, possibly to be a new WalMart. I don't live in that neighborhood, but my Grandparents did since I was a baby, so we are talking over 50 years. My Grandparents lived just a half block south of 2100 South just before it becomes Parleys Way. The neighborhood is listed as Country Club Estates because it buffers the Salt Lake Country Club and it is an affluent, yet older part of the city. I am 54 now, but I remember visiting Kmart as a youth with my Grandparents on a regular basis. My Grandma loved going there because it was just up the street. I am not a huge fan of WalMart, but I understand their position. I have been to the mini WalMarts that do not offer full services and they are kind of disappointing. The Super WalMarts are gigantic and crowded, but they offer one-stop shopping. I belive most residents would like that. To remodel an aging building that is too small to be competitive doesn't fit the WalMart model. It's common knowledge that they often mothball old, smaller stores and build a super store across the street. Many of the homes in my grandparents neighborhood are being purchased at premium prices only to be bulldozed and replaced by mansions. I believe that for the vacated Kmart building to be competitive, WalMart needs the option to raze and rebuild a new store that
8/22/2011 9:40	My name is Darby McDonough and I reside just above Foothill Blvd and 1700 South in Salt Lake City. Having been raised in the 9th and 9th area of Salt Lake and then having lived in California for 10 years before moving back recently, I've seen developments of a large scale in other cities have a negative impact on neighborhoods. I believe a Walmart Supercenter where the old K-mart was located will have a negative impact on our neighborhood. While increased traffic to the area might help other businesses, I believe there are better ways to develop the lot, and any development should follow the East Bench Master Plan. If they haven't been able to fit their business structure into the existing zoning, then they aren't the right fit for our neighborhood. Access to Walmart on 300 West is more than close enough for residents in the neighborhood to shop, as is the Sugarhouse Shopko and surrounding stores. 3300 South shopping is also extremely close and we are not in need of a large discounted retail store. As a resident, my preference would be to develop the lot into mixed-use housing, restaurants, entertainment and services that would serve local residents directly and give the opportunity to locally owned small businesses to thrive. This would be a more organic extension from what is already happening along 2100 south with the opening of Great Harvest. Please do not
8/22/2011 9:34	We need a discount store on the east side of town. The previous KMart was very sleazy but I shopped there for some things. I would like to see a new smaller WalMart with food. The site is unobtrusive (ie you couldn't go to the KMart unless you knew where it was).; it was not visible from Foothill. The traffic on Foothill to and from I 215 is between Sandy, the U and downtown. A WalMart will not increase traffic; the traffic is already there.

Walmart Comments
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8/22/2011 9:27	I have been a resident of east Sugar House for 25 years. I use the corridors of 2100 South/Parley's Way and Foothill many times every week. I used to go through the neighborhood to the north and west of the WalMart property frequently when my daughter attended Beacon Heights Elementary School. I am opposed to the WalMart rezone request because I think the additional WalMart buildings and the truck traffic would have a negative impact on that neighborhood and the additional cars entering and exiting the WalMart parking lot would adversely affect the traffic flows on 2100 South onto Parley's Way and on Foothill. I am requesting that council members vote no on the rezone request. I also think it's a travesty for the Sugar House community to hear that East Bench Community Master Plan would be changed to accommodate the WalMart rezone. I know people who worked on the plan who would be shocked to see their hard work and careful planning thrown away. Please don't entertain thoughts of letting the traffic become just as bad in the WalMart area as it has become in downtown Sugar House, which is now a nightmare due to Sugar House Commons. Please vote in a way that supports the community, not the big-box, out-of-state, corporate interests.
8/22/2011 9:17	I strongly support the rezoning of the Parley's Way property (formerly KMart) to allow WalMart to build a new store. The existing building is too old to remodel. I feel the city should encourage those opposed to the rezoning to understand the consideration obviously extended by management of WalMart to limit the size of the store, landscape considerations, traffic patterns, etc. I feel WalMart has demonstrated goodwill in this endeavor. I am frustrated the process has taken as long as it has & employment, shopping convenience & city revenue has been lost. I have been a resident of Indian Hills for many years having recently returned the area from Texas. WalMart has had a big presence in Texas & has proven to be a considerate neighbor.
8/22/2011 9:09	From: Sharon Mantella, 2300 E 2700 S, 801-485-1410 To: Council Re: Ms. Mantella lives near Parleyâ€™s Way and is in favor of the Walmart rezone.
8/21/2011 17:26	Against rezone: Please don't up-zone or further promote the automobile-oriented development that already plagues this part of our city. I have over 100 employees within walking distance of what could become a wonderful, human-scaled place like we have elsewhere in town. Be patient and let existing zoning take the time it needs to mature. Follow the advice of Planning and the Planning Commission, the best experts we have on the topic. Thank you, Kenner Kingston, Managing Principal Architectural Nexus SLC (also residing at 1615 Blaine Ave)
8/19/2011 20:35	I am strongly opposed to the rezone requested by Walmart. Walmart has all the resources necessary to build their store under the current zone. Up zoning the property just to accommodate them, negatively effects our neighborhood forever. Adjoining properties will have precedent to request the same and then it is a slippery slope to a giant commercial takeover of our neighborhood. And please understand it is a neighborhood,it is MY neighborhood! Thank you.
8/19/2011 16:40	Wal-Mart will not affect me unless traffic is increased and/or clogged. The requested rezoning, however, would have an adverse effect on everyone in the surrounding quiet neighborhoods, our safety, and our property values. In 1977 I could have moved to 300 West but instead chose the Wilshire neighborhood and would greatly resent seeing it deteriorate. Development agreement? Wal-Mart's promises? You know better. Please respect our neighborhoods. Thanks very much for your consideration.
8/19/2011 16:05	Please rezone the old KMart property to allow Walmart to build a new building to the present seismic code. In fact, the code should be changed to at least a 9.0 earthquake! Look at what happened in Japan! It can also happen here.

Walmart Comments
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8/19/2011 14:30	I think that both side's should work together as a whole and not divided as you all are now. Nothing will get done to the liking of either side if everyone keeps battling the way that you all are. Everyone should look at the benefits to the economy rather then the minor downfalls to the traffic increase and such other issues that may arise from this. if its not walmart or some other store wanting to rezone who knows you all may end up with some apartment complex which would bring more trouble to the neighborhood. Either way if nobody can come to some type of agreement both sides may get what neither one wants and is no good for the community or the growing economy. everyone complains about the job industry and all the problems with the homeless or poor asking or holding signs up for hand outs. Just think how many less people there would be if everyone could come to an agreement of any type of business that has a good rep to open a store or small to medium shopping center there. The jobs that would become available, let alone the revenue that would be brought into the area. the building would be made more sound then the one that is there now. Not to mention it wouldn't look as trashy as it has been. All you need to do is put in a few stipulations to the contract. There are ways to come to an agreement you all just need to sit and talk it out.
8/19/2011 14:12	City Council Members, I have been at my residence in Sugarhouse just south of Walmart's property for nineteen years. I have been against the rezone of this property and I still am. My reasons are: 1. I don't want outsize growth that would be allowed by a rezone. If Walmart sells after this allowance, the new owner would be unfettered in their building size. 2. I don't want to see other users in the vicinity take advantage of this rezone to "mega-size" their properties. 3. I feel more Community Shopping in our area is unnecessary. We have plenty for the local population density. 4. Lastly I feel a Super Store will bring SUPER traffic headaches, counter to what Dr Perrin espouses.
8/19/2011 12:27	We have lived in the area of the current Walmart Store rezoning request for 55 years and appreciate the convenience of the stores close by so we don't have to drive to 56 S or 72 S to acquire some of the merchandise carried by Walmart at prices that are always moderate and below the prices of competitors. I favor rezoning to make this a full-sized store. 1. KMart was in this space before and the traffic pattern for Walmart while with more customers will not likely be a noticeable difference from KMart. 2. The only highly organized (but carefully disguised) effort against the enlargement is local merchants who want us to pay higher prices for merchandise than Walmart offers. 3. The organized effort against the zoning claims that local residents fear it will create undesireable heavy traffic. I don't hear this from the actual residents. There will probably be more customers at than at Kmart, but no greater undesireable impact on neighbors who will have the convenience of this very desirable market. 4. We live in a free enterprise country and limiting free enterprise in this instance seems very un-American.
8/19/2011 11:51	Mrs. Case called to approve the Walmart structure. She is very happy that they are finally putting something up in that area. She states that the area will be of better use with Walmart there.
8/19/2011 11:48	Paul, a constituent, is in full support of the Wal mart in Parleys. Says we need the jobs and the tax dollars. When K mart was there it did a good job so Wal mart should only help the matter and not make things worse. Right now he has to make commute to the nearest Wal mart but when this one on parleys gets put up he can just walk.
8/19/2011 11:46	I read with interest that WalMart are petitioning to take the old K-Mart site on Parley's Way and have it re-zoned to allow them to build a supercenter there. Frankly the last thing we need in this valley is yet another WalMart, let alone a supercenter. Contrary to popular belief, we don't all need to be within 5 minutes drive of somewhere that peddles cheap imported Chinese crap and undersells all the local stores in order to put them out of business. WalMart claim that a larger store would add a larger tax base and 'beautify' the site. That's a ridiculous claim. It will be acres of blacktop with a giant brown and blue box at the back. The money question is also flawed. For every $100 you spend at a locally-owned business, $68 of it stays in the local community. At a chain store that drops to only $43 - the rest of it disappears out-of-state. It's been wonderfully quiet around this area since the K-Mart closed. To allow WalMart to open here, let alone with a SuperCenter, just isn't what we want or need. Not least of the problems are the access issues created by the ramp that joins I-80 Eastbound to the I-215 off-ramp at Parley's Way. It is far too short to get up enough speed to merge, and it positioned so as to make it extremely difficult to see the traffic coming up behind. I've

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8/19/2011 11:25	Mr. & Mrs. Neville request that the City not allow Walmart to change the zoning and build a new building. The traffic there already is â€œout of control.â€ As a non-conforming structure with little or no public input, the former Kmart did little to keep their property in good order. This request has been denied twice. How many times does this have to come for a hearing? Thank you for consideration of our appeal.
8/19/2011 11:17	I support this move wholeheartedly. It will be great for this part of town. We won't have to drive a ton to do our shopping. right now that site is an empty eye sore. Lets get it done.
8/19/2011 11:14	I have resided at 2245 S Wilmington Cir since 1984. I DO NOT SUPPORT a rezone and would like the Council to soundly deny Walmart's request. Walmart has been hiring people for months to canvas MY neighborhood to take "phony surveys" (I am a researcher who has paid taxes to Salt Lake City proudly for 30 years), and believe me- any "statistics" they quote at next Tuesday's meeting are very poorly researched). These people who fill the chambers in "support" of Walmart do not live in the neighborhood that will be impacted as I do (less than 1.5 miles from the property), nor do they live in Salt Lake City proper. I support Sugar House Commons- style shopping and living, walkable and sustainable neighborhoods with smaller community businesses. Allowing a rezone to appease Walmart is a STEP in the WRONG DIRECTION that will encourage more cars, more pollution, more traffic for travel to big box that leaves a big carbon footprint. Walmart has NOT demonstrated a need for more shopping in the proposed area. 4) The old bait and switch. Before Kmart, the property was zoned residential. The City was sold on a proposal for small shops and changed the zone to commercial. Kmart then swooped in, took advantage, and 40+ years later, weâ€™re still paying the price. If the property is rezoned, Walmart or their successor wonâ€™t be limited by what theyâ€™re showing us as a
8/19/2011 11:12	Dear City Council Members - I am writing to you to express my concern about Wal-Mart's Rezone Petition for 2705 Parley's Way. I am a resident of the Parley's Way/Foothill area. I am opposed to Wal-Mart's petition to change the zoning of 2705 Parley's Way to a Community Shopping (CS). The Parley' Way neighborhood is primarily residential and local businesses. I believe, as do most of my neighbors, that this rezone will be detrimental to our neighborhood. I appreciate your support on this issue.
8/19/2011 11:06	Dear City Council, I live only blocks from the site of the new Walmart. I am in favor of rezoning the Wal-mart. As long as the store is coming, let's enhance the community and make it a much nicer, energy-efficicent building. As a mom with young children, I would love to have close, easy access to a store like Walmart that would provide a one-stop shopping trip. Thanks for considering my opinion, Kate Brown
8/19/2011 10:25	The people who live on the east bench overwhelming want a new Walmart, and it is unfair to punish the residents in this area because Sugarhouse doesn't want the competition. At the last meeting there were only two people that were actually from the area who did not want the new store, they lived across the street from the location, the rest were not residents of the area and should not be taken into consideration. Sugarhouse is inconvenient and has parking problems. Because of the lack of stores in this area we do most of our shopping at the Smith's on 33rd so. This takes tax dollars out of our area, and is unfair to the residents who do live close by the Parleys location. We have no stores that are similar to Walmart, that you can get a variety of things in one place. Fresh Market is disliked by all but one person I know. They have expired food on shelves, have gotten moldy cheese, and produce is poor. Dan's is small, expensive and carries limited stock, often requiring a trip elsewhere. The fliers asking people to vote against the new store come from the Sugarhouse post office and calls to the number are not returned. Please listen to those in the area who feel that for financial reasons and convenience the new store should be allowed to be built, the old one is an eye
8/18/2011 17:56	Dear City Council Members - I am writing to you to express my concern about Wal-Mart's Rezone Petition for 2705 Parley's Way. I am a resident of the Parley's Way/Foothill area. I am opposed to Wal-Mart's petition to change the zoning of 2705 Parley's Way to a Community Shopping (CS). The Parley' Way neighborhood is primarily residential and local businesses. I believe, as do most of my neighbors, that this rezone will be detrimental to our neighborhood. I appreciate your support on this issue. Thank you. Leda Mareth 2204 Wyoming Street Salt Lake City, UT 84109
8/18/2011 16:37	From: A citizen in the area To: Council Re: After reading the Sugarhouse newspaper, this gentleman wants the Council to know that he believes they should vote in favor of this rezone for Walmart â€“ the area needs it. In addition, he thinks the Sugarhouse trolley is a bad idea - there is no space or room for it. After seeing plans for the new â€œtunnelâ€ in the area he thinks this is a bad move.

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8/18/2011 16:36	From: 801-486-0841 To: Council RE: Putting in a new Walmart is a great idea, something very important for the people in the area.
8/18/2011 16:36	From: 801-428-0880 To: Council RE: After reading the Sugarhouse newspaper, this gentleman said he doesnâ€™t understand why people are objecting to having Walmart build a new structure â€“ the old Kmart is so decrepit. A new store would be such a blessing with a variety of services that the area needs. Walmart does a great job and would improve the surroundings. Trucks will be the same size, maybe a few more occasionally. He sees no logical reason to object. He lives on the east bench but works just a couple of blocks away from this site.
8/18/2011 10:30	From: jtaylor@tmscompany.com [mailto:jtaylor@tmscompany.com] Sent: Thursday, August 18, 2011 10:59 AM To: Council Comments Subject: Walmart on Parleys Way. Dear Council Members, As a local resident living near Parleys Way, I am thrilled at the prospect of a new Walmart being built. It not only makes shopping more convenient, but it would change an eyesore into a nice new building. There already is business on that main street and I don't think it would affect the traffic by the homes on side strets. Please give great consideration to changing the zoning to permit a Walmart to be built. Thank You, Joan Taylor (801) 583-8151.
8/18/2011 10:18	From: Kathy Adams [mailto:kathyslc@gmail.com] Sent: Thursday, August 18, 2011 10:05 AM To: Council Comments Subject: Walmart tops list in Medicaid recipients Worried about a loss of tax revenue? That's nothing compared to the health care costs paid OUT to Walmart employees. 1. A survey from the National Governors Budget Officers reported that Utahâ€™s Department of Health data shows WalMart tops the stateâ€™s list of companies whose employees rely on state health care. In 2005, there were 234 WalMart employees receiving Medicaid benefits. Meanwhile, Utahâ€™s largest employer, Intermountain Health Care, had only 48 workers receiving Medicaid benefits. In Seattle thorough research revealed 20% of Walmart employees were on taxpayer-funded health care - 3,100 workers and their dependents. 2. While full time Walmart employees are eligible for benefits, reports demonstrate the health care package is so expensive (double the national average at 35% of their wages) that most opt not to buy it and use state and federal programs. 3. Walmart tops the list by wide margins of users of both the federally funded Medicaid and the entirely state-funded Basic Health Plan (BHP). I personally believe in helping people with basic health needs, but I'm not fooled into believing that Walmart's tax revenue is beneficial to my neighborhood. Thank you --
8/18/2011 9:15	From: Talmage Barth [mailto:talmage.barth@gmail.com] Sent: Thursday, August 18, 2011 8:25 AM To: Council Comments Subject: Opinion of Rezone My name is Talmage Hans Barth. I am apposed to a rezone or a rezone with a development agreement. I am a believer that if we have a plan for the community and zoning within it then we should stick to that plan irregardless of who is asking for a rezone. I think this is especially important when we have spent $75,000 of tax payer money to get a new study done of this area. We should at least wait and see what the study says before granting any rezone requests. Talmage Has Barth 2578 Pasadena St SLC, UT 84109
8/18/2011 9:12	From: Lanette Dunbar [mailto:Lanette.Dunbar@hsc.utah.edu] Sent: Thursday, August 18, 2011 8:09 AM To: Council Comments Subject: Walmart Dear City Council: I am in favor of having a Walmart on Parleys Way, please count this as my vote. Sincerely, Lanette Dunbar
8/18/2011 9:10	From: Alicia Richardson [mailto:richardson.alicia@comcast.net] Sent: Wednesday, August 17, 2011 9:50 PM To: Council Comments Subject: No Walmart! To whom it may concern, We absolutely do not want any rezoning for the Walmart in the old Kmart space. We having plenty of big shopping space in Foothill and Sugarhouse. Our nice quiet neighborhood does not want the traffic a large Walmart will bring. There will be many more people coming along 2000 east under the over pass and entering our neighborhood. The intersection at 2100 East and Parleys Canyon is already so dangerous and clogged at peak times. We will also have people screaming up Parleys Terrace and using that cut-through rather than going along 2100 E. and up 2100 So. Truck going and coming from Walmart will certainly clog our streets. We DO NOT want the Rezoning of this SPACE!!. Neil and Alicia Richardson 2275 Parleys Terrace Salt Lake City, Utah 84109
8/18/2011 9:04	From: Bryce Perkins [mailto:spicycoco@gmail.com] Sent: Wednesday, August 17, 2011 9:08 PM To: Council Comments Subject: Walmart rezone My wife and I would like to add our comment that we OPPOSE a rezoning as requested by walmart for the Parley's/Foothill area. Thanks, Bryce Perkins Corrie Perkins 2172 Emerson Ave. SLC, UT 84108 801-382-8387

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8/18/2011 9:02	-----Original Message----- From: aajleach [mailto:aajleach@yahoo.com] Sent: Wednesday, August 17, 2011 7:44 PM To: Council Comments Subject: Walmart on parleys way We live in the area and are very much in support of the new walmart. We think it would be a great use of the space and a boon for the community. Joe and Amy leach 1723 e Hollywood ave
8/18/2011 8:59	From: Boswell, Annemarie [mailto:Annemarie.Boswell@crbard.com] Sent: Wednesday, August 17, 2011 5:05 PM To: Council Comments Subject: Say No to Wal-Mart Rezone To Whom It May Concern, I am writing to oppose the proposed rezoning for the Wal-Mart location on Parleyâ€™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 Wal-Mart is proposing. I understand clearly and I am intentionally opposed. I am opposed to a rezone and opposed to a rezone with a development agreement. East Bench Master Plan, April, 1987 1. Page 6: â€œMajor 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.â€ 2. Appendix I: Zoning Change Compatibility Considerations a. Property must be on a street that can handle additional traffic. b. â€œSpot or stripâ€ zoning to accommodate new businesses is strongly discouraged. c. New businesses should be designed to be a logical extension of adjacent businesses, maintaining complimentary building design and landscaping motifs. The only Community Shopping zones east of State
8/17/2011 14:07	Phone Message: From: Jeff Chidester, 1340 E. Browning Ave â€" 801.582.9456 To: Council RE: Mr. Chidester is opposed to the Walmart rezone. He lives and works in the area.
8/17/2011 14:06	From: Rich Hayes [mailto:richy_diamond@yahoo.com] Sent: Wednesday, August 17, 2011 1:35 PM To: Council Comments Subject: Walmart re-zone My wife and I are longtime residents of Sugarhouse. We live at 1932 Westminster Ave. We are in favor of the re-zone and are in hopes that the old K-Mart is demolished so that something nice, fresh and user friendly will go up in its place. It sounds like Walmart is making every effort to please you folks that we the people elect into office. So lets move ahead in the 21st century and upgrade the property. That is our vote. Thank you. The Hayes's.
8/17/2011 12:04	Phone Messages: From: Robert and Kay Terry, 2573 Elm Ave, 801-486-8397 To: Council Re: Mr. Terry requests that City Council vote No to any zoning change regarding the Walmart property. Right now he and his wife live on a quiet street and a new Walmart on Parleys would change things for the worse. Mr. Terry likes the businesses around the neighborhood that would be damaged by this change. Mrs. Terry also spoke and registered a strong No vote to change the zoning. Walmart would be incompatible with the neighborhood traffic flow and would affect the children who play on the streets in the area. Walmart knew the zoning when they purchased the property and it should not be changed.
8/17/2011 8:27	From: ksowby@comcast.net [mailto:ksowby@comcast.net] Sent: Tuesday, August 16, 2011 4:57 PM To: Council Comments Subject: Walmart-Parleys There is NO reason to have a SUPER store in our neighborhood.. Walmart bought the property with a building on it..Now live with it.. Traffic would make our homes worth nothing.. Traffic intersections would be suicide to try and cross.. Walmart sell and move away.....Ken Sowby 801-554-8600
8/17/2011 8:20	Dear Council Members, I am highly in favor of the rezoning to permit a Walmart on Parley's Way. We NEED this kind of department store on our side of the valley. Currently we must drive to other areas of the valley to find electronics, hardware, housewares, yard care and nursery products, etc. The Walmart group is trying very hard to accommodate requirements for our neighborhood, and I hope that you will all vote in favor of their locating on the currently vacant former KMart premises. Thank you, Karen Maxwell 2024 Laird Drive Salt Lake City, UT 84108
8/17/2011 8:17	From: Betty Drage [mailto:badrage@comcast.net] Sent: Tuesday, August 16, 2011 8:09 PM To: Council Comments Subject: Walmart on parleys way Yes I would like the city council to approve the rezoning For the walmart that has been planned for Parleys Way Betty Drage 2117 Wilson Ave Salt Lake City, UT 84108

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8/16/2011 11:22	There are very few people in our community that want a city-sized Walmart in our backyard. Currently, the property is not zoned for such a building to exist and Walmart was well aware of this when the property was purchased. Walmart new that with some crafty techniques they could convince the city to rezone in their favor. Walmart has no interest in the success of our community or our economy and has previously demonstrated a record of greed and power. Why should it be that a chain retailer has more say in the development of our community than the residents that live here? Walmart will do whatever it takes to get their property rezoned and will stoop to incredibly low levels to do so. Walmart has recruited people to support them by offering free food and other gifts. They will provide busses to transport people to the city council hearing and giving them free dinner to ensure they have a large number of "supporters." Unlike these people, those of us in protest to the rezone will be there because we know the rezone will be bad for our community and we are speaking out for what is right. The bottom line is, Walmart is a very powerful company that believes it is above the law. They purchased the property with the thought that with enough money and dirty politics they could do whatever they want. We the people are speaking out against this type
8/16/2011 10:45	July 29, 201 1 Salt Lake City Council (hand delivered) Re: Walmart Re-zone As a resident of the Harvard-Yale area and former chair of the Yalecrest Neighborhood Council . I wish to address the issue of the Walmart petition. I'm in favor of the requested re-zone with conditions. I'm a land planning consultant, please appreciate and have prepared the location analysis for 15 K-Marts in Utah for the Kresge Corp. (not including the subject property). I hold a degree in planning from Halvard GSD, having also worked with Prof Schell of the MBA program at Harvard Business SchooL This includes presentation of case studies for her course entitled Real Estate Location Analysis over a 2-year period. I'm familiar with Rob Morris' development of the subject property in the 1970's, at which time the 1-215 loop was anticipated . I've carefully read all e-mail input posted on the city's site and fmd arguments in favor of the rezone to be generally well founded. However, I've yet to encounter arguments opposing the Walmart petition that are based on sound planning or economic development logic. While the K-Mart was justified given 1-215, it should not have been built without adequate traffic contro l improvements, a failure of the prior city administration. These administration failures do not sustain the perpetuation of a large, inefficient stnlcture and the configuration
8/16/2011 9:59	Robert Bereskin To: Council Members RE: Mr. Bereskin adamantly objects to rezoning for many reasons and focused on the obvious traffic congestion issue. It is time for SLC to think beyond the commercial benefit of large corporations. Urban planning and careful zoning should be a reality, not just two concepts to be eventually ignored. -----Original Message----- From: S. Robert Bereskin [mailto:bereskin@xmission.com] Sent: Monday, August 15, 2011 8:15 PM To: Council Comments Subject: Walmart Rezoning-Parleys Way, Foothill Drive To whom it may concern, From my perspective, the potential rezoning of the Walmart property on Parley's Way and Foothill Drive is another urban planning disaster that I have seen too many times in my life. I adamantly object to rezoning for many reasons, but I will simply focus on the obvious traffic congestion issue. We do not need another Foothill Shopping Center, another Shopko Center, or another downtown Sugarhouse calamity--plenty of traffic issues and accidents in all three areas. I cannot imagine any "neutral" Traffic Engineer bestowing his blessing on anything remotely associated with the already clogged and congested Foothill Drive. Just turning on or off Foothill will be disastrous to say the least; the effect on 2100 South and Parleys Way cannot be glossed over either.. Furthermore, simply
8/16/2011 9:40	From: Chuck Dorval To: Council Members RE: Walmart purchased the land with complete knowledge of the zoning codes. Mr. Dorval believes they are trying to change the rules for just themselves. Mr. Dorval believes that it is unfair to change the rules, against the will of nearly everyone in the neighborhood, to bend to the whim of a handful of rich outsiders. -----Original Message----- From: Chuck Alan Dorval [mailto:chuck.dorval@utah.edu] Sent: Monday, August 15, 2011 7:48 PM To: Council Comments Subject: Walmart Rezone Dear Council, My family and I purchased a home in the Wilshire neighborhood two months ago. My bank and I spent good money on residential property within Salt Lake City, to pay taxes within Salt Lake City, to obey property laws within Salt Lake City. The value of that property was protected by the governing rules and laws of Salt Lake City; Rules and laws that do not allow me to turn my house into a department store, distillery or diner; Rules and laws that I am happy to abide; Rules and laws that attracted me to this very neighborhood in the first place. Walmart purchased the land with complete knowledge of the zoning codes. That they are trying to have those rules amended, trying to change the rules for just themselves, speaks to their contempt for the rule of law. To be personally blunt, it is unfair to me, my wife

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8/16/2011 9:33	From: Christine Zabawa To: Council Members RE: The Sugarhouse area has been able to maintain many of the unique and quaint features that set it apart from other areas. It provides people with a sense of belonging and allows them to take pride in their neighborhood. Allowing big box mega stores erodes that feeling. Ms. Zabawa asks that the Council listen to the voice of the people and reflect on the long-term consequences of rezoning the area. She doesnâ€™t believe it is good for the community nor the nation From: C zabawa [mailto:zabawa52@msn.com] Sent: Monday, August 15, 2011 6:05 PM To: Council Comments Subject: Walmart Dear Council Members, Several years ago I moved back to Utah after living in several different states. Unlike many suburban areas around the country I found that Sugarhouse was able to maintain many of the unique and quaint features that set it apart from other areas. It still had many small "Mom and Pop" type businesses which give it a character all its own. Unfortunately many areas of our country and state are losing this special quality and a true sense of Americana will be lost if it continues. A small town feel even within a city is vital to community unity. It provides people with a sense of belonging and allows them to take pride in their neighborhood. Such pride is vital as it means homes are better
8/16/2011 9:25	From: Gary & Dianne Harrison To: Council Members RE: Mr. & Mrs. Harrison are absolutely against rezoning this area. Please save the neighborhood from more Walmart intrusion that what they are already going to have to suffer. Walmart should have to live within the zoning currently permitted. From: gary harrison [mailto:nugendev@gmail.com] Sent: Monday, August 15, 2011 5:31 PM To: Council Comments Subject: Walmart rezone at Parleys Canyon area. Members of the Salt Lake City Council: We implore you to save our neighborhood from more Walmart intrusion than we are already going to have to suffer. They should have to live within the zoning as currently permitted. We, and this includes everyone from this neighborhood I have spoken with, are absolutely against Walmarts 'in your face' attitude and insensitivity towards their neighbors. The only people we can figure who may favor this intrusion do not live directly in this neighborhood and shouldn't be given any credence or participation towards this decision. Thanks for the opportunity to vent our frustrations on this matter. Gary and Dianne Harrison, 2327 E., Country Club Drive, Salt Lake City, Ut. 84109
8/16/2011 9:19	From: Cecilia Uriburu To: Council Members RE: Ms. Uriburu is asking that the Council deny Walmartâ€™s request to rezone on the basis of lack of need for such a change, safety of the neighborhood, and because such a change will lower the property values and quality of life of the neighborhood. Ms. Uriburu attended the presentation Walmart gave to the Council a few weeks ago and was not persuaded that there are benefits to a rezone. She cited the following reasons: the existing businesses are doing great and there is no need for more CS in the area, there is enough density to support a walkable development, there would be traffic impact, there is a concern that property values will decrease, a nice store can be built without demolishing and re-building, etc. From: Cecilia Uriburu [mailto:curiburu@ffkr.com] Sent: Monday, August 15, 2011 5:13 PM To: Council Comments Subject: Resident neighbor oppose to rezone Dear Councilmen and Councilwomen: My name is Cecilia Uriburu and I am a practicing architect , MSHA certified and I am asking to please deny Wallmart request to re-zone their property on Parley's way on the basis of lack of need for a such change in the practical construction sense, safety for the neighbors and it will lower the property values and the quality of life of the neighborhood. I live on 2564 Wilmington, and I love my neighborhood. I went to
8/16/2011 9:01	From: John & Jan Ward To: Council Members RE: The Wards have lived in District for over 50 years and are against the rezone. Walmart understood the property was non-conforming when they purchased it and can remodel the existing building. It is never good public practice to change the area Master Plan to accommodate business when it is not necessary. From: JohnWard@harmonsgrocery.com [mailto:JohnWard@harmonsgrocery.com] Sent: Monday, August 15, 2011 4:49 PM To: Council Comments Subject: Re: Vote No on Walmarts Request to Rezone Council Members, My name is John Ward and our family lives in District 7 at 2331 E Country Club Dr. and I've lived in the neighborhood for over 50 years. I absolutely would like to encourage you NOT to grant Walmarts rezoning request and while I understand its their property and they are coming no matter what the outcome of the council vote, there is no reason to they cannot remodel the existing building and landscaping as provided for in the Master Plan. Walmart clearly understood the property was non-conforming when they purchased it and it is never a not good pubic practice to allow an areas Master Plan to be amended to accommodate business when clearly this is not necessary. Sincerely, John & Jan Ward 2331 E. Country Club Dr. Salt Lake City, UT 84109 John W. Ward

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8/15/2011 21:53	Council Members, thank you for your service: The Mayor's website indicates, "Salt Lake City's Community Housing Plan specifically aims to develop housing in conjunction with neighborhood commercial centers." and "Salt Lake City is working on a neighborhood business plan and ways to promote vitality throughout the City. Additionally, a major part of the Sustainability Ordinance review is directed making Salt Lake's communities more walkable, including expanding neighborhood business access to residents." It is my understanding that Walmart knew what the master plan and zoning were when they bought their property. It is also my understanding that they have an approved plan to remodel the current building, within the current requirements, and no one would stop them from doing that. I ask you to say no to Walmart's master plan and rezoning change requests. I trust you would do that if any of us, owning homes in the City's neighborhoods, wanted our zoning changed to knock down some for a use that is all about high levels of large truck and car traffic with poor access, day and night deliveries and restocking outside people's bedrooms, and zoning uncertainty for neighbors. http://www.ralphbecker.com/accomplishments/14-progress-on-the-blueprints Thank you again, Don Gren
8/15/2011 19:58	Wal-Mart knew the rules coming in to this negotiation. They are trying to change the rules now. TOO LATE. NO TO REZONING!!!!!!! Please save our city and neighborhoods. PLEASE!
8/15/2011 17:29	I am saddened by the strength of Walmart over the rights and needs of the established community. City council members who vote in favor of this rezone are counting on the residents to forget about it over time -- and the young renters too busy with children and first jobs just might. But many of us in this fight have plenty of skin in the game. We are an educated, mature, organized, and informed constituency, with long memories and enough time on our hands to compose letters, ask questions at election rallies, point out contradictions, and contact the press to remind of this one single vote -- over, and over, and over, again. Political futures shouldn't be determined on one issue, but it often is.
8/15/2011 16:51	I feel that zoning should stay as it is. This issue has been through the process before. The petition by WalMart has been turned down over and over. Because of their endless funds they continue to bring up this issue over and over. Please uphold the decisions of the Sugarhouse Community Council, Salt Lake Zoning Commission, and your own City Council!!! Our rights are being violated by this endless petitioning. Also I want to make you aware that any change to zoning will affect traffic. We already have cars going to fast up a city road that is posted as 45 mpg (Parley's Way). Parley's Way intersects two school walking zones, Beacon Heights Elementary and Hillside Junior High. Our children walk to school accross this street. PLEASE UPHOLD YOUR PREVIOUS DECISIONS! Thank you, Teri Lyn Baucom
8/12/2011 7:52	Subject: Walmart Rezone request Please vote against the requested re-zoning by Walmart to build a supercenter on Parley's Way. Sugarhouse is struggling to become a more walkable community and adding Walmart Superstore to the mix will not help in this effort. Had the development at 1300 E and 2100 S been less car oriented to begin with, the efforts currently underway to make that area more walkable would be much further along. As it is, pedestrians struggle through throngs of cars. It is also a step back from the great strides being made with the connection of the trails that will run right past that area. I think if the zoning change is approved, we will be deeply regretting it in 10 years when the trail system blossoms. Thank you for your consideration. Sincerely, Debbie Hann 2252 S Preston St Salt Lake City, UT 84106
8/11/2011 13:55	August 11, 2011 Regarding: 2705 E. Parleys Way Master Plan and Zoning Map Amendment Walmart Dear Members of the City Council; The Eastside Community Council and East Central Community Council District is in support of the master plan of this area. The master planning process involving thousands of hours of extensive effort is how each property owner, residential and business neighbor, elected officials and city planning expert work out the wishes for each part of the collective community and how the City plans for future change and growth. We believe the existing zone, the future land use map and master plan were in place and understood when the property was acquired by the current owner and so this gave no unfair disadvantage to the situation. An extensive land use study of the Foothill Blvd Gateway Corridor and an updated East Bench Master Plan process be conducted (if it is felt the master plan is flawed or out of date). We believe such a plan should be completed before adopting proposals to rezone the property located at 2705 E. Parleyâ€™s Way from CB Community Business to CS Community Shopping due to the significant impacts of this one change. (This allows a complete and holistic picture with up to date and needed data based on the best planning principles rather than spot zoning due to inaccurate details and artificial

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8/11/2011 7:42	From: Tony Hart To: Council RE: Vote YES on Walmart rezone. This should be done. A remodel is not appropriate. From: Tony Hart [mailto:tony@sanetc.onmicrosoft.com] Sent: Wednesday, August 10, 2011 4:52 PM To: Council Comments Subject: Rezone for Walmart This should be done. Remodel is not appropriate. I vote YES. I live on Wilshire and would like to have the Walmart. -Tony James Hart 801-792-0928
8/4/2011 12:41	Dear JT, I understand you all are going to entertain yet another proposal from Walmart on the same rezoning topic for the property on Parleyâ€™s way. I am writing to state my opposition. 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 intentionally opposed. East Bench Master Plan, April, 1987 1. Page 6: â€œMajor 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.â€ 2. Appendix I: Zoning Change Compatibility Considerations a. Property must be on a street that can handle additional traffic. b. â€œSpot or stripâ€ 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
8/2/2011 8:07	Carolyn Kump, Maywood Drive, 801-466-9411 is very opposed to Walmart getting a rezone of the property to build a new store. Walmart already knew their options when they purchased the property.
8/2/2011 8:06	A request from a citizen at 801-694-9342 asking that the zoning not be changed on Parleyâ€™s Way. The City doesnâ€™t need another big store there.
7/29/2011 13:41	James Scott, 2571 E 2100 S, SLC 84109, 801-467-5322 Mr. Scott stands with the Planning Commission and asks that the City not rezone the area. Again, he is against rezoning for Walmart in the area.
7/29/2011 13:40	Corinne Cannon, 2310 Berkley St, SLC 84109, 801-484-4936 Ms. Cannon is for the Walmart rezone. She would like to see the old building taken down and a brand new beautiful building and landscaping for the area. Walmart is a wonderful company to work with. Ms. Cannon's father worked with Walmart on property he owned in Centerville and had a good experience.
7/26/2011 15:06	The following comment was received by the Council Office, via the comment line, regarding the proposed Walmart Re-zone. This comment has been recorded into the comment grid. Linda Brown, 2318 Dallin Street, 801-487-1352 Ms. Brown asks the Council to please not rezone this area. If Walmart wants a store there they should do it within the confines of what is already established. The area is doing fine without the Kmart so doesnâ€™t really need a Walmart. Ms. Brown is concerned about trucks and extra traffic. She believes that Walmart should not be allowed to tell the City what is best for her community. Thank you for all the hard work the Council does for the City.
7/20/2011 11:26	Mr. Pitt said that he is in favor of a new Walmart on Parley's Way. He believes that rather than fix up the current building, it would be worthwhile for Walmart to construct a new building and enhance and improve the esthetics of the site. He also said that the neighborhood needs more retail available to them so they don't have to leave the area to do their shopping.
7/20/2011 9:54	We support the City Planning Department's documented recommendation to vote in favor of Walmart, and recommend that the City Council vote the same. We welcome the presence of Walmart in our neighborhood because as senior citizens we would benefit greatly by its convenience. Respectfully submitted: Philip D. & Bonita M. Shea, property owners and taxpayers

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7/19/2011 15:29	Dear Mr. Simonsen, As your constituent I urge you to vote against the proposed rezoning at 2705 Parley's Way. I need not reiterate to you, a trained advocate of sensible urban planning, the arguments against this proposal from the point of view of the "foots on the ground" - the neighbors. The implications of increased traffic on Foothill Blvd alone are mind boggling! It will never be a walkable site. With my gratitude for your consideration. Salt Lake City Council Dear Friends, As a resident of the neighborhood very close to the intended Walmart at 2705 Parley's Way, I urge you to vote against the proposed rezoning. An expanded big box installation is not needed in this area with its ample access to locally owned groceries (profits stay in the community). Fresh Market and Dan't and smaller shops in Foothill Village. In addition Foothill Blvd traffic is already heavily traveled and the freeway clogging potential of such an installation is very upsetting. Ancillary buildings on the property are also a disturbing possibility. Thank you for your consideration.
7/19/2011 15:15	Please, Please, Please do not consider rezoning for the property of 2705 Parley's Way. I'm against Walmart's rezone request.
7/19/2011 15:05	Please know that I strongly support the Planning Commission's recommendation to deny the Walmart rezoning request.
7/19/2011 14:24	Russell indicates that he wants Walmart in the area; he is tired of the high prices at the area. He also mentions that he thinks that areas that Walmart have been clean-up nicely.
7/19/2011 14:23	Steve and his wife are in favor of the Walmart rezone, as it is now they have to travel to find competitive pricing and feels the prices are high in that area.
7/19/2011 14:22	She requests that the Council allow for the Walmart rezone, she feels that it would be a great addition to the tax-base and an improvement to the area.
7/19/2011 14:18	David is in support of the rezone and feels that it will beautify the area.
7/19/2011 14:17	Dr. Laneâ€™s backyard faces Foothill Blvd. and feels that the traffic is already so bad that people cannot got onto Foothill from the side streets. He feels the same will happen to Parleys way and is strongly opposed to the rezone.
7/19/2011 14:16	Rosemary is against the Walmart rezone and is concerned about the increased traffic.
7/19/2011 14:12	Requests that the Council vote no for Walmart.
7/19/2011 14:11	Do not allow rezone request. She believes traffic is bad enough now, and will become worse with Walmart there. She also indicates that this area is hardly walkable and this will make it worse.
7/19/2011 14:10	Not in favor of the re-zone, and feels that the need is not justified.
7/19/2011 14:09	Willow is urging the Council to side with the Planning Commission and vote no for the proposed rezone. She has lived in the area for 20 years and plans to for many more. Her main concern is the traffic on Parleys Way especially the trucking traffic.
7/19/2011 14:08	He and his wife Dianne are opposed to the Rezone.
7/19/2011 14:02	She and her husband are very opposed to any rezone, she feels the increased traffic will not be safe for children and pets. She requests that the Council deny the rezone request and force Walmart to build small and respect the neighborhood values.
7/19/2011 13:59	He and his wife oppose the Walmart Re-zone. His street is near where the Walmart would be and there are a lot of kids in the area, he feels that Walmart will bring increased traffic and danger to the kids.
7/19/2011 13:57	Lived in the neighborhood for over 50 years and every time there is a new building the traffic gets worse. She uses the example if the Sugar House Fireworks and people not being courteous drivers. She is worried that Parleyâ€™s way will turn into freeway like traffic and recommends that if the Council approves the re-zone that traffic lights get put in at every side street. She feels those entering Parleyâ€™s from a side street should be able to and traffic lights will allow that.
7/18/2011 15:42	If the community gives Walmart clearance then Kathy would rather see a "super" store. Walmart would be a good addition to the neighborhood and would be located in a place that is not an eyesore for the area.
7/15/2011 18:32	My request is to tear down the old ugly building and put up a new one. I live close to this area and want to see a new modern building with attractive landscaing.

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7/11/2011 8:15	I think this is ridiculous. Why do we keep giving Walmart the runaround if they are going to have a store there anyway? If they are requesting permission from the City to make a new location nicer why are we telling them no? Walmart IS coming to that location. I think that the majority of uninformed residents of that area believe that by not supporting Walmart remodeling that location that they are really turning away Walmart all together. Please help me understand why we are demanding a good company come in to a very outdated location. Thank you very much, Michael Oakford
7/7/2011 8:20	I am disappointed that we have to spend, time and energy on the 3rd attempt , or more, by Walmart regarding the Kmart property. Enough! I worry they will buy off the council! Like a parent who finally gives in to a whining child. I will go to the peak democracy site but it is a waste of everyoneâ€™s time. The traffic problem alone should prohibit expansion. Wouldnâ€™t it be wonderful if 1/2 of the land could be a park and ride for mass transit along the foothill corridor or down Parleyâ€™s canyon to sugar house. And the other half a park. Dream on. Happy 4th of July. Thanks for serving.
7/5/2011 7:52	I am in favor of wallmart coming to Parleys Way. By having a new store in our area it will provide competition to Dans, Smiths and Fresh market and this is good for residents in this area. I also think they should be allowed to rebuild rather then remodel the existing building.
7/1/2011 7:45	Wal-Mart can build it big or little, new or old, it doesn't matter to me. I won't shop there no matter what. I am not alone on this. East benchers like to buy local. That retail space would be better served by multiple small businesses owned by locals. It is saddening that the council is selling out to big-box blowhards. My wish is for Wal-Mart to just go away.
6/3/2011 9:28	I attended the City Council meeting when St Joseph's Villa asked for a rezone to update its facilities, particularly the Alzheimer's ward. I listened as the 4' 8' tall Sister Mary Catherine desperately pleaded in a soft Irish accent, to allow the rezone in order to better care for the elderly in our community whose only choice is the Villa because it accepts Medicaid. But the city council voted the rezone down because the neighborhood resisted. Now, we have WalMart wanting a rezone on Parley's Way in a neighborhood which is also resisting. I can't help but compare City Council denying the needs of a compassionate, elderly-care facility to considering the request of a multi-national, multi-billion dollar, for-profit, retail corporation. If the City Council votes in favor of a huge corporation while denying our elderly in the exact same circumstance, it will be very telling of City Council's priorities. And it is a story I will be more than happy to report to any news media who will listen. -- Kathy Adams Salt Lake City Utah 84109 801-484-6682
3/17/2011 13:43	Please let the Wal-mart be built I live in Emigration canyon and I would love it.
3/9/2011 8:43	Even after a clear and decisive vote by the Planning Commission against rezoning the Parley's property, WalMart continues to push its agenda to bring the rezone to the City Council. But before you consider hearing their redundant presentation, I encourage you to watch the video of the February 9th Planning Commission meeting. The arguments presented at that meeting will save you hours of time. To give you a flavor of WalMart's arrogance/ignorance, it brought in WalMart teenage employees to wear Say Yes To Rezone t-shirts, and since these kids had no interest in this fight, they got bored and texted throughout the meeting. Several of the pro-rezone speakers didn't even live in District seven but felt compelled to express inchoate opinions about being Americas and land ownership. Other pro-rezone speakers expressed such highly compelling arguments as a desire to be WalMart greeters, or a burning need to get cheap tube socks ten minutes quicker than if they drove to the 3rd West store. Which brings me to my opinion against the rezone. If master plans have no teeth, why do we have them? If any multi-national corporation can come in and change it simply because they have professional marketing teams that can outlast the working people who live in the area, why bother having a plan at all? It is ironic that as I drove to the planning commission

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2/23/2011 8:17	Indeed, we were relieved to a degree with Mr. Wilford Sommerkorn's note explaining that the SLC Planning Commission recent vote did not memorialize a refusal to allow the Wal-Mart corporation to develop the vacant K-Mart lot on Parley's Way. In the period since we wrote Mr. Sommerkorn last week, we took time to read in depth the Planning Commission Staff Report on 2705 E. Parleys Way - Master Plan Amendment & Rezoning Map Ammendment published on February 4th, 2011. We fully agree with the request presented by Ballard Spahr LLP who are representing Walmart Stores, Inc. in the case to redevelop-reuse the currently vacant building once occupied by K-Mart. A number of significant benefits will accure if the City Council allows Walmart's development plan to commence as they propose. These include: i)a favorable economic impact for the city and neigboring area, including where we live through incremental contribution to the tax base, ii) new job opportunities creation, iii) improved convenience for shopping, and iv) with the reduced distance to travel, savings in fuel consumption and lowered contribution to pollution for the Valley will be realized. The site is already set up for commercial use as a new Walmart store embodies, has ample parking as stated in the Planning Commission report, perhaps needing some minor modifications to the entry-exit
2/14/2011 9:08	Dear Members of the SLC City Council, I hope you will take the time to read the story below about E. Parleys Way. There is a mesage for the Council at the end. This story has been posted on the Newsflash page at sprawl-busters.com. Best, Al Norman Sprawl-Busters ---------- --------- Salt Lake City, UT. Smaller Wal-Mart Superstore Still Gets Rejected Even a smaller Wal-Mart superstore canâ€™t find support in Salt Lake City, Utah. The Planning Commission on February 9th voted 6-1 not to rezone land for the giant retailer, leaving plans for a 92,000 s.f. superstore up in the air. Wal-Mart thought that by reducing their store from 122,320 s.f. that it might be more palatable. They found out this past week that they were wrong. This proposed superstore, located in the historic Sugar House section of east bench Salt Lake City, drew a bitter response from neighbors as soon as it became public. This story began on July 29, 2008, when Sprawl-Busters indicated that Wal-Mart wanted to build a supercenter in the heart of the Sugar House neighborhood, but first it planned to tear down an empty 113,000 s.f. Kmart it bought several years ago. The cityâ€™s zoning ordinance says the existing building can be remodeledâ€"but
2/10/2011 10:55	The comments were about half and half - for and against. The time slot was moved up by almost an hour from proposed time slot. The council voted 7 to one against and with most you could tell they had their minds made up before a word was said. They accused Walmart of being arrogant. These people with one exception were on a power trip. The against speaking people were either from Sugarhouse - did not want competition, and/or did not want traffic, lights or anything else to do with Walmart. One compared the K-Mart building to the City and County bldg and how old buildings could be saved. There is a very large difference between the City and County bldg and the dump that has been a blight on the neighborhood for years. The people that were for, wanted the best place for the community, the most energy efficient, one that will increase our tax base, bring jobs to the neighborhood. There were electrical engineers, building engineers, people who said that the store would be vastly inferior if forced to remodel a 50 year old store, explaining the costs associated with a remodel that would force them to build a store that would not be best for the neighborhood. The council did not care as much about the people in the area as the people of Sugarhouse. When presented with the fact that the East Bench Community council was in favor, they jumped
2/9/2011 14:28	To whom it may concern, Please do not allow the proposed walmart expansion!! I do not even want a walmart in my neighborhood! thats why I bought a house in this area at an increased price. If a walmart is built than I will plan to move out of state.
2/8/2011 21:39	Our family lives on Maywood Drive. I am very concerned about the Walmart rezone and the impact that it may have on our neighborhood. I would be greatly displeased if Maywood Drive became an access street for semi trucks to the proposed unloading docks of Walmart on the west side of the building(if the land was rezoned). I would prefer that the docks remain in their current location, on the NE corner of the building. Rezoning this property puts in jeopardy our safety (due to increased traffic from vehicles and delivery trucks on a street where our kids play), and our privacy. I say NO to a rezone.

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2/8/2011 11:06	I am writing to express my support for the rezoning of the Wal-Mart property on 2705 E. Parleys Way to a CS zone. As an owner of the Eastland Regency office complex where Woodbury Corporation is headquartered, which is contiguous to the Wal-Mart property, I believe it would be in the best interest of Salt Lake City and its residents to rezone this property. Our development sets a certain construction standard for the area and I thÂ¡nk it Â¡s important to continue the design standard our property has set. I believe that Wal-Mart will only be able to uphold the construction standards if Wal-Mart is granted the rezone and master plan amendment. The rezoning of the property will allow Wal-Mart to build a better store that will best serve our community. The rezone will allow Wal-Mart to improve traffic flow, flood mitigation, and site and building aesthetics, amongst various other aspects. While I have heard a few residents express concern about the operation of a Wal-Mart store on this property, this case is not about Wal-Mart, but rather about the land use. The rezoning of this property is appropriate because of its location and the surrounding uses. Foothill and Parleys is a gateway to East Salt Lake. Furthermore my understanding is that failing to rezone the property will not deter Wal- Mart from opening a somewhat operationally inefficient store in the existing
2/5/2011 21:59	Dear City Council, I live in the neighborhood of the proposed WalMart on Parleys Way/Foothill Boulevard and am writing to you to express my concerns. I do not support any rezoning of the area. WalMart would have the area rezoned so that legally they could affect changes in the future that may not be in the interest of our community. While I can see the benefits to WalMart, and even to the community, of razing and then building a smaller, more eco friendly store, I can see even more difficulties in trying to stay current on what a rezone will and will not allow. Reviewing and monitoring the new criteria would become a major problem if not an impossibility for the community. Secondly, the area is already facing substantial traffic and opening a WalMart will increase it. Foothill Boulevard is already congested and if and when this new store opens, that congestion will increase. It will also force substantially more traffic along 2100 South thereby affecting a much larger area than just the WalMart location. If the area were to be rezoned, there is no telling what additional traffic deadlock would occur. I appreciate your time and attention to my concerns and respectfully request that you do not support WalMart's rezoning request. Thank you, Linda Frost
1/31/2011 17:00	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: â€¢ These proposed actions revert to a plan that the residents have already addressed and created the status that we want now. â€¢ The zoning for larger development does not fit with the residential nature and traffic capabilities of the area. â€¢ The zoning for larger development leaves the area open to much less input from the neighborhoods for future and continued development on the site â€¢ 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 doesnâ€™t want to work with the neighborhood. Again, I heartily request that these proposals for amendment to the Master Plan and zoning be denied!
1/31/2011 16:54	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

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1/31/2011 11:59	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 Parleyâ€™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 intentionally opposed. East Bench Master Plan, April, 1987 1. Page 6: â€œMajor 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.â€ 2. Appendix I: Zoning Change Compatibility Considerations a. Property must be on a street that can handle additional traffic. b. â€œSpot or stripâ€ 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
1/31/2011 10:06	My objections to Wal-Martâ€™s petition for rezoning focus on traffic and site accessibility, which are closely linked. Our Wilshire Drive/Wilshire Circle neighborhood, with one way in and one way out, is directly across from the main driveway into the subject property and would certainly be impacted by the increase in traffic volume linked to a Wal-Mart super store. The driveway from Parley's Way 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 Samâ€™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 Parleyâ€™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 â€œback door,â€ 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 Parleyâ€™s Way would become a nightmare if the rezone is
1/31/2011 10:01	Attention Planning Commission and City Council Re: I oppose Rezone of 2705 Parleyâ€™s Way from Community Business to Community Shopping. I have lived one block from Parleyâ€™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 donâ€™t understand why the issue is again coming up when the citizens and planners have clearly indicated it is not in the neighborhoodâ€™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 Parleyâ€™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
1/31/2011 9:25	Patricia Allred called and left a message on the Council Comment line regarding the Wal-Mart Re-zone. She believes that if the request is defeated it would be a shame, the area needs this type of store, and she feels itâ€™s much nicer and more energy efficient. She realizes that some of the merchants in the area are against this re-zone because they will lose business, but she feels they will lose business because they are not doing a very good job.

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1/28/2011 9:00	Dear Salt Lake City Council, I am writing concerning the Walmart Zoning on Parleys Way. I am against allowing Wal Martâ€™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, â€œ. . . 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 areaâ€™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.â€ â€œIt 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
1/27/2011 13:45	I am really dead-set against changing the zoning status of the land here. I think it will open up a can of worms. If Wal-mart cannot do their project under the current zoning, they can always sell the property. Bill Wegesser
1/26/2011 19:53	I have 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 now 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.
1/25/2011 21:12	I am against the rezone of the Parley's Way Kmart site! I believe in the Master Plan process and agree that the property in this neighborhood should not be Community Shopping. Walmart's proposed planning agreement to molify the neighborhood is both bad practice and incredibly difficult if not impossible to enforce. If the zoning is changed we will forever have exactly opposite of what the East Bench Master Plan designs. I understand that Walmart owns the property. Let them build their store under the current zone and conduct business as best they know how. I hope to still be living across the street long enough that when they move on (as Kmart has and Walmarts often do)we as a neighborhood finally have something to be proud of that enhances our community as the East Bench Master Plan intends. Thank you, Heather Barth
1/23/2011 18:53	23 January 2011 To whom it may concern: I am writing to express my objection over Walmartâ€™s request to re-zone the property at 2705 Parleyâ€™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 Ballyâ€™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. Iâ€™m confident that shoppers will embrace a refreshed property such as this, and not give a second thought that the structure in which theyâ€™re shopping was remodeled. Iâ€™m equally confident that Walmart can skillfully remodel their property to create a shopping experience that meets their customerâ€™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

Walmart Comments
11/15/2010 to 9/01/2011

1/23/2011 9:48	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-martâ€™s tactic of retracting and re-submitting the petition should be scrutinized with the appropriate discretion. Sincerely, Thomas E Lindgren 2701 E Wilshire Drive
1/22/2011 7:37	I am against the East Bench rezone -- just experienced another wicked traffic morning on Foothill.
1/15/2011 11:38	I strongly object to this rezone. Traffic is an enormous concern of mine, and the worst congestion is EXACTLY where the proposed WalMart would be. I will be personally affected every single day of my life by this traffic(unlike the East Bench Community Council members who are in favor of the rezone who live closer to Foothill Village). I wait endlessly for a dangerous opening between a constant stream of cars onto Foothill from Thunderbird -- and forget about turning south since the traffic light often turns green for less than a few seconds. The random studies may suggest that Parley's could handle more traffic, but the reality is that the poorly constructed 215/80 East off-ramp for the Foothill/Parley's exit is already road-rage hell. There are constant accidents there and that is exactly where the traffic from around the valley will be coming from! And guess who gets to pay for any traffic "improvements" -- not WalMart! I only hope that the City Council will better represent my voice as a citizen than the East Bench Community Council. Also, a Big Box, and I mean ANY big box, is not a logical extension of the current office buildings and other small businesses in the area. A "Trader Joe's" or something small and neighbor friendly might be a better use of the property.
12/19/2010 0:23	I know I am not in your districts, but I wish to commend you on your integrity and your commitment to the people you represent. I recently learned of Wal-Mart's request to rezone to allow them to tear down the old K-Mart and build another Wal-Mart in its place. This is not in the community's best interest and the fact that you denied them their request is laudable. I understand they intend to continue to pester the council with similar requests. This behavior is not dissimilar to a small child. I would admonish you to continue to play the part of a responsible parent and be consistent in your answer, "No". If you let Wal-Mart do as they please, they will continue to pursue their own selfish interests to the detriment of your community. Thank you for watching out for those you represent.
12/13/2010 14:46	I have lived near the Parleys Nature Park (or Gully as my children have always called it) for more than 30 years. We have enjoyed walking through this special area as an escape from the hustle and bustle of the city, a place to reconnect with nature and a place just to have fun! As a history enthusiast, I also enjoyed looking at the historial markers and imagining what it might have been like when the pioneers came through and the Native Americans before them. I feel the plan as proposed with specified areas for dogs to enjoy being off-leash while protecting the natural environment, water quality and historical sites as well as providing trails for walkers and bikers is a marvelous way to meet the needs of diverse users. I encourage a vote to accept the plan.
12/13/2010 12:37	Parley's Canyon should be used for off-leash. It encourages healthy walking, good friendships. I have used the area for 20 years. We should keep it for our dogs & children to enjoy. South Side off-leash. Off Leash from the (Illegible) on. I believes that the parking lot should be on leash.
12/13/2010 12:12	Signed petition supporting the proposed PHNP Management Plan. (Name not legible)
12/13/2010 11:42	I urge the Council to adopt a resolution to make: A- Hill into park off-leash safety, B- Stream access to 3 (health of people and dogs) C- Southside off-leash (increase size for dogs and families) OR Resolve to maintain status quo.

Walmart Comments
11/15/2010 to 9/01/2011

12/13/2010 11:29	I want to thank you for setting aside the land in Parley's Historic Nature Park as an offleash area for dogs. I walk my dog in the park and we both enjoy the exercise, the fresh air and the socializing in tlus great natural environment. This is a real gift for myself and my dog. This park is different from most dog paries in that we can walk, run or bike with our dogs. We both get exercise. When this comes to a vote, I ask that you choose to keep the park as it is. Do not vote to limit our off-leash area. Please vote for retaining our ability to walk and explore this beautiful park with our dogs.
12/13/2010 11:16	I want to thank you for setting aside the land in Parley's HistOlic Nature Park as an offleash area for dogs. I walk my dog in the park and we both enjoy the exercise, the fresh air and the socializing in this great natural environment. This is a real gift for myself and my dog. This park is different from most dog parks in that we can walk, run or bike with our dogs. We both get exercise. When this comes to a vote, I ask that you choose to keep the park as it is. Do not vote to limit oW' off-leash area. Please vote for retaining our ability to walk and explore this beautiful park with our dogs.
12/13/2010 11:15	I want to thank you for setting aside the land in Parley's HistOlic Nature Park as an offleash area for dogs. I walk my dog in the park and we both enjoy the exercise, the fresh air and the socializing in this great natural environment. This is a real gift for myself and my dog. This park is different from most dog parks in that we can walk, run or bike with our dogs. We both get exercise. When this comes to a vote, I ask that you choose to keep the park as it is. Do not vote to limit oW' off-leash area. Please vote for retaining our ability to walk and explore this beautiful park with our dogs.
12/8/2010 9:01	The album sold almost 5,000 copies in its first week, 1,000 copies more than her previous album in Japan. , tastelikepizza.com, [url="http://siocispcrosab.leadhoster.com/tastelikepizza.com.html"]tastelikepizza.com[/url], http://siocispcrosab.leadhoster.com/tastelikepizza.com.html tastelikepizza.com, =OO,
12/7/2010 15:38	I've lived in District 6 my whole life. I've seen the East Bench mountainside cut into in order to allow for more housing. I used to hike in those mountains where houses now stand. There are developments that should have never happened, and because of this the East Bench Master Plan was created in 1982. It allows us to preserve our community. I also remember when K-Mart was built around 40 years ago. It has now wasted to an old ugly unused building with environmental issues. If it were historic, we would upgrade and preserve it, but it's not historic. I don't understand why people in the community won't allow for a nicer more environmentally friendly building. This is one decision that I feel we should make adjustments to the Master Plan in order to allow for a better building and area to be created.
12/2/2010 14:21	I am Tom Grisley, and I am a homeowner residing at 2348 Scenic Drive with my wife, Marnie and my two sons, Tim (17) and Robbie(20). My daughter is also a resident at our house, although she currently attends Gonzaga University in Spokane, WA. We intended to attend the East Bench Community Council Meeting held a couple of weeks ago at the Anderson-Foothill Library. However, we had time constraints, so that we could not attend the entire meeting. I had planned attend with my wife and son, Robbie in order to vote no against the rezoning. I called Gene Moffitt of the East Bench CC shortly before the meeting and asked if it would be possible for us to show up and vote and not stay for the entire meeting. He indicated that this was not going to be possible, and that voting would occur towards the end of the meeting. I then asked what time he anticipated the meeting would end, and was told that it would probably run until 9 or 9:15. In reliance on Mr. Moffittâ€™s representations, and due to our prior time constraints, we did not attend the meeting. The next day we learned that it was possible to show up and vote without staying the entire meeting, and that many people did just that. I read that the outcome of the voting was 46-44 in favor of the rezone. We have actively discussed the rezoning issues between ourselves in the household, and with our neighbors. We are firmly set

Walmart Comments
11/15/2010 to 9/01/2011

12/2/2010 5:10	Dear Council Members, I hope you will take a moment to read this story below through to the end, where there is a message for you. Al Norman sprawl-busters.com ---------- 2010-12-01 Salt Lake City, UT. Wal-Mart Accused of Trying to Bribe Local Residents In October of 2009, Eduardo Castro-Wright, then Wal-Martâ€™s vice chairman of U.S, stores, told the Arkansas Democrat-Gazette, â€œThe writing is on the wall, we are going to smaller stores.â€ Residents in Salt Lake City are learning first-hand how that statement plays out. Residents charged this week that Wal-Mart is trying to bribe some of them with cash payments. On August 31, 2010, Sprawl-Busters reported that after more than two years of battles, Wal-Mart unveiled a new â€œcondensedâ€ superstore plan for a neighborhood in Salt Lake City that doesnâ€™t want superstores. This story began on July 29, 2008, when Sprawl-Busters indicated that Wal-Mart wanted to build a 122,320 s.f. supercenter in the heart of the Sugar House neighborhood, but first it planned to tear down an empty 113,000 s.f. Kmart it bought several years ago. The cityâ€™s zoning ordinance says the existing building can be remodeledâ€"but not torn down. In 2005, Salt Lake City passed a zoning amendment that prohibits supercenters from â€˜community businessâ€™ areas, which now requires
11/24/2010 12:36	In favor of new Walmart proposal. Something needs to be done with the building, it has been empty too long.
11/24/2010 11:24	I am very much in favor of rezoning for the Wal-Mart on Parley's. I attended the Foothill Council meeting in which Wal-Mart representatives presented their proposal and listened to the questions and comments from the attendees to gain some persepective. I believe the current building and landscaping do need some dramatic improvements. However, doing a facelift on old buildings and landscaping can just be a temporary fix. Other parts of the valley (ie. City Creek project, Gateway project, growth in Sandy/Draper, the west side) all feature for the most part new construction. The Sugarhouse area has had new commercial buildings in recent years (Whole Foods) with more in the works. With a general understanding of the issues, it seems the city would miss out on a great opportunity to improve storm drain issues, traffice flow, and overall enhancement of an area that desperately needs it by not approving the rezoning request. I am strongly in favor of the city council approving the rezoning request of the Wal-Mart Parleys area for am improvement to the area. Larry Hardie 1793 S. 2600 E.
11/23/2010 18:17	I see no reason why this property should continue to go unimproved and the revinue being lost. We lost K Mart and now we have a chance to fill that void with a strong retailer that will be much closer to do business with. We need a WalMart in this part of the city,so do what it takes to get the project started.
11/23/2010 17:56	I'm confused about the rezoning issue. If Walmart can occupy the current building, why is rezoning necessary to build something which would be an improvement over the old K Mart building and parking lot? I am absolutely against anything like Sugar House Commons. Driving in, out, or around there is a nightmare. I am a senior citizen and my husband is disabled. We don't have the option of walking long distances to shop. I think Walmart should be allowed to build the smaller store and put in the landscaping improvements. It would certainly be short sighted to force Walmart to give up altogether. Downtown Sugar House is a fine example of what can happen. It could be decades before anyone else decides to build on the K Mart site.
11/22/2010 13:27	I live off Foothill on the East Bench. OI think it is insane that you all are insisting on a â€œcute little shopping areaâ€ 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 parkâ€¦â€¦I would rather it would be functional building that would serve the neighborhoodâ€¦â€¦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 sakeâ€¦â€¦..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!

Walmart Comments
11/15/2010 to 9/01/2011

11/22/2010 13:21	I live across from the Parleyâ€™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 itâ€™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, whatâ€™s to stop that from happening? There is too much uncertainty here for me to be convinced that the Tribuneâ€™s editorial is accurate.
11/19/2010 10:55	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 communitdy 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
11/18/2010 11:13	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.
11/17/2010 11:21	We are in favor of the Walmart Rezoning. We have lived in this area for 35 years and believe it will benefit the community.
11/17/2010 11:07	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.
11/17/2010 11:02	Dear Mr. Mills, Thank you for your through and detailed response. It is very helpful and clears up my questions/concerns. I certainly would not want to see a significant amount of â€œstorage containersâ€ 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 through 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
11/17/2010 9:43	Called the Council Office requesting JT and Soren vote no on the Wal-Mart Re-Zoning Request. She is very much opposed.
11/17/2010 9:42	Called the Council Office requesting JT to vot no on the Wal-Mart Re-Zone issue. States that Wal-Mart is not our friend.
11/17/2010 9:41	Called the Council Office voicing her opposition to the Wal-Mart Re-Zone.
11/17/2010 9:40	Called into the Council Office requesting that JT Vote no on the Wal-Mart Re-Zone issue.

Walmart Comments
11/15/2010 to 9/01/2011

11/16/2010 12:01	Dear Mr. Weeks, please see our response to the questions you have indicated in your note. 1. If a guest at your hotel wants to go to places such as Provo, Park City or a ski resort, and you use a car service (a company under contract with your hotel to provide transportation to hotel guests for a fare), do you or the guest reserve the ride 30 minutes in advance, or does the concierge or bell person call up a car immediately? We are able to provide car service 30-minutes in advance using a private transportation company for planned group outings and for some pre-planned individual excursions. However, the majority of guests who venture out to visit local attractions do so because of spur-of-the-moment openings in their business or personal agendas. These circumstances in particular, require â€œon demandâ€ car service to adequately fulfill their needs. It should be noted that the transportation options (cab or private car) used in these circumstances reflect either the guest's specific preference or are selected at random from a transportation staging area on a first come, first service basis, as is done at the Salt Lake City International Airport. 2. If city ordinances require either your hotel or your guests to reserve a car service ride 30 minutes in advance if those guests want to go to Provo, Park City or ski resorts, what effect, if any, would that have on your business? You have
11/16/2010 9:45	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 itâ€™s living, aesthetic and property values in their decision on whether or not to accede to Wal-Martâ€™s request for new, unprecedented zoning changes for itâ€™s planned Parleyâ€™s Way store. The value in any neighborhood lies not merely in itâ€™s potential tax base, but in itâ€™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 residentâ€™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-Martâ€™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-Martâ€™s request for re-zoning, thus allowing them to build their store within the sensible confines of our existing zoning laws and without
11/15/2010 11:20	Dana Norris called the Council Office to express that she is for the Wal-Mart on Parleyâ€™s and that she feels rail-roaded by the people who do not want the Wal-Mart. She does not want to even waste her time going to the Community Council meetings because she feels intimidated by the individuals that donâ€™t want the Wal-Mart. She indicates that this is the case for many people so they do not go to the meetings.
11/15/2010 11:10	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 desireable 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

Walmart Comments
11/15/2010 to 9/01/2011

11/15/2010 10:43	I served for eight years on H-Rock Community Council and helped form the current East Bench CC. I worked on local and city-wide concerns including Master Plan revisions, hillside preservation and traffic calming. Therefore, I have particular issue with the proposed attempt by Walmart to change zoning at the old K-Mart site at the mouth of Parley's Canyon, 2705 Parleys Way. Existing zoning protects community scale of enterprise and businesses by ensuring building size restrictions. Proposed alterations do not adequately safeguard against additions, development agreements, or deed restrictions. There is no legally binding guarantee that Walmart would have to follow through on its stated offer to make a "green" project setting. Neither is there any guarantee about commuter parking to support eventual surface transit expansion to include Sugarhouse and East Bench flow from highway traffic to University and Downtown destinations. We need any alterations to be written and enforced beyond the current level of assurance. Thus, I urge you to prevent a zoning change to accommodate Walmart's co-opting of community priorities.
11/15/2010 9:31	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
11/15/2010 9:14	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 45â€™ in the new zone, is Wal Mart asking for a 45â€™ 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 â€œgas stationâ€ 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 â€œstorageâ€ containers that could be kept at the property. 5. No comment, I do not have any problem with the residents and city â€œpartneringâ€ to see that the development agreement is followed. 6. Does this have anything to do with a rezone? Donâ€™t they already have the right to â€œdeed restrictâ€ by virtue of their ownership? Generally speaking, I am in favor of Wal Mart being granted a
11/15/2010 9:09	I wanted to write to express my opposition to any zoning changes proposed for the property mentioned above. I am in favor of Walmart remodeling the existing building, as long as the zoning remains unchanged. Iâ€™m writing on behalf of myself and my wife, Julie. We reside at 2188 South Wasatch Drive, Salt lake city, Utah, 84109 and plan on attending the meeting scheduled for Wednesday, November 17th, 2010. If for some reason we are unable to attend, then we wanted to voice our opposition to any zoning change at this time and by this means.
11/15/2010 9:00	I urge you in the strongest possible terms to deny the Walmart request to rezone its property on Parleyâ€™s Way. This is a neighborhood that does not need a â€œSuper Storeâ€ 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.

Walmart Comments
11/15/2010 to 9/01/2011

11/15/2010 8:59	I recently had a flyer placed on my front door regarding Walmart and their second request to rezone the property they own at 2705 Parleys Way. The flyer was incredibly biased and must have assumed that since I live in the area (2144 Wellington Street) that I therefore am immediately opposed to the rezoning. The flyer was helpful in that my district representatives contact information was provided. I decided it is important for me to contact you and let you know of my support for the Walmart and I would welcome the development in my neighborhood. I have lived at my current residence for 9 years so I am not new to the neighborhood. I am certain you are hearing from many who adamantly oppose the Walmart. I however, would be very happy to have a big box that close to my home. I would be able to get their by bus, bicycle, or by walking. Right now, to go to a big box I have to drive to Fort Union to visit the Target and now newly remodeled Walmart, or I can sit through 25 minutes of city traffic to go to the Walmart and new Target on 300 W, though most often I opt to drive all the way up to Centerville to visit the Target or Walmart located just off the highway in Davis county. What this does, is it makes me want to relocate to the suburbs! I like living in the city for all the independent local shops I patronize frequently and lack of commute for my husband and I. The reality is that

Attachment D

Walmart support card and list of supporters within Salt Lake City

(provided by Walmart in response to a request from Council Member Martin.)

Walmart on Parleys

☐ 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!

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

EXAMPLE

Name	City	State	Zip
Alan Thompson	Salt Lake City	UT	84105
Alana Gallegos	SLC	UT	84115
Alba T Brescia	Salt Lake City	UT	84117
Albert G Funk	Salt Lake City	UT	84102
Alberto Corrales	Salt Lake City	UT	84101
Alejandro Escobar	SLC	Ut	84116
Alejandro Gregoria	Salt Lake City	UT	84116
Aleksandra Cegielska-Johnson	SLC	UT	84106
Alen Ramovic	Salt Lake City	UT	84104
Alena Sazonova	Salt Lake City	UT	84104
Alex Bennett	Salt Lake City	UT	
Alex Btiner	Salt Lake City	UT	84108
Alex Courtney	SLC	UT	84116
Alex G. Lory	SLC	UT	84116
Alex Gonzalez	Salt Lake City	UT	84116
Alex Soffe	Salt Lake City	UT	84124
Alex Walher	Salt Lake City	UT	84115
Alex Zandu	SLC	UT	84103
Alexandra Ross-Morris	Salt Lake City	UT	84117
Alexandra Sanchez	Salt Lake City	UT	84116
Alexandra Wickham	Salt Lake City	UT	84104
Ali Mohamed	Salt Lake City	UT	84116
Ali Quinn	SLC	UT	84103
Alial Shimmary	Salt Lake City	UT	84104
Alice Canas	Salt Lake City	UT	84102
Alice Colton	Salt Lake City	UT	84106
alice Esquivel	SLC	Ut	84104
Alice Sanchez	Salt Lake City	UT	84111
Alice Stark	Salt Lake City	UT	84102
Alicen Kettenring	SLC	UT	84104
Alicia Atena	Salt Lake City	UT	84116
Alicia Durant	SLC	UT	84106
Alicia Rich	SLC	UT	84109
Aline H. Jankowski	SLC	UT	84116
Alisha Brockman	Salt Lake City	UT	84104
Alison Hansen	Salt Lake City	UT	84109
Allan Arveseth	Salt Lake City	UT	84109
Allan Wangsgard	SLC	UT	84103
Allen Zumbrunnen	Salt Lake City	UT	84115
Allie Erler	Salt Lake City	UT	84101
Allie Ly	Salt Lake	UT	84104
Allison Fisher-Barclay	SLC	UT	84109
Allison Ford	Salt Lake City	UT	84105
Allison Roseborough	SLC	UT	84121
Allison Smith	SLC	UT	84106
Allison Wells	Salt Lake	UT	84102
Ally Sanchez	SLC	Ut	84108
Alma Mckertich	Salt Lake City	UT	84109
Alma Miranda	Salt Lake City	UT	84104
Alonso Vaquez	Salt Lake City	UT	84104
Alton Faircloth	Salt Lake City	UT	84102

Name	City	State	Zip
Anderson W. Robertson	Salt Lake City	UT	84109
Andrea Chatwin	Salt Lake City	UT	84109
Andrea Gilles	SLC	UT	84106
Andrea Lee	Salt Lake City	UT	84101
Andrea Manriquez	SLC	UT	84104
Andrea McDonald	Salt Lake City	UT	84106
Andrea Molder	SLC	UT	84108
Andrea Paredes	Salt Lake City	UT	84116
Andrea Perkins	SLC	UT	84108
Andrea Perkins	SLC	UT	84108
Andrea S. Crouch	SLC	UT	84108
Andrea Utley	SLC	UT	84105
Andrei Bracamonte	SLC	Ut	84102
Andrew Bell	SLC	UT	84105
Andrew Bradley	SLC	UT	84121
Andrew Brinton	Salt Lake City	UT	84109
Andrew Gonzales	SLC	UT	84103
Andrew Jolley	SLC	UT	84104
Andrew McConkle	SLC	UT	84108
Andrew Tuitavake	SLC	UT	84107
Andrew Yenchik	SLC	UT	84124
Andy Eatchel	SLC	UT	84115
Andy Tran	SLC	UT	84110
Angel A. Cordero	Salt Lake City	UT	84116
Angel Herrera	SLC	UT	84102
Angel R Cortez	Salt Lake	UT	84104
Angela Cantrell	SLC	UT	84103
Angela Collins	SLC	UT	84116
Angela D Williams	SLC	UT	84106
Angela Folsom	SLC	UT	84109
Angela Holmes	Salt Lake City	UT	84107
Angela Menlove	SLC	UT	84108
Angela Richardson	Salt Lake City	UT	84106
Angela Thomas	Salt Lake City	UT	84105
Angelica Gomez	Salt Lake City	UT	84116
Angelica Reyes	Salt Lake	UT	84115
Angie Cruz	Salt Lake City	UT	84116
Angie Hutchenson	Salt Lake City	UT	84106
Angie Lowery	SLC	UT	84105
Anita Cordova	Salt Lake City	UT	84116
Anita Willard	SLC	UT	84105
Anitta Cohney	Salt Lake City	UT	84109
Anja-Lee Kaonohi	SLC	UT	84108
Ann Anderson	Slc	UT	84101
Ann Fowler	SLC	UT	84124
Ann Frazier	Salt Lake City	UT	84124
Ann Granados	SLC	UT	84104
Ann Johnson	Salt Lake City	UT	84108
Ann L. Cannon	SLC	UT	84124
Ann Maloy	SLC	UT	84105
Ann Marie Moore	Salt Lake City	UT	84101

Name	City	State	Zip
Arla Funk	Salt Lake City	UT	84102
Arlen Ray Mariani	Salt Lake City	UT	
Arlene Firth	Salt Lake City	UT	84106
Arnold Wagner	SLC	UT	84109
Aron Watkins	SLC	Ut	84115
Arsenio Romero	SLC	UT	84124
Art Puy	Salt Lake City	UT	84115
Arthea Rahimzadeh	Salt Lake City	UT	84112
Arturo Carrera Garcia	Salt Lake City	UT	84119
Arturo Manzano	Salt Lake	UT	84111
Arturo Vazquez	Salt Lake City	UT	84104
Arysa Dardon	Salt Lake City	UT	84102
Asha Flick	SLC	UT	84109
Ashlee Manning	SLC	UT	84106
Ashleigh Youngberg	SLC	UT	84115
Ashley	SLC	UT	84101
Ashley Arellano	Salt Lake City	UT	84116
Ashley Bankhead	SLC	UT	84108
Ashley Burke	SLC	UT	84115
Ashley M Davis	Salt Lake City	UT	84115
Ashley M Gomez	SLC	UT	84103
Ashley McClellan	Salt Lake City	UT	84116
Ashley McKinney	SLC	UT	84108
Ashley Noruelin	Salt Lake City	UT	84109
Ashley Pipkin	SLC	UT	
Ashley Pizzello	Salt Lake City	UT	84108
Ashley Salt	SLC	UT	84104
Ashley Smith	Salt Lake City	UT	84104
Ashley Vierig	Salt Lake City	UT	84105
Ashlie Oakley	Salt Lake City	UT	84105
Athena Chadwick	SLC	UT	
Aubrey Mascarenas	SLC	UT	84093
Audrey D. Underwood	Salt Lake City	UT	
Audrey Walch	Salt Lake City	UT	84121
Austin Johnson	Salt Lake City	UT	84105
Authur Healey	Salt Lake City	UT	84109
Autumn Marler	SLC	UT	84116
Awat Nuer	Salt Lake City	UT	84115
Ayrial Johnson	SLC	UT	84104
Azurena Esteban	Salt Lake City	UT	84102
B Chavez	SLC	UT	84106
B Lloyd Poelman	Salt Lake City	UT	84108
B. Schow	Salt Lake City	UT	84124
Baldomero Martinez	Salt Lake City	UT	84116
Barbara & John Mitchell	Salt Lake City	UT	84117
Barbara B. Fivas	Salt Lake City	UT	84105
Barbara Braak	Salt Lake City	UT	84109
Barbara Bran	Salt Lake City	UT	84105
Barbara Dampson	Salt Lake City	UT	84106
Barbara Edwards	SLC	UT	84124
Barbara Hall	SLC	UT	84116

Name	City	State	Zip
Betina Tin	Salt Lake City	UT	84124
Betsy Ogden	SLC	UT	84115
Bette Jean Young	SLC	UT	84117
Bette Knoch	Salt Lake City	UT	84109
Bette Knoch	Salt Lake City	UT	8409
Betty Autlenberger	Salt Lake City	UT	84117
Betty Carlston	Salt Lake City	UT	84105
Betty Drage	Salt Lake City	UT	84108
Betty Jo Stevens	Salt Lake City	UT	84109
Betty Mac	Salt Lake City	UT	84109
Betty Moffat	Salt Lake City	UT	84108
Betty Pender	Salt Lake City	UT	84115
Betty Rivera Salazar	SLC	UT	84115
Betty T. Barela	Salt Lake City	UT	84104
Betzair Huertero	Salt Lake City	UT	84104
Beverly Bastian	Salt Lake City	UT	84106
Beverly J Mittelstadt	SLC	UT	84124
Beverly Karras	SLC	UT	84117
Beverly Leatherbrow	SLC	UT	84115
Beverly Sandberg	SLC	UT	84106
Bianka Mendoza	Salt Lake City	UT	84104
Bijaya Dharcal	SLC	UT	84108
Bill Bain	Salt Lake City	UT	84103
Bill Bleak	Salt Lake City	UT	84109
Bill Clausen	SLC	UT	84116
Bill Lujar	Salt Lake City	UT	
Bill Rehouniotis	Salt Lake City	UT	84116
Bille Munoz	Salt Lake City	UT	84111
Billie A. Foulger	Salt Lake City	UT	84104
BJ Dastrup	Salt Lake City	UT	84104
Blain Gailey	Salt Lake City	UT	84115
Blaine Ludwig	SLC	UT	84116
Blaine Neilson	Salt Lake City	UT	84105
Blake Karrington	SLC	UT	84108
Blake Keithley	Salt Lake City	UT	84109
Blake Webster	SLC	UT	84124
Blake Wright	Salt Lake City	UT	84124
Blanca E Martinez	Salt Lake City	UT	84104
Blanca Prado	Salt Lake City	UT	84104
Blanca Suaste	Salt Lake City	UT	84116
blank	SLC		
Blue Boyle	SLC	UT	84105
Bob Burns	Salt Lake City	UT	84101
Bob Esterling	SLC	UT	84105
Bob Horsley	Salt Lake City	UT	84106
Bob Ketchel	SLC	UT	84108
Bob Kraenbuhl	SLC	UT	84106
Bob Moore	Salt Lake City	UT	84108
Bob Mulloy	SLC	UT	84116
Bob Oviatt	SLC	UT	84116
Bob Siddoway	Salt Lake City	UT	84109

Name	City	State	Zip
Bret Frost	SLC	UT	84107
Bret Wilder	Salt Lake City	UT	84124
Brian Godfrey	Salt Lake City	UT	84106
Brian Hamilton	SLC	UT	84109
Brian Hanni	SLC	UT	84106
Brian Hesleph	Salt Lake City	UT	84115
Brian Jackson	Salt Lake City	UT	84108
Brian Larsen	SLC	UT	84106
Brian Lytle	SLC	UT	84112
Brian Paul Meierholtz	Salt Lake City	UT	84116
Brian Pyper	SLC	UT	84105
Briana Gale	SLC	UT	84102
Briana Grow	SLC	UT	84105
Briana Sawyer	Salt Lake City	UT	84107
Brianna Capeloto	Salt Lake City	UT	84115
brianna Carter	Salt Lake City	UT	84124
Brianna Samantha	Salt Lake City	UT	84117
Brianne McCombie	Salt Lake City	UT	84109
Bridgett Picttirbs	SLC	UT	84106
Brijitte Peterson	Salt Lake City	UT	84103
Brit H. Yerchik	Salt Lake City	UT	84124
Brit Tenchik	SLC	UT	84124
Britany Netto	SLC	Ut	84116
Brittan Bills	Salt Lake City	UT	84106
Brittanie Clarke	Salt Lake City	UT	84106
Brittany Lizardi	Slc	UT	84106
Brittany Olsen	Salt Lake City	UT	84124
Brittany Sidwell	SLC	UT	84106
Brittany Witt	SLC	UT	84104
Brittney Lelli	SLC	UT	84105
Brittney Lord	SLC	UT	84128
Brittney Nelson	Salt Lake City	UT	84108
Bruce Etringer	SLC	UT	84108
Bruce Nilsen	SLC	UT	84104
Bruce Thompson	Salt Lake City	UT	84101
Bryan Bradbury	SLC	UT	84106
Bryan Larsen	Salt Lake City	UT	84103
Bryan Larsen	SLC	Ut	84106
Bryan Richmond	Salt Lake City	UT	84124
Bryan Royan	Salt Lake City	UT	84116
Bryce Hayden	SLC	UT	84124
Bryce Hie	Salt Lake City	UT	84102
Bryce Ingersoll	Salt Lake City	UT	
Bryce Tanner	Salt Lake City	UT	84105
Brystal Eshehroder	SLC	UT	84102
Buck Battle	Salt Lake City	UT	84108
Byamba Romney	Salt Lake City	UT	84105
C. Barry Walker	SLC	UT	84108
C. Hardy	SLC	UT	84105
C. Okafor	Salt Lake City	UT	84103
C.R. Ford	SLC	UT	84108

Name	City	State	Zip
Carol Urcino	Salt Lake City	UT	84116
Carol Westenskow	Salt Lake City	UT	84109
Carole Elton	Salt Lake City	UT	84121
Carole Griffeth	Salt Lake City	UT	84115
Carole Williams	Salt Lake City	UT	84124
Carole Williams	SLC	UT	84124
Carolina Herrera	Salt Lake City	UT	84109
Caroline Cheaseman	Salt Lake City	UT	84108
Caroline Coats	SLC	UT	84107
Caroline Ellis	SLC	UT	84108
Caroline Howard	Salt Lake City	UT	84109
Carolyn Fish	SLC	UT	84108
Carolyn Jackson	Salt Lake City	UT	84109
Carolyn Mollinet	Salt Lake City	UT	84108
Carolyn Perkins	SLC	UT	84115
Carolyn Sorenson	Salt Lake City	UT	84108
Carrie Harvey	Salt Lake City	UT	84109
Carson Garfield	SLC	UT	
Casey Castagano	SLC	UT	84111
Casey Cripps	Salt Lake City	UT	84106
Casey Man	SLC	UT	84105
Cassandra Carrosco	SLC	Ut	84054
Cassandra Duran	SLC	UT	84101
Cassie Matthews	Salt Lake City	UT	84105
Cassie Olson	SLC	UT	84107
Cata Williams	SLC	UT	84124
Catalina Urcino	Salt Lake City	UT	84116
Catherine Fletcher	SLC	UT	84106
Catherine Hardy	Salt Lake City	UT	84108
Catherine Smith	Salt Lake City	UT	84104
Cathey Aiur	Salt Lake City	UT	84124
Cathrine Kuttler	Salt Lake City	UT	84108
Cathryn Whitaker	Salt Lake City	UT	84101
Cathy B Francis	Salt Lake City	UT	84106
Cathy Condas	SLC	UT	84108
Cathy Wheeler	SLC	UT	84108
Cecilia B. Brewton	Salt Lake City	UT	
Cecilia Peasman	SLC	UT	84124
Cecilia Vazquez	Salt Lake City	UT	84116
Celestia Wilde	SLC	UT	84105
Celia Hanni	SLC	UT	84106
Celia McCready	SLC	Ut	84104
Celia Padilla	Salt Lake City	UT	
Celia Seamons	Salt Lake City	UT	84105
Celvin Crippon	Salt Lake City	UT	84111
Cesar Espinal	Salt Lake	UT	84116
Cesar Medina	SLC	UT	84104
CH Aries Foster	Salt Lake City	UT	84115
Chandra Thompson	Salt Lake City	UT	84117
Channing Freeman	Salt Lake City	UT	84105
Chantel Salazar	Salt Lake City	UT	84115

Name	City	State	Zip
Christian Armitage	Salt Lake City	UT	84105
Christian Crump	SLC	UT	84104
Christian Joseph DuuQuense	Salt Lake City	UT	84115
Christian Poole	SLC	UT	84105
Christin Sprague	SLC	UT	84115
Christina Christensen	Salt Lake City	UT	84111
Christina Gates	Salt Lake City	UT	84108
Christina Griego	Salt Lake City	UT	84104
Christina King	Salt Lake City	UT	84104
Christina Leavitt	Salt Lake City	UT	84106
Christina Nuno	SLC	UT	84115
Christina Tuita	Salt Lake City	UT	84116
Christina Turvey	SLC	UT	84108
Christine Balderas	Salt Lake City	UT	84109
Christine Booth	SLC	UT	84106
Christine Paongo	SLC	UT	84105
Christine Trugillo	Salt Lake City	UT	84108
Christopher Christopher	Salt Lake City	UT	84109
Christopher Fleming	SLC	UT	84105
Christopher Johnson	SLC	UT	84108
Christopher McHugh	SLC	UT	84105
Christopher Steeve	SLC	UT	84105
Christy Duran	Salt Lake City	UT	84116
Christy Jensen	SLC	UT	84108
Christy Loughton	Salt Lake City	UT	84106
Christy Schretzke	SLC	UT	84115
Chuck Mittelstadt	SLC	UT	84124
Chuly Trimlde	Salt Lake City	UT	84101
Ciera Sims	SLC	UT	84105
Cierra Maple	SLC	UT	84105
Cindy Bell	SLC	UT	84108
Cindy Feinman	SLC	UT	84124
Cindy L Torres	Salt Lake City	UT	84104
Cindy L. Woods	SLC	UT	84115
Cindy Larson	SLC	UT	84115
Cindy Richardson	SLC	UT	84115
Cindy Rivas	Salt Lake City	UT	84116
Cindy Sanchez	Salt Lake City	UT	84106
Cindy Smith	SLC	UT	84115
Cindy Wardell	Salt Lake City	UT	84116
Cirila Curisinche	Salt Lake City	UT	
Claire Hogue	SLC	UT	84112
Clarence Aweh	Salt Lake City	UT	84104
Clark Edblad	Salt Lake City	UT	84104
Clark Robinson	SLC	UT	84101
Claudette Hendren	Salt Lake City	UT	84115
Claudia Dulol	Salt Lake City	UT	84115
Claudia Rodriguez	SLC	UT	84116
Claudia Rosana Sierra	Salt Lake City	UT	84104
Claudia Zafran	SLC	UT	84111
Clint Bergstrom	SLC	UT	84109

Name	City	State	Zip
Cuauhtemoc Rodriguez	Salt Lake City	UT	84104
Curtis Lund	SLC	UT	84108
Curtis Ryan	Salt Lake City	UT	84109
Curtis Strond	SLC	UT	84112
Cuyler Beelstan	SLC	UT	84108
Cynthia E. O'Neill	Salt Lake City	UT	84105
Cynthia Gonzalez	Salt Lake City	UT	84115
Cynthia Walkenhorst	SLC	UT	84109
Cyrstal Ashton	Salt Lake City	UT	84103
D. Karl	Salt Lake City	UT	84117
D. Kennedy	SLC	UT	84106
D. Rothwell	SLC	UT	84115
D. Rowe	SLC	UT	84106
D. Schmidt	SLC	UT	84109
D. Weaver	SLC	UT	84102
D. Woolfork	SLC	UT	
D.J. Munson	SLC	UT	84117
Dale C Priee	Salt Lake City	UT	84102
Dale Hortin	SLC	UT	84124
Dale Smith	Salt Lake City	UT	84105
Dale Whitaker	SLC	UT	84104
Dale Wilkinson	Salt Lake City	UT	84108
Dale Zabriaie	Salt Lake City	UT	84105
Dalhia Hesser	Salt Lake City	UT	84115
Dalin Vasquez	SLC	UT	84111
Dalina Mendoza	Salt Lake City	UT	84104
Dallas Roper	SLC	UT	84103
Damaris Vargas	Salt Lake City	UT	84103
Damel Brady	SLC	UT	84111
Damien Chee	Salt Lake City	UT	84106
Dan Canas	Salt Lake City	UT	84102
Dan Debirk	Salt Lake City	UT	84117
Dan Flandro	Salt Lake City	UT	84109
Dan Hazemeyer	Salt Lake City	UT	84109
Dan Jackson	Salt Lake City	UT	84124
Dan Leuven	SLC	UT	84108
Dan Nielson	Salt Lake City	UT	84106
Dan Taylor	SLC	UT	84108
Dan Yocom	Salt Lake City	UT	84106
Dana Christine Hyatt	SLC	UT	84111
Dani Jackson	SLC	UT	84108
Dani Lyman	Salt Lake City	UT	84116
Daniel Elliston	SLC	UT	84104
Daniel Galvan	Salt Lake City	UT	84116
Daniel J. Maroney	Salt Lake City	UT	84101
Daniel Lollathin	Salt Lake City	UT	84106
Daniel Mantels	Salt Lake City	UT	84115
Daniel Munoz V.	Salt Lake City	UT	84104
Daniel Petersen V	Salt Lake City	UT	84115
Daniel Ralph	SLC	UT	
Daniel Revolorio	Salt Lake City	UT	84116

Name	City	State	Zip
David Lee	SLC	UT	84108
David Malmstrom	Salt Lake City	UT	84105
David Martinez	SLC	UT	84104
David McKay Gundry	Salt Lake City	UT	84117
David Mong	Salt Lake City	UT	84105
David Nino	Salt Lake City	UT	84111
David Noriega	SLC	UT	84115
David Orton	SLC	UT	84109
David R. Ordonez	Salt Lake City	UT	84116
David Rogers	SLC	Ut	84104
David Ross	SLC	UT	84105
David Salazar and Maria Gonzales	SLC	UT	
David Shields	Salt Lake City	UT	84103
David Spencer	SLC	UT	84105
David Stauffer	SLC	UT	84105
David Thackeray	Salt Lake City	UT	84106
David Thompson	SLC	UT	84109
David Thomson	SLC	UT	84106
David Thurnall	Salt Lake	UT	84111
David Tillson	SLC	UT	84103
David Wade	Salt Lake City	UT	84115
Davis	Salt Lake City	UT	84109
Davis Hughes	SLC	UT	84115
Dawn Armstrong	SLC	UT	84108
Dawn Boardman	SLC	UT	84115
Dawn Larsen	SLC	UT	84115
Dawn Muir	Salt Lake City	UT	84109
Dayle Ellis	SLC	UT	84102
Dayle Scott	SLC	UT	84116
Dayna Winter-Nolte	Salt Lake City	UT	84106
Dean Baadsgaard	SLC	UT	84109
Dean Crandall	SLC	UT	84111
Dean Westerfield	SLC	UT	84115
Deanna Cornell	Salt Lake City	UT	84106
DeAnna Farr	Salt Lake City	UT	84105
Deanna Martin	Salt Lake City	UT	84102
Deanna S. Lynch	SLC	UT	84108
DeAnna Toyn	Salt Lake City	UT	84102
Deanne Randall	Salt Lake City	UT	84109
Deaon Jarvies	Salt Lake City	UT	84109
Deb Snell	Salt Lake City	UT	84165
Debbie Anderson	SLC	UT	84105
Debbie Haudley	Salt Lake City	UT	84104
Debbie Herbert	SLC	UT	84108
Debbie Leaman	SLC	UT	84108
Debbie Rogers	Salt Lake City	UT	84109
Debbie Schraner	SLC	UT	84102
Debbie Shire	Salt Lake City	UT	84102
Debbie Sigman	Salt Lake City	UT	84105
Debbie VanBeuge	Salt Lake City	UT	84111
Debby Moore	SLC	UT	84115

Name	City	State	Zip
Diane Kartewold	SLC	UT	84117
Diane Leaver	SLC	UT	84106
Diane Loveridge	Salt Lake City	UT	84109
Diane Lynch	Salt Lake City	UT	84108
Diane Petersen	Salt Lake City	UT	84106
Diane Waltman	Salt Lake City	UT	84108
Diane Wewee	SLC	UT	84109
Diann Hiltervarnd	Salt Lake City	UT	84106
Dianne Harward	SLC	UT	84103
Dianne L. Kloer	Salt Lake City	UT	84106
Dianne Sonzini	Salt Lake City	UT	84109
Dianne Sonzini	SLC	UT	84109
Dick Staker	Salt Lake City	UT	84106
Dixie Burrows	Salt Lake City	UT	84121
Dixie Oyler	Salt Lake City	UT	84105
DJ Munson	Salt Lake City	UT	84117
DK Owens	Salt Lake City	UT	84102
DL Chance	Salt Lake City	UT	84102
Dodie Fraughton	Salt Lake City	UT	84106
Dolores Alden	Salt Lake City	UT	84106
Dolores Kimball	Salt Lake City	UT	84109
Dominic Mendoza	Salt Lake City	UT	84120
Don	Salt Lake City	UT	84107
Don A Lee	SLC	UT	84121
Don Clift	Salt Lake City	UT	84105
Don Cole	Salt Lake City	UT	
Don Halterman	Salt Lake City	UT	84109
Don Halterman	SLC	UT	84109
Don Johnson	Salt Lake City	UT	84116
Don Layne	SLC	Ut	84126
Don Meunrath	SLC	Ut	84104
Don Nielsen	SLC	UT	84109
Don Poulter	SLC	UT	84108
Don Reifsnider	SLC	UT	84104
Dona Jeff	Salt Lake City	UT	84105
Donald A Gaillard	Salt Lake City	UT	84106
Donald Heller	SLC	UT	84115
Donald Schmidt	SLC	UT	84103
Donela Vazquez	Salt Lake City	UT	84104
Donna Ahalt	Salt Lake City	UT	84106
Donna Archuleta	Salt Lake City	UT	84116
Donna Barrett	Salt Lake City	UT	84110
Donna Bates	Salt Lake City	UT	84105
Donna Elliott	Salt Lake City	UT	84105
Donna Fiscner	SLC	UT	84104
Donna Heath	Salt Lake City	UT	84121
Donna Heath	SLC	UT	84121
Donna L Lewis	Salt Lake City	UT	84115
Donna LaFauci	Salt Lake City	UT	84105
Donna Langdon	SLC	UT	84101
Donna Milley	SLC	UT	84124

Name	City	State	Zip
Edwards	Salt Lake City	UT	84103
Edwin Ferevski	SLC	UT	84116
Edy Horrall	Salt Lake City	UT	84108
EE Lan Mok	SLC	UT	84116
Efrain Bernabe	SLC	Ut	84116
Eilene Marchand	Salt Lake City	UT	84102
Elaine Boulter	Salt Lake City	UT	84103
Elaine Calder	Salt Lake City	UT	84105
Elaine Calder	SLC	UT	84105
Elaine Calder	SLC	UT	84105
Elaine Child	SLC	UT	84117
Elaine D Nielson	Salt Lake City	UT	84124
Elaine J. Orosz	SLC	UT	84115
Elaine Lee	SLC	UT	84106
Elaine Setzer	Salt Lake City	UT	84106
Elaine Smith	Salt Lake City	UT	84106
Elaine Taliaferro	Salt Lake City	UT	84108
Elaine Tharp	Salt Lake	UT	84124
Elder Peiffer	Salt Lake City	UT	84106
Elder Rosario	Salt Lake City	UT	84106
Eldyn Hernandez	Salt Lake	UT	84104
Elena Clark	Salt Lake City	UT	84104
Elena Clark	SLC	UT	84124
Elia L. Diaz	Salt Lake City	UT	84116
Eliene Elliot	Salt Lake City	UT	84108
Elisa Tolman	Salt Lake City	UT	84104
Elise Airmet	SLC	UT	84103
Elisha Archuleta	Salt Lake City	UT	84120
Eliza Black	Salt Lake City	UT	84106
Eliza Cooper	Salt Lake City	UT	84104
Eliza Matagi	Salt Lake City	UT	84109
Elizabeth Anderson	SLC	UT	84106
Elizabeth Flores	Salt Lake City	UT	84115
Elizabeth Guemain	Salt Lake City	UT	84104
Elizabeth Hackett	Salt Lake City	UT	84109
Elizabeth Ilaoa	Salt Lake City	UT	84103
Elizabeth Meza	SLC	UT	84111
Elizabeth Pratt	SLC	UT	84124
Elizabeth Rose	SLC	UT	84115
Elizabeth Wise	Salt Lake City	UT	84152
Elizabeth Zendejas	SLC	UT	84115
Ella N. Dotson	Salt Lake City	UT	84124
Ellen Maxfield	SLC	UT	84109
Ellie Brownstein	SLC	UT	84108
Ellinor Carter	Salt Lake City	UT	84105
Ellis Kay Farnsworth	Salt Lake City	UT	84113
Ellison McMillan	SLC	UT	84103
Elma Heath	Salt Lake City	UT	84107
Elsa Mery	Salt Lake City	UT	84115
Elsa Plazola	Salt Lake City	UT	84104
Elsa Vergara Encina	SlC	UT	

Name	City	State	Zip
Estela Hrenas	SLC	UT	84103
Esther Leatty	SLC	UT	84116
Esther Padilla	Salt Lake City	UT	84116
Ethan Wayman	SLC	UT	84104
Ethel Kasteler	Salt Lake City	UT	84124
Eva Heiner	SLC	UT	84108
Eva Leavitt	Salt Lake City	UT	84105
Eva Romano	SLC	UT	84116
Evan Bassett	Salt Lake City	UT	84106
Evan Hurst	Salt Lake City	UT	84105
Evany Pace	SLC	UT	84109
Eve James	SLC	Ut	84102
Eve Petajam	SLC	UT	84108
Eve Steiner	Salt Lake City	UT	84108
Evelyn Buck	Salt Lake City	UT	84106
Evelyn DeBry	Salt Lake City	UT	84109
Evinda Adams	Salt Lake City	UT	84106
F. Michael Coleman	SLC	Ut	84106
F. Schmidt	SLC	UT	84106
Fabby Schmidt	Salt Lake City	UT	84106
Fabian Perez	SLC	Ut	84116
Faith S. Martinez	Salt Lake City	UT	84105
Falish Aragon	Salt Lake City	UT	84116
Farrel Wright	SLC	UT	84115
Farrell Stevens	slc	UT	84106
Fatima Bennett	SLC	UT	84124
Fatima Nawabi	SLC	UT	84108
Fatime Qerkini	SLC	UT	84109
Feburell Allen	SLC	UT	84101
Federico Garcia	Salt Lake City	UT	84104
Felipa Rodriguez	SLC	UT	84104
Felipe Garcia	Salt Lake City	UT	
Felissa DeLaMora	SLC	UT	84101
Felix L.	SLC	UT	84116
Fermin Moreno	Salt Lake City	UT	84115
Fernando Munoz	SLC	Ut	84115
Fernando Rivos	Salt Lake City	UT	84116
Fernando Sorroche	SLC	Ut	84108
Ferron Wilson	Salt Lake City	UT	84108
Fidel Ceja	SLC	UT	84115
Fina Katia	SLC	UT	84111
Fiona Halloran	SLC	UT	84105
Fitzhugh D. Davis	SLC	UT	84108
FJ Milet	Salt Lake City	UT	84108
Fletcher Collins	SLC	UT	84106
Flo Kincald	SLC	UT	84115
Flora Nguyen	Salt Lake City	UT	84118
Flora Praag	Salt Lake City	UT	84106
Floyd Smart	Salt Lake City	UT	84116
Flroa Bellamy	Salt Lake City	UT	
Fobricio Robellin	Salt Lake City	UT	84104

Name	City	State	Zip
Gary Jackman	Salt Lake City	UT	84115
Gary Keller	Salt Lake City	UT	84105
Gary Miller	Salt Lake City	UT	
Gary Sagers	Salt Lake City	UT	84115
Gary Sells	SLC	UT	84105
Gary Zanelli	Salt Lake City	UT	84111
Gayane Hanckyan	SLC	Ut	84115
Gayle Burgoyne	Salt Lake City	UT	84109
Gayle Hughes	Salt Lake City	UT	84105
Gayle Lee	SLC	UT	84121
Gayle Ross	SLC	UT	84111
Gaylen S Young, Jr.	SLC	UT	84117
Gaylene Bauer	Salt Lake City	UT	84106
Gaylene Brown	Salt Lake City	UT	84117
Gaylene Brown	SLC	UT	84117
Gaylene Jones	SLC	UT	84106
Gene Burrows	Salt Lake City	UT	84121
Genevieve Coleman	Salt Lake City	UT	84109
Genid C. Tobler	Salt Lake City	UT	84109
Geof Sawaya	SLC	UT	84111
Geoff McEntire	SLC	UT	84103
Geoff tice	SLC	UT	84102
Georga Simmons	Salt Lake City	UT	84108
George A Childs	SLC	UT	84109
George Brown	SLC	UT	84103
George E. Pyper	Salt Lake City	UT	84105
George Elmer	Salt Lake City	UT	84124
George Fritz	Salt Lake City	UT	84105
George Harred	Salt Lake City	UT	84115
George K. Rost	SLC	UT	84105
George Nicholatus	SLC	UT	84108
George Pratt	Salt Lake City	UT	84124
George Schafner	Salt Lake City	UT	84109
George Trasper	SLC	UT	84105-2640
Georgia Stevens	Salt Lake City	UT	84104
Gerald Adams	Salt Lake City	UT	84116
Gerald Benton	Salt Lake City	UT	84116
Gerald Schmidt	Salt Lake City	UT	84104
Gerald Stanley	Salt Lake City	UT	84102
Geraldine Mower	Salt Lake City	UT	84117
Geraldo McCoy	Salt Lake City	UT	84103
Gerard G. Campos	Salt Lake City	UT	84108
Gerardo Arteaga	Salt Lake	UT	84116
Gerardo Magana Jr	SLC	UT	84115
Gil Schaefer	SLC	UT	84103
Gilbert H. Buhold	Salt Lake City	UT	84109
Gilbert M. Arredondo	Salt Lake City	UT	84014
Gildarelo Santiago	Salt Lake City	UT	84115
Gina Blake	SLC	UT	
Gina Garcia	Salt Lake City	UT	84116
Gina Moody	Salt Lake City	UT	84124

Name	City	State	Zip
Haley Alvarado	SLC	UT	84109
Haley Wall	SLC	UT	84108
Haller Champo	Salt Lake City	UT	84116
Hanah Ward	SLC	UT	84108
Haodpr Mustafii	Salt Lake City	UT	84104
Harold A. Brooks	Salt Lake City	UT	84129
Harold Brooks	SLC	UT	84129
Harold Weir	SLC	UT	84117
Harriet Lawrence	Salt Lake City	UT	84109
Harris M. Neidick	SLC	UT	84115
Harry Bia	SLC	UT	84104
Hasikizimana Bahati	Salt Lake City	UT	84115
Haylee Mecham	SLC	UT	84117
Haze Cline	SLC	UT	84115
Heath Henningon	Salt Lake City	UT	84108
Heath Lamoreaux	SLC	UT	84106
Heather Billeter	SLC	UT	84108
Heather Carey	Salt Lake City	UT	84106
Heather Curtis	Salt Lake City	UT	84106
Heather Erickson	Salt Lake City	UT	84108
Heather Hawks	Salt Lake City	UT	84105
Heather Hendrickson	Salt Lake City	UT	84106
Heather Hig	SLC	UT	84106
Heather Hooper	Salt Lake City	UT	84108
Heather Kelly	Salt Lake City	UT	84109
Heather Legler	Salt Lake City	UT	84116
Heather Nelson	SLC	UT	84106
Heather S. Palm	SLC	UT	84108
Heather Wenzel	Salt Lake City	UT	84106
Hector Villafane	Salt Lake City	UT	84104
Heidi Carter	SLC	UT	84105
Heidi Decker	Salt Lake City	UT	84106
Heidi Deifel	SLC	UT	84106
Heidi Dickman	Salt Lake City	UT	84109
Heidi Evans	Salt Lake City	UT	84115
Heidi Fassmann	SLC	ut	84108
Heidi Gomez	Salt Lake	UT	84118
Heidi Heninger	Salt Lake City	UT	84108
Heidi Kramer	Salt Lake City	UT	84105
Heidi Mundy	Salt Lake City	UT	84108
Helen Bezzant	Salt Lake City	UT	84115
Helen Buzianis	Salt Lake City	UT	84105
Helen Carr	Salt Lake City	UT	84105
Helen Fraglion	Salt Lake City	UT	84116
Helen Hawks	Salt Lake City	UT	84105
Helen Mafua	Salt Lake City	UT	84101
helen Sieth	SLC	UT	84106
Helen Thornton	SLC	UT	84108
Helga Kemmethmueller	SLC	Ut	84106
Helio Quiroz	Salt Lake City	UT	84115
Helmut Mueller	Salt Lake City	UT	84104

Name	City	State	Zip
Isabella Alba	SLC	UT	84115
Isabelle Brodus	SLC	UT	84108
Isac Magens	SLC	UT	84124
Isalas Antonio	Salt Lake City	UT	84116
Isela Ibarra	Salt Lake City	UT	84116
Ismael Garcia	SLC	UT	84104
Ismenia Hernandez	Salt Lake City	UT	84116
Ita Tonga	Salt Lake City	UT	84108
Ivette Vickery	SLC	UT	84111
Ivona Zuna	SLC	Ut	84116
J Renee Suitter	Salt Lake City	UT	84108
J. Chandler	SLC	UT	84109
J. Chavez	Salt Lake City	UT	84105
J. Hugo Hernandez	SLC	UT	84104
J.B. Richards	Salt Lake City	UT	84106
J.P. Giles	Salt Lake City	UT	84108
Jacci Jenson	Salt Lake City	UT	84104
Jack Collins	Salt Lake City	UT	84111
Jack M. Waters	SLC	UT	84104
Jack Ollerton	SLC	UT	84115
Jack R. Haywood	SLC	UT	84107
Jack Stahl	SLC	UT	84108
Jack White	SLC	UT	84109
Jackie Erickson	SLC	UT	84115
Jackie Hansen	Salt Lake City	UT	84123
Jackie Harovre	Salt Lake City	UT	84105
Jackie Tuttle	Salt Lake City	UT	84104
Jackilyn	Salt Lake City	UT	84124
Jacky Romero	SLC	UT	84111
Jacob A Jones	Salt Lake City	UT	84104
Jacob Beebe	SLC	UT	84108
Jacob Cordova	Salt Lake City	UT	84116
Jacob Johnson	SLC	UT	84103
Jacob King	Salt Lake City	UT	84115
Jacob Kirkham	SLC	UT	84106
Jacob Martinez	Salt Lake City	UT	84116
Jacqueline Uribe	Salt Lake City	UT	84104
Jacqueline Vea	Salt Lake City	UT	84104
Jade Vo	Salt Lake City	UT	80110
Jade Vo	Salt Lake City	UT	84110
Jaime Andrade	Salt Lake City	UT	84113
Jaime Barcenas	SLC	UT	84104
Jaime Becerra	SLC	UT	84116
Jaime Gutierrez	Salt Lake City	UT	
Jaime Thomas	SLC	UT	84108
Jake Louder	Salt Lake City	UT	84115
Jake Palmer	Salt Lake City	UT	84109
Jake Wade	SLC	UT	84103
Jamal Anati	Salt Lake City	UT	84115
James Balluff	SLC	UT	84106
James Crouch	SLC	UT	84108

Name	City	State	Zip
Janene Montano	Salt Lake City	UT	84115
Janet A Urry	SLC	UT	84106
Janet Flake	Salt Lake City	UT	84104
Janet Gillilan	Salt Lake City	UT	84108
Janet Hayes	Salt Lake City	UT	84108
Janet Janis	SLC	UT	84105
Janet L Moala	Salt Lake City	UT	84116
Janet Richardson	SLC	UT	84108
Janet Siler	Salt Lake City	UT	84108
Janette Boone	SLC	UT	84106
Janette Massman	SLC	UT	84106
Janette Sawaya	Salt Lake City	UT	84108
Janice Carey	Salt Lake City	UT	84105
Janice E Lindsey	SLC	Ut	84108
Janice Ericksen	Salt Lake City	UT	84111
Janice Foley	Salt Lake City	UT	84108
Janice R Stevens	Salt Lake City	UT	84121
Janis Edna Servoss	Salt Lake City	UT	84104
Janna Staples	SLC	UT	84104
Jaqueline Nealon	SLC	Ut	84115
Jaral Tippetts	SLC	Ut	84106
Jaran Sweat	Salt Lake City	UT	84117
Jared Gummersall	SLC	UT	84104
Jared Martinez	SLC	UT	84115
jarred B. Franz	SLC	UT	84105
Jasmin Charles	SLC	UT	84106
Jasmine Bronson	Salt Lake City	UT	84106
Jason Anderson	SLC	UT	84115
Jason Frank	SLC	UT	84124
Jason Haakensveen	SLC	UT	84103
Jason Hammond	SLC	UT	84105
Jason Hill	SLC	UT	84106
Jason Lou	Salt Lake City	UT	84108
Jason Pierce	SLC	UT	84115
Jason Stettler	Salt Lake City	UT	84106
Jason Utley	SLC	UT	84105
Jason Ware	Salt Lake City	UT	84106
Jason Williams	Salt Lake City	UT	84106
Jason Yeiter	Salt Lake City	UT	84115
Jaun Gallegos	Salt Lake	UT	84104
Jaun Hernandez	Salt Lake	UT	84115
Javier D. Fajardo	Salt Lake City	UT	84116
Javier Grado	Salt Lake City	UT	84104
Javier Moling	Salt Lake City	UT	84119
Javier Rios	Salt Lake City	UT	84116
Javier Rodriguez	SLC	UT	84104
Jawn Shaw	SLC	Ut	84152
Jay Aldous	Salt Lake City	UT	84109
Jay Mckinney	SLC	UT	84124
Jay R. Fawsen	Salt Lake City	UT	84106
Jay R. Fawsen	SLC	UT	84106

Name	City	State	Zip
Jenni Floyd	Salt Lake City	UT	84108
Jenni Saville	Salt Lake City	UT	84140
Jennie O'Shea	Salt Lake City	UT	84109
Jennifer Bustamante	SLC	UT	84116
Jennifer Clegg	Salt Lake City	UT	84121
Jennifer Cole	Salt Lake City	UT	84116
Jennifer Desrosiers	SLC	UT	84106
Jennifer Evenson	SLC	UT	84105
Jennifer Findlay	SLC	UT	84117
Jennifer Foote	Salt Lake City	UT	84109
Jennifer Greer	SLC	UT	84116
Jennifer Guevara-Chavez	SLC	UT	84108
Jennifer Haley	SLC	UT	84106
Jennifer Hinchman	Salt Lake City	UT	84105
Jennifer Hunter	Salt Lake City	UT	84108
Jennifer Klonizos	SLC	UT	84109
Jennifer Low	Salt Lake City	UT	84104
Jennifer Mauger	SLC	UT	84123
Jennifer Neeley	SLC	UT	84101
Jennifer Paris	Salt Lake City	UT	84103
Jennifer Pathak	SLC	UT	84105
Jennifer Penman	SLC	UT	84109
Jennifer rust	SLC	UT	84105
Jennifer Sellers	Salt Lake City	UT	84124
Jennifer Spencer	Salt Lake City	UT	84105
Jennifer Stevens	SLC	UT	84116
Jennifer Sweeney	SLC	UT	84105
Jenny Anderson	Salt Lake City	UT	84105
Jenny Cook	SLC	UT	84106
Jenny Ferez	SLC	UT	84104
Jenny Granz	SLC	UT	84102
Jenny Nelson	SLC	UT	84117
Jenny Robinson	Salt Lake City	UT	84109
Jeremiah Evans	SLC	UT	84109
Jeremy Perkins	SLC	UT	84111
Jeremy Riley	Salt Lake City	UT	84103
Jeremy Simmons	SLC	UT	84119
Jeremy Temples	Salt Lake City	UT	84104
Jeri L. Youngblood	Salt Lake City	UT	84107
Jerred Pierpont	SLC	UT	84111
Jerry Brewton	Salt Lake City	UT	84114
Jerry Magana	SLC	UT	84116
Jerry May	Salt Lake City	UT	84108
Jerry Shurtleff	Salt Lake City	UT	84106
Jervis K. Thomas	SLC	UT	84102
Jesse Garlick	SLC	UT	84116
Jesse Green	SLC	UT	84109
Jesse Rivas	SLC	UT	84115
Jessi Barrett	Salt Lake City	UT	84106
Jessica Arellano	Salt Lake City	UT	84116
Jessica Bloswick	Salt Lake City	UT	84115

Name	City	State	Zip
Jo Badoni	SLC	UT	84107
Joan & Earl E Condie	Salt Lake City	UT	84115
Joan Brown	Salt Lake City	UT	84108
Joan P. Holt	Salt Lake City	UT	84121
Joan Parker	Salt Lake City	UT	84121
Joan Perkins	Salt Lake City	UT	84123
Joan Taylor	Salt Lake City	UT	84108
Joan Zoumadakis	Salt Lake City	UT	84109
JoAnn Andersen	SLC	UT	84116
JoAnn Forrest	Salt Lake City	UT	84124
Joann Gerteno	Salt Lake City	UT	84104
JoAnn Krause	Salt Lake City	UT	84109
Joann Lewis	SLC	UT	84108
Joanna Smith	SLC	UT	84106
Jodi Almansouri	SLC	ut	84105
Jodi Lence Norris	Salt Lake City	UT	84105
Joe Berger	Salt Lake City	UT	84115
Joe Devai	SLC	Ut	84116
Joe Freitas	Salt Lake City	UT	84111
Joe Ramos	Salt Lake	UT	84104
Joe Shope	Salt Lake City	UT	84104
Joe Williams	Salt Lake City	UT	84117
Joeel Morris	SLC	UT	84106
Joel Barron	Salt Lake City	UT	84108
Joel Searcy	SLC	UT	84119
John A. Avery	SLC	UT	84105
John A. Dahlsrud	Salt Lake City	UT	84101
John Asson	Salt Lake City	UT	84109
John Bergelson	SLC	UT	84105
John Bischoff	Salt Lake City	UT	84105
John Brennan	Salt Lake City	UT	84102
John Briggs	SLC	UT	84108
John Burton	Salt Lake City	UT	84105
John Charles	SLC	UT	84109
John Deakin	SLC	UT	84106
John Drinkard	Salt Lake City	UT	84104
John Dyen	SLC	Ut	84101
John Ellis	SLC	UT	84107
John Hansen	Salt Lake City	UT	84106
John higgins	SLC	Ut	84104
John Hinckley	Salt Lake City	UT	84105
John Holbrook	slc	UT	84122
John Kuerner	SLC	UT	84108
John L Tummant	Salt Lake City	UT	84106
John M. Farrell	Salt Lake City	UT	84108
John M. Halsey	SLC	UT	84104
John Meyer	Salt Lake City	UT	84106
John Moser	SLC	UT	84121
John Murphy	SLC	UT	84108
John Oebkir	Salt Lake City	UT	84106
John P. Mckay	SLC	UT	84104

Name	City	State	Zip
Jose Navarro	SLC	UT	84116
Jose Rios	SLC	UT	84115
Jose Robles	SLC	UT	84101
Jose Tapia	SLC	UT	84104
Josefina Flores	Salt Lake City	UT	84116
Joseph A. Rodriguez	SLC	UT	84108
Joseph Alfandre	SLC	UT	84109
Joseph Brown	Salt Lake City	UT	84104
Joseph Hicks	SLC	UT	84102
Joseph Leventhal	Salt Lake City	UT	84116
Joseph Lisi	SLC	UT	84115
Joseph Milner	SLC	Ut	84118
Joseph Papenfuss	Salt Lake City	UT	84108
Joseph Russell	Salt Lake City	UT	84117
Joseph Todd	SLC	UT	84111
Joseph W. Sanders	Salt Lake City	UT	84117
Joseph Wheeler	Salt Lake City	UT	84111
Josh Brown	SLC	UT	84117
Josh Tuckness	Salt Lake City	UT	84106
Josh White	SLC	UT	84103
Joshua Bake-Cooper	Salt Lake City	UT	84108
Joshua Memea	Salt Lake City	UT	84115
Joshua Steinberg	SlC	UT	84105
Joshua Thompson	Salt Lake City	UT	84115
Josiah Brown	Salt Lake City	UT	84115
Josiane Ingabire Mutabaruko	Salt Lake City	UT	84104
Josie Arellano	Salt Lake City	UT	84116
Josie Mora	Salt Lake City	UT	84108
joslyn Becker	SLC	ut	84101
Jovita T. Colovich	SLC	UT	84121
Joy Heck	SLC	UT	84106
Joy Maxwell	SLC	UT	84115
Joy Woolf	Salt Lake City	UT	84105
Joyce Avery	SLC	UT	84109
Joyce Budgewater	Salt Lake City	UT	84106
Joyce J. Miller	Salt Lake City	UT	84117
Joyce Siu	Salt Lake City	UT	84121
Joyce Taylor	Salt Lake City	UT	84108
JR Thornock	SLC	UT	84107
Juan Alfaro	SLC	UT	84104
Juan C. Mendoza	SLC	UT	84115
Juan Carlos Luna	Salt Lake City	UT	
Juan Carlos Macedo	Salt Lake City	UT	84102
Juan Cendejas	Salt Lake City	UT	84104
Juan Escalene	SLC	UT	84116
Juan F Guardado	SLC	UT	84116
Juan Fuentes	Salt Lake City	UT	84111
Juan Guerrero Parra	SLC	UT	84116
Juan L. Munoz	Salt Lake City	UT	84104
Juan Pablo Chavez	SLC	Ut	84104
Juan Robles S	SLC	UT	84107

Name	City	State	Zip
Justin L Madsen	Salt Lake City	UT	84106
Justin Staub	Salt Lake City	UT	84124
Justin Staub	SLC	UT	84124
Justine Christensen	Salt Lake	UT	84115
Juventino Lopez Martin	Salt Lake City	UT	
K. Garcia	SLC	Ut	
K.J. Huckleberry	SLC	UT	84106
Kaarih Nisbet	SLC	UT	84105
Kade Curtis	Salt Lake City	UT	84115
Kadie Egbert	Salt Lake City	UT	84102
Kailah Dudley	SLC	UT	84106
Kalee Hadlock	SLC	UT	84111
Kali Vance	SLC	Ut	84111
Kalleen Wright	Salt Lake City	UT	84103
Kalo Saluni	Salt Lake City	UT	84104
Kalyana Cnimmagadda	SLC	UT	84117
Kam Chaichana	SLC	UT	84108
Kami Merrill	Salt Lake City	UT	84108
Kammy Ellis	Salt Lake City	UT	84106
Kammy Ellis	SLC	UT	84106
Kara Clayton	Salt Lake City	UT	84116
Kara Wattleworth	SLC	UT	84106
Karalea McElhinny	SLC	UT	84152
Karalyn Marzo	Salt Lake City	UT	84109
Karem Xiras	SLC	UT	84115
Karen Akerlow	SLC	UT	84108
Karen Bindewald	Salt Lake City	UT	84115
Karen Birth	Salt Lake City	UT	84108
Karen Bitner	Salt Lake City	UT	84108
Karen Carter	Salt Lake City	UT	84106
Karen Clark	Salt Lake City	UT	84115
Karen Clemente	SLC	UT	84116
Karen Coats	SLC	UT	84105
Karen J Hansen	SLC	UT	84108
Karen Maxwell	SLC	UT	84108
Karen Maxwell	Salt Lake City	UT	84108
Karen Rasmussen	Salt Lake City	UT	84115
Karen Redmon	SLC	UT	84108
Karen Smith	Salt Lake City	UT	84108
Karen Stensend	SLC	UT	84117
Karen Taylor	Salt Lake City	UT	
Karen Wood	SLC	UT	84108
Kari Ebeling	SLC	UT	84106
Kari Latteier	SLC	UT	84109
Kari Page	SLC	UT	84106
Kari Wright	SLC	UT	84106
Karilynn Millano	SLC	UT	84116
Karina Cabezas	Salt Lake City	UT	84115
Karina Rojas	SLC	UT	84115
Karl Schirmacher	Salt Lake City	UT	84108
Karla Bradshaw	Salt Lake City	UT	84111

Name	City	State	Zip
Katrina Stratford	SLC	ut	84106
Katy Ginther	Salt Lake City	UT	84123
Katy Prottengeier	SLC	UT	84103
Kavri Jenson	Salt Lake City	UT	84104
Kay E Blackner	SLC	UT	84109
Kay Lewis	Salt Lake City	UT	84109
Kay Thomas	Salt Lake City	UT	84109
Kay V Memmott	Salt Lake City	UT	84109
Kayce Curtis Goodro	Salt Lake City	UT	
Kaye Ford	SLC	UT	84108
Kayla Saganitso	Salt Lake City	UT	84116
Kayli Rogers	SLC	UT	84106
Kaylynn Balluff	SLC	UT	84106
Kaylynn Balluff	Salt Lake City	UT	84106
Kedvim Nwigbara	SLC	UT	84106
Keena Evans	SLC	UT	84124
Keidy Herdandez	SLC	UT	84106
Keira young	SLC	Ut	84115
Keith Cooper	SLC	UT	84115
Keith Junior	Salt Lake City	UT	84116
Keith Welch	SLC	UT	84111
Keithley Whitehat	Salt Lake City	UT	84116
Kelli Fannin	Salt Lake City	UT	84104
Kelly Adelman	Salt Lake City	UT	84115
Kelly Evans	Salt Lake City	UT	84105
Kelly John	SLC	UT	84104
Kelly Knudsen	Salt Lake City	UT	84121
Kelly Moran	Salt Lake City	UT	84104
Kelly Tate	SLC	UT	84108
Kelsey Englert	Salt Lake City	UT	84106
Kelsey McEwan	Salt Lake City	UT	84109
Kelsie Porter	SLC	UT	84108
Ken & John Everett	SLC	UT	84116
Ken Crellin	Salt Lake City	UT	84109
Ken Gibson	Salt Lake City	UT	84107
Ken Hauritz	Salt Lake City	UT	84124
Ken Mickelson	Salt Lake City	UT	84106
Kendra Miraj	SLC	UT	84115
Kendra Vore	SLC	UT	84121
Kenneth Bullock	Salt Lake City	UT	84108
Kenneth Thomas	SLC	UT	84102
Kenneth V McKibben	SLC	UT	84123
Kenny Johnson	Salt Lake City	UT	84116
Kent Anderson	Salt Lake City	UT	84108
Kent Berg	Salt Lake City	UT	84108
Kent Johnsen-Fox	Salt Lake City	UT	84108
Kent Poulson	Salt Lake City	UT	84103
Kent Weigle	SLC	UT	84108
Kerrie Goodell	SLC	UT	84105
Kerry Hammond	Salt Lake City	UT	84115
Kevin Bushead	Salt Lake City	UT	84111

Name	City	State	Zip
Kris Sandoval	Salt Lake City	UT	84109
Kris Shipp	SLC	UT	84117
Kristen Lawrence	Salt Lake City	UT	84108
Kristen Lew	SLC	UT	84108
Kristen Peko	SLC	UT	84105
Kristin Bower	SLC	UT	84109
Kristina Naag Velagapudi	Salt Lake City	UT	84109
Kristine Johnson	Salt Lake City	UT	84105
Kristine Nelson	Salt Lake City	UT	84121
Kristine Shupe	SLC	UT	84108
Kurt Schultz	Salt Lake City	UT	84115
Kyle Begaye	SLC	UT	84104
Kyle Meadows	Salt Lake City	UT	84109
Kylynn Parker	SLC	UT	84112
Kym Felicko	Salt Lake City	UT	84104
Kyra Sysak	SLC	UT	84102
L Ferrin Lindsey	SLC	Ut	84108
L. Y. Pehrsoon	Salt Lake City	UT	84108
Lacey Skipps	Salt Lake City	UT	84104
Lacy Echeverria	Salt Lake City	UT	84103
Lacy Egbert	Salt Lake City	UT	84108
Lacy King	SLC	UT	84107
Ladene Defond	Salt Lake City	UT	84108
Laila Abdul-Alil	SLC	UT	84108
Lajae Dixon	Salt Lake City	UT	84116
Lakresha Banhs	Salt Lake City	UT	84113
Lam McIntosh	Salt Lake City	UT	84111
Lamar Gatherum	Salt Lake City	UT	84121
LaMarr Hutchison	Salt Lake City	UT	84104
Lance Nieldbrog	SLC	UT	84115
Landon Clark	SLC	UT	84124
Lane Kimball	SLC	UT	
Lane Lindstrom	SLC	UT	84115
Lanelle Potter	Salt Lake	UT	84104
Lanette Dunbar	SLC	ut	84108
Langilangi Takai	Salt Lake	UT	84104
Lani Latu	SLC	ut	84104
Lara Clayson	SLC	UT	84116
Laraib Sial	Salt Lake City	UT	84109
LaRayne Stuber	Salt Lake City	UT	84117
Laren Mortensen	SLC	UT	84115
Larry Balsmeier	Salt Lake City	UT	84106
Larry Ferolie	Salt Lake City	UT	84106
Larry Fuller	Salt Lake City	UT	84104
Larry Groves	SLC	UT	84108
Larry Murray	SLC	UT	84106
Larry Nisbet	SLC	UT	84105
Larry Richy	Salt Lake City	UT	84108
Latn Ajber	SLC	UT	84034
Laura A Contreras	Salt Lake City	UT	84116
Laura Baumdfart	SLC	UT	

Name	City	State	Zip
Lester Mason	Salt Lake City	UT	84106
Leticia Ponce C	Salt Lake City	UT	84104
Letty Kamrouski	SLC	UT	84102
Levi Asper	SLC	UT	84106
Lewis Barton	Salt Lake City	UT	84108
Lexi Almberg	SLC	UT	
Lexie Beyda	Salt Lake City	UT	84115
Lila Edwards	Salt Lake City	UT	84105
Lila Galvan	Salt Lake	UT	84115
Lilia Rivas	SLC	Ut	84116
Liliana Keyes	SLC	Ut	84116
Liliana Larsen	SLC	UT	84115
Lilly Christensen	Salt Lake City	UT	84102
Lily Yang	Salt Lake City	UT	84108
Linda Adams	Salt Lake City	UT	84105
Linda Berry	SLC	UT	84106
Linda Chance	SLC	UT	84102
Linda Coleman	SLC	UT	84124
Linda Davis	SLC	UT	84105
Linda E. Keslee	SLC	UT	84106
Linda Hardy	SLC	UT	84105
Linda Korae	SLC	UT	84103
Linda L Jeffers	SLC	UT	84111
Linda Lloyd	SLC	UT	84108
Linda Luna	slc	UT	84104
Linda Owen	Salt Lake City	UT	84106
LInda Peterson	Salt Lake City	UT	84108
Linda Rowe	SLC	UT	84106
Linda Sanders	Salt Lake City	UT	84117
Linda Thorpe	Salt Lake City	UT	84106
Linda Ward	Salt Lake City	UT	84109
Lindi Inman	Salt Lake City	UT	84106
Lindsay Caldwell	SLC	UT	84108
Lindsay Davis	SLC	UT	84106
Lindsay McConkle	SLC	UT	84108
Lindsay Mounteer	Salt Lake City	UT	84111
Lindsay Nicholas	SLC	UT	84108
Lindsey Ferrari	Salt Lake City	UT	84105
Lindsey Wheeler	Salt Lake City	UT	84111
Lionel Santana	Salt Lake City	UT	84116
Lisa Aa	SLC	UT	84102
Lisa Chan	SLC	UT	84103
Lisa Degraff	SLC	UT	84105
Lisa Escobar	Salt Lake City	UT	84104
Lisa Foster	Salt Lake City	UT	84115
Lisa Furner	SLC	UT	84106
Lisa Hiller	Salt Lake	UT	84103
Lisa Kaloczi	SLC	UT	84106
Lisa Mirelez	Salt Lake City	UT	84116
Lisa Pleth	SLC	UT	84103
Lisa Soffe	Salt Lake City	UT	84124

Name	City	State	Zip
Luana Hofeling	Salt Lake City	UT	84108
Luane Schmidt	Salt Lake City	UT	84108
Lucero Colin	SLC	UT	84115
Lucia Rubio	SLC	UT	84103
Lucille Decoster	SLC	UT	84109
Lucille Skanehy	Salt Lake City	UT	
Lucinda Hyde	Salt Lake City	UT	84108
Lucy Bodily	Salt Lake City	UT	84108
Lucy Christensen	SLC	UT	84105
Lucy Simmons	Salt Lake City	UT	84116
Luen Lim	Salt Lake City	UT	84109
Lui Lidtka	SLC	UT	
Luis De La Paz	Salt Lake City	UT	84115
Luiz Lopez	Salt Lake	UT	84115
Luke Pfeil	Salt Lake City	UT	84116
LuNell Bullock	SLC	UT	84116
Luz Alcaraz	SlC	UT	84111
Luz Mario Castro	Salt Lake City	UT	84116
Luz Pineda	Salt Lake City	UT	84104
Lyndon B. Foster	SLC	UT	84116
Lynn A Merrill	SLC	UT	84117
Lynn Burke	SLC	Ut	84105
Lynn Curt	Salt Lake City	UT	84124
Lynn Lipsey	Salt Lake City	UT	84111
Lynn Shafer	SLC	UT	84108
Lynne Baxter	SLC	UT	84117
Lynne Hall	SLC	UT	84102
M Cannon	SLC	UT	84121
M Kay Robison	SLC	Ut	84115
M. Cox	Salt Lake City	UT	84104
M. Hawkins	SLC	UT	84108
M. L. Robinson	SLC	UT	84152
M. Stutsman	SLC	UT	
M.C. Carofanello	Salt Lake City	UT	84124
M.C. Carofanello	SLC	UT	84124
M.K. Muir	Salt Lake City	UT	84109
Maata Makaya	SLC	UT	84104
Maddie Keyes	SLC	UT	84105
Madeline O'Dir	Salt Lake City	UT	84106
Madelyn Herr	Salt Lake City	UT	84124
Mae Barela	Salt Lake City	UT	84105
Maeta Navajo	Salt Lake City	UT	84104
Magdelina Aiaker	Salt Lake City	UT	84116
Mahina Folay	Salt Lake City	UT	84104
Mai Isabel Silva	SLC	UT	84116
Maia Ermakova	SLC	UT	84105
Maile Evans	Salt Lake City	UT	84121
Mairiam Anderson	Salt Lake City	UT	84108
Makia Nunes	Salt Lake City	UT	84104
Malaykhone Kiphibane	Salt Lake City	UT	84104
Malin Foster	SLC	UT	84108

Name	City	State	Zip
Maria Lopez	Salt Lake City	UT	84104
Maria Orozco	Salt Lake City	UT	84104
Maria Padilla	SLC	UT	84104
Maria Reyes	Slc	UT	84104
Maria Rodriguez	SLC	UT	84104
Maria Roja Gomez	Salt Lake City	UT	84119
Maria Serrato	SLC	UT	84116
Maria Vidales	Slc	UT	84115
Mariah Card	SLC	UT	84106
Mariah Dynette Hunter	Salt Lake City	UT	84104
Marian Emmett	SLC	UT	84152
Marian Millet	Salt Lake City	UT	84108
Maribel Rodriguez	Salt Lake City	UT	84116
Maricela A. Carbajal	Salt Lake City	UT	84104
Maricela Castillo	SLC	UT	84111
Marie Easter	Salt Lake City	UT	84108
Marie Laurie	SLC	UT	84109
Marie Martial	Salt Lake City	UT	84116
Marie Warner	SLC	UT	84106
Marillyn Christensen	Salt Lake City	UT	84107
Marilyn Alkhafasi	Salt Lake City	UT	84116
Marilyn Bateman	Salt Lake City	UT	84108
Marilyn Copeland	SLC	UT	84108
Marilyn heiner	SLC	UT	84107
Marilyn Morris	Salt Lake City	UT	84109
Marilyn Todd	Salt Lake City	UT	84124
Marilyn Woodger	SLC	UT	84124
Marin Bywater	Salt Lake City	UT	84124
Marina Espinosa	SLC	Ut	84104
Marina Ribo	SLC	UT	84105
Marine Gunn	SLC	UT	84104
Mario Antonio Lopez Lopez	Salt Lake City	UT	84116
Mario Fansca	Salt Lake City	UT	84116
Mario Hernandez	Salt Lake City	UT	84104
Mario L. Flores	Salt Lake City	UT	84104
Mario Rivera	SLC	UT	84117
Mario Sanchez	Salt Lake City	UT	84115
Mario Varela	SLC	UT	84104
Marion Cook	Salt Lake City	UT	84105
Marion DiRedo	SLC	UT	84105
Marion Klaus	SLC	UT	84106
Marissa Magana	SLC	UT	84116
Maritea Vazquez	Salt Lake City	UT	84104
Marjorie Carmen	SLC	Ut	84105
Marjorie Newren	SLC	UT	84109
Marjorie Regenscheit	Salt Lake City	UT	84108
Mark Balnter	Salt Lake City	UT	84106
Mark Gardner	SLC	Ut	84103
Mark Hazel	SLC	UT	84105
Mark Johnson	Salt Lake City	UT	84106
Mark Linford	Salt Lake City	UT	84108

Name	City	State	Zip
Mary Jane Williams	Salt Lake City	UT	84108
Mary Jo Baimoli	SLC	UT	84101
Mary Johns	SLC	UT	84105
Mary Johnson	Salt Lake City	UT	84116
Mary Larson	Salt Lake City	UT	84108
Mary Lehnhof	Salt Lake City	UT	84109
Mary Lou Bentley	SLC	UT	84108
Mary Luthi	Salt Lake City	UT	84109
Mary Margeret	Salt Lake City	UT	84105
Mary Marordas	SLC	UT	84108
Mary McCarthy	SLC	UT	84108
Mary McCord	Salt Lake City	UT	84117
Mary McCreedy	SLC	UT	84102
Mary Moagl	SLC	UT	84104
Mary Nasbet	Salt Lake City	UT	84105
Mary North	Salt Lake City	UT	84103
Mary O'Connell	Salt Lake City	UT	84105
Mary Orozco	Salt Lake City	UT	84070
Mary Rice	Salt Lake City	UT	84108
Mary Ruiz	Salt Lake City	UT	84120
Mary Sanders	Salt Lake City	UT	84107
Mary Schwing	Salt Lake City	UT	84105
Mary Shepherd	SLC	UT	84108
Mary Spencer	Salt Lake City	UT	84124
Mary Staples	Salt Lake City	UT	84109
Mary Swaminathan	SLC	UT	84108
Mary VanMinde	SLC	UT	84108
Mary Wilson	Salt Lake City	UT	84109
Mary Yannzas	Salt Lake City	UT	84121
Maryann Curtis	Salt Lake City	UT	84109
Maryanne Lyon	Salt Lake City	UT	84108
Marybeth North	SLC	Ut	84054
Mary-Brook Townsend	SLC	UT	84108
Marylyn Midgley	Salt Lake City	UT	84106
Maryssa Montoya	Salt Lake City	UT	84106
Mason John Allen	SLC	UT	84108
Mason Woolf	Salt Lake City	UT	84103
Mathew Bona	Salt Lake City	UT	84106
Mathson Noel	SLC	UT	84119
Matt Asay	SLC	UT	84108
Matt Davis	SLC	UT	84108
Matt DelPorto	SLC	UT	84108
Matt Tanner	Salt Lake City	UT	
Matthew Argyle	SlC	UT	84102
Matthew Beckham	SLC	UT	84108
Matthew Buser	SLC	UT	84115
Matthew Herrick	SLC	Ut	84103
Matthew Johnston	Salt Lake City	UT	84123
Matthew Rumery	SLC	UT	84120
Matthew Simmons	SLC	UT	84105
Matthew W. Jones	Salt Lake City	UT	84115

Name	City	State	Zip
Merrilee Smith	Salt Lake City	UT	84100
Merrili Taylor	Salt Lake City	UT	84103
Merton Duncan	Salt Lake City	UT	84116
Mesha Carson	SLC	UT	84104
Metui C Panisi	Salt Lake City	UT	84116
Micaela Lopez	SLC	Ut	84115
Michael Adams	SLC	UT	84104
Michael Ballock	Salt Lake City	UT	84111
Michael Bogart	SLC	UT	84108
Michael Broadbent	SLC	UT	84105
Michael Broadbent	Salt Lake City	UT	84105
Michael Camacho	SLC	UT	84103
Michael Cardona	SLC	UT	84111
Michael Dottfredson	Salt Lake City	UT	84108
Michael E. Cole	Salt Lake City	UT	84111
Michael Ellingson	Salt Lake City	UT	84103
Michael Hepworth	SLC	UT	84108
Michael Humphries	Salt Lake City	UT	84108
Michael Muir	Salt Lake City	UT	84108
Michael Oakford	SLC	UT	84101
Michael Pace	SLC	UT	84108
Michael Palomares	SLC	UT	84104
Michael Robison	SLC	UT	84106
Michael Slinger	SLC	UT	84121
Michael Weight	SLC	UT	84106
Michael Windick	SLC	UT	84111
Michail M.Brosnahan	Salt Lake City	UT	84102
Michele Backman	SLC	UT	84108
Michele Hardnab	Salt Lake City	UT	84103
Michele Rossiter	SLC	UT	84124
Michele Valentine	Salt Lake City	UT	84105
Michelle Asay	Salt Lake City	UT	
Michelle Cox	SLC	UT	84102
Michelle de Oliveira	SLC	UT	84104
Michelle Galicia	Salt Lake City	UT	84115
Michelle Kingston	SLC	UT	84115
Michelle Lucero-Waters	Salt Lake City	UT	84105
Michelle N Dye	Salt Lake City	UT	84115
Michelle Ramirez	Salt Lake City	UT	84101
Michelle Ramirez	Salt Lake City	UT	84104
Michelle Redfearn	SLC	Ut	84115
Michelle Swenson	Salt Lake City	UT	84108
Michelle Taluss	SLC	UT	84116
Michelle Taylor	Salt Lake City	UT	84106
Michelle White	Salt Lake City	UT	84108
Michelle Woolston	Salt Lake City	UT	84121
Mickie Starks	Salt Lake	UT	84104
Mickka Mendoza	Salt Lake City	UT	84115
Mignonette Heldman	SLC	UT	84105
Miguel Medel	SLC	UT	84151

Name	City	State	Zip
Mr.Cooper	Salt Lake City	UT	84108
Mrs. Robinson	Salt Lake City	UT	84106
Ms. Berrett	Salt Lake City	UT	84108
Ms. Glade	SLC	UT	84101
Myrna Jacobs	SLC	UT	84104
Myrna Sutherland	SLC	UT	
N. Ewing	Salt Lake City	UT	84117
N. Pellegrine	SlC	UT	84115
Nadine Ward	SLC	UT	84105
Nahla Mohammad	SLC	UT	84117
Naidela Paz Mosqueda	SLC	Ut	84104
Naime Mohammed	SLC	UT	84102
Najwa Beseisa	SLC	UT	84106
Nakia Ross	Salt Lake City	UT	84111
Nan Williams	SLC	UT	84121
Nancy and Bill Day	Salt Lake City	UT	84106
Nancy Barbygon	Salt Lake City	UT	84109
Nancy Bush	SLC	UT	84102
Nancy Cornett	SLC	UT	84124
Nancy Dunlop	SLC	UT	84108
Nancy Emery	Salt Lake City	UT	84116
Nancy Jenkins	Salt Lake City	UT	84106
Nancy Jenkins	SLC	UT	84106
Nancy Madsen	Salt Lake City	UT	84109
Nancy Martinez	Salt Lake	UT	84115
Nancy Mdibell	Salt Lake City	UT	84106
Nancy Meidell	Salt Lake City	UT	84106
Nancy Memmott	SLC	UT	84108
Nancy Otukolo	Salt Lake City	UT	84104
Nanette Richard	Salt Lake City	UT	84108
Naomi Christenson	Salt Lake City	UT	84109
Nash Saltow	Salt Lake City	UT	84108
Natalia Gaytan	Salt Lake City	UT	84116
Natalie Alvarez	Salt Lake City	UT	84104
Natalie Steele	SLC	UT	84107
Natalina Loperito	SLC	UT	84104
Natasha Benfield	Salt Lake City	UT	84124
Natasha Brinkley	SLC	UT	
Natasha Erickson	Salt Lake City	UT	84109
Nathan Burgess	SLC	UT	84105
Nathan Campbell	Salt Lake City	UT	84115
Nathan Campbell	SLC	UT	84115
Nathan Crow	slc	ut	84105
Nathan Farnsworth	SLC	Ut	84115
Nathan Meek	Salt Lake City	UT	84108
Nathan Rigby	Salt Lake City	UT	84108
Nathan Wall	SLC	UT	84109
Nathenael Read	Salt Lake City	UT	84108
Natlean Fotofili	SLC	UT	84104
Neal Sabalines	SLC	UT	84115
Nefertitii Aubry	Salt Lake	UT	84101

Name	City	State	Zip
Norman Haga	Salt Lake City	UT	84101
Nunz Mauzemunos	SLC	UT	84129
Nyabec Chuong	SLC	UT	84104
O. Dick Drysdale	SLC	UT	84106
Oclavio Lizardi	slc	UT	84106
Octavio Pastrana	SLC	UT	
Olga Moses	SLC	UT	84108
Olga Olguin	SlC	UT	84104
Olga Samsonora	SLC	UT	84117
Olivia Hamilton	Salt Lake City	UT	84116
Olivia Ikimau	Salt Lake City	UT	84081
Olivia LeFevre	SLC	Ut	
Olver Martinez	Salt Lake City	Ut	84104
Omaira Kester	Salt Lake City	UT	84117
Omaira Scott	Salt Lake City	UT	84117
Orbelin Pineda	Salt Lake City	UT	84104
Orion Sherwood	Salt Lake City	UT	84117
Orleen Novasio	SLC	UT	84123
Orrin Lemon	SLC	UT	84104
Orval Harrison	Salt Lake City	UT	84108
Oscar	SLC	UT	84106
Oslando Sanchez	Salt Lake City	UT	84104
Owen Iica	Salt Lake City	UT	84104
P. Moline	Salt Lake City	UT	84108
P. R. Dykstra	SLC	UT	84109
P. Shultzbeck	Salt Lake City	UT	84121
P.B. Isgreen	SLC	UT	84109
Paige Alsbury	Salt Lake City	UT	84108
Pam Christensen	Salt Lake City	UT	84111
Pam Harris	SLC	UT	84106
Pam Ludwig	SLC	UT	84116
Pam Reeser	SLC	UT	84105
Pamela Goodsen	Salt Lake City	UT	84106
Pamela Major	Salt Lake City	UT	84115
Pamela Niessink	SLC	UT	84108
Pare Kanderi	Salt Lake City	UT	84107
Paris Richins	Salt Lake City	UT	84111
Pat Brady	Salt Lake City	UT	84106
Pat Casillas	SLC	UT	84116
Pat Halsey	SLC	UT	84104
Pat Jarman	Salt Lake City	UT	84108
Pat Merrill	SLC	UT	84108
Pat Ravarino	SLC	UT	84106
Pat Tucker	Salt Lake City	UT	84105
Pat Tunson	Salt Lake City	UT	84121
Pat Vincent	SLC	UT	84124
Patrice Ewing	Salt Lake City	UT	84111
Patrice Whitby	Salt Lake City	UT	84108
Patricia Draper	SLC	UT	84115
Patricia Farmer	Salt Lake City	UT	84119
Patricia Foard	SLC	UT	84105

Name	City	State	Zip
Peter Schitty	SLC	Ut	84102
Peter Sugarman	SLC	UT	84105
Petra Alonzo	SLC	UT	84116
Phil Hadden	Salt Lake City	UT	84106
Phil Johnson	SLC	UT	84106
Philip D Shea	Salt Lake City	UT	84120
Philip Kioa	SLC	UT	84116
Philip Shirts	Salt Lake City	UT	84108
Phillip Martin	Salt Lake City	UT	84104
Phyllis Slater	SLC	UT	84108
Pia Martinez	SLC	UT	84104
Poshi Asahina	Salt Lake City	UT	84108
Pramod Kumar Mandal	SLC	UT	84108
Priscila Ayuso	Salt Lake City	UT	84115
Priscilla Harris	Salt Lake City	UT	84106
Priscilla Harris	SLC	UT	84106
Priscilla Moraes	SLC	UT	84115
Priscilla Steed	Salt Lake City	UT	84105
Prissile Zapata	SLC	Ut	84106
Pyper Burnett	SLC	UT	84109
Queennie Lim	Salt Lake City	UT	84103
R. Anthony Brown	SLC	UT	84106
R. Keith Murray	SLC	UT	84101
R. Miller	SLC	UT	84106
r. S. Kennedll	SLC	UT	84115
R. Stephen Edgel	Salt Lake City	UT	84124
R. Thompson	Salt Lake City	UT	84115
R. Trujillo	Salt Lake City	UT	84104
R.B. Judd	SLC	UT	84115
Rachael lauritzen	SLC	UT	84106
Rachel Garcia	Salt Lake City	UT	84106
Rachel Nance	Salt Lake City	UT	84105
Rachel Olsen	SLC	UT	84103
Rachel Preslar	SLC	UT	84102
Rachel Wiersdorf	Salt Lake City	UT	84124
Rachel Wright	SLC	UT	84105
Rachna Verma	SLC	UT	84107
Radu Blanc	Salt Lake City	UT	84117
Rae Brown	SLC	UT	84102
Raeann Bendtsen	Salt Lake City	UT	84105
Rafael A. Flores	SLC	UT	84115
Rafael Lopez	Salt Lake City	UT	84103
Rager Jette	Salt Lake City	UT	84111
Rahma Derow	Salt Lake City	UT	84116
Rain Rizal	Salt Lake City	UT	84108
Rajnesh Malhi	Salt Lake City	UT	84102
Ralf Oipollei	Salt Lake City	UT	84106
Ralph A Elrzondo	Salt Lake City	UT	84105
Ralph Burkhardt	Salt Lake City	UT	84107
Ralph Currington	Salt Lake City	UT	84111
Ralph Emory	SLC	UT	84106

Name	City	State	Zip
Ricardo Oporto	SLC	UT	84102
Rich Hayes	Salt Lake City	UT	84108
Rich Matheson	Salt Lake City	UT	84109
Rich McIntosh	Salt Lake City	UT	84106
Richard	Salt Lake City	UT	84104
Richard Backman	SLC	UT	84108
Richard Brown	SLC	UT	84103
Richard C. Allan	Salt Lake City	UT	84116
Richard Carder	Salt Lake City	UT	84115
Richard Cook	Salt Lake City	UT	84104
Richard Elvin Servoss	Salt Lake City	UT	84104
Richard Geoffrey Scott	SLC	UT	84124
Richard Gizinye	Salt Lake City	UT	84124
Richard Hawks	Salt Lake City	UT	84105
Richard Jensen	Salt Lake City		84105
Richard Jenson	Salt Lake City	UT	84105
Richard L. Bruzdia Sr.	SLC	UT	84115
Richard Mac Donald	Salt Lake City	UT	84105
Richard MacDonald	SLC	UT	84105
Richard Madsen	SLC	UT	84106
Richard Pettus	Salt Lake City	UT	84115
Richard Robison	SLC	UT	84108
Richard Taylor	Salt Lake City	UT	84106
Richard V Morris	Salt Lake City	UT	84108
Rick Bailey	Salt Lake City	UT	84115
Rick Ingersoll	Salt Lake City	UT	84104
Rick Lake	SLC	UT	84108
Rick Price	SLC	UT	84103
Rick Silver	Salt Lake City	UT	84108
Rimley	SLC	UT	84105
Rita A. Flores	Salt Lake City	UT	84104
Rita Elman	Salt Lake City	UT	84117
Rob Acevedo	Salt Lake City	UT	84109
Rob Maughan	SLC	UT	84124
Robert A. Sanders	Salt Lake City	UT	84115
Robert Baker	SLC	UT	84103
Robert Brockmeier	Salt Lake City	UT	84109
Robert F Hansen	SLC	UT	84108
Robert Guillory	SLC	UT	84115
Robert Heimer	SLC	UT	84107
Robert J. Felt	SLC	UT	84105
Robert Jensen	SLC	UT	84801
Robert Kirkman	SLC	UT	84109
Robert L. Gorringe	Salt Lake City	UT	84124
Robert Markham	SLC	UT	84103
Robert Powell	Salt Lake	UT	84108
Robert Quigley	Salt Lake City	UT	84124
Robert Rivas	SLC	UT	84116
Robert Schwinck	Salt Lake City	UT	84105
Robert Thompson	Salt Lake City	UT	84109
Roberta Cutsha	SLC	UT	84104

Name	City	State	Zip
Rowena Carter	Salt Lake City	UT	84108
Rower Anderson	SLC	UT	84108
Rowland Rutler	SLC	UT	84117
Roy Bailey	Salt Lake City	UT	84106
Roy Davidson	Salt Lake City	UT	84101
Roy Hardison	Salt Lake City	UT	84104
Roy S. Akin	Salt Lake City	UT	84115
Roya Schwartz	Salt Lake City	UT	84152
Rozanne Robison	SLC	UT	84108
Ruben Espinoza	Salt Lake City	UT	84116
Ruben Feletoa	SLC	UT	84104
Ruby Castillo	SLC	UT	84104
Ruby Rincon	Salt Lake City	UT	84116
Ruby Starr	Salt Lake City	UT	84114
Rudy Agodaca	SLC	UT	84102
Rudy Duran	SLC	UT	84102
Rune Haugsecor	SLC	UT	84108
Ruth Chaffee	Salt Lake	UT	84105
Ruth Jones	Salt Lake City	UT	84121
Ruth Katzenburgin	SLC	UT	84121
Ruth Knudson	slc	UT	84104
Ruth Monterrosa	SLC	UT	84123
Ruth Pestlethwait	SLC	UT	84109
Ruth Ryser	Salt Lake City	UT	84106
Ruth Salazar	Salt Lake City	UT	84104
Ruth Schirmacher	Salt Lake	UT	84108
Ruth Young	SLC	UT	84106
Ryan Benitez	SLC	UT	84105
Ryan Dennett	Salt Lake City	UT	84105
Ryan Higgins	Salt Lake City	UT	84121
Ryan Higgins	SLC	UT	84121
Ryan Kane	Salt Lake City	UT	84109
Ryan Nelson	Salt Lake	UT	84108
Ryan Pedigo	Salt Lake City	UT	84116
Ryan Pullman	SLC	UT	84101
Ryan Spencer	Salt Lake City	UT	84105
Ryohei Kawamura	SLC	UT	84108
S. Carbone	SLC	UT	84109
S. Grace Whyte	Salt Lake City	UT	84119
S. H. Shields	SLC	UT	84108
S. McFadden	Salt Lake City	UT	84118
S. Urban	SLC	UT	84105
S. Vaikeli	SLC	UT	84104
Saad Adidou	Salt Lake City	UT	84124
Sabahudin Mehinovic	Salt Lake	UT	84115
Saber	Salt Lake City	UT	84115
Sabreena Elggren	SLC	UT	84105
Sabrina Hernandez	SLC	UT	84124
Sabrina Hernandez	SLC	UT	84124
Sage Bludworth	Salt Lake City	UT	84106
Sage Hoenicke	SLC	UT	84109

Name	City	State	Zip
Sarah Boyle	SLC	UT	84124
Sarah Brooks	Salt Lake City	UT	84103
Sarah Craig	SLC	UT	84106
Sarah Ehrlich	Salt Lake City	UT	84108
Sarah Farhast	SLC	Ut	84106
Sarah Johnson	Salt Lake City	UT	84117
Sarah Klein	Salt Lake City	UT	84109
Sarah Larsen	Salt Lake City	UT	84106
Sarah Maulden	Salt Lake City	UT	84093
Sarah May	Salt Lake City	UT	84106
Sarah McGee	SLC	UT	84116
Sarah Mendoza	Salt Lake City	UT	84108
Sarah Pace	Salt Lake City	UT	84108
Sarah Smith	Salt Lake City	UT	84115
Sarah Strichel	SLC	UT	
Sarah Taylor	Salt Lake City	UT	84111
Sarah Tufon	SLC	UT	84101
Sarah Tumpousky	Salt Lake City	UT	84105
Sarah Tveit	Salt Lake City	UT	84108
Sarumi Schieleta	Salt Lake City	UT	84104
Saurav Sapkota	Salt Lake City	UT	84115
Savanna Tate	SLC	UT	84109
Scarlett Paulus	Salt Lake City	UT	84124
Scott A. Claerhout	SLC	UT	84124
Scott Aucutt	SLC	UT	84109
Scott Billing	SLC	UT	84108
Scott Cho	Salt Lake	UT	84115
Scott Christensen	SLC	UT	84108
Scott Fitzgerald	Salt Lake City	UT	84088
Scott Murri	Salt Lake City	UT	84118
Scott Nix	Salt Lake City	UT	84109
Scott Olsen	Salt Lake City	UT	84106
Scott Thomas	Salt Lake City	UT	84108
Scott Timothy	Salt Lake City	UT	84108
Scott Wilkey	SLC	UT	84108
Scott Wunderly	SLC	UT	84101
Sean Creller	SLC	UT	84105
Sean O'Dell	Salt Lake City	UT	84101
Semra Tippetts	Salt Lake City	UT	84116
Sergio Cuellar	SLC	UT	84123
Seth Dashee	SLC	UT	84106
Seth M. Dashee	SLC	UT	84106
Seth Mayer	SLC	UT	84117
Shade Kastner	Salt Lake City	UT	84117
Shahin Maeimiiveli	Salt Lake City	UT	84106
Shahla Nezvani	Salt Lake City	UT	84108
Shalane Gasparac	Salt Lake City	UT	84116
Shalin A	SLC	UT	84121
Shane Briggs	Salt Lake	UT	84119
Shann Lovictoive	Salt Lake City	UT	84108
Shannon Crompton	Salt Lake City	UT	84108

Name	City	State	Zip
Sheryl Smith	SLC	UT	84105
Shirlene Casady	Salt Lake City	UT	84119
Shirley E Allen	Salt Lake City	UT	84115
Shirley Hibbard	Salt Lake City	UT	84106
Shirley M.Hewitt	Salt Lake City	UT	84106
Shirley Morris	SLC	UT	84108
Shirley Shafer	SLC	UT	84108
Si Sakhai	Salt Lake City	Ut	84108
Siara Dean	SLC	UT	84105
Siegfried Bauer	SLC	UT	84104
Sienna Mapa	Salt Lake	UT	84104
Sienna Versteig	SLC	UT	84109
Sierra Brimhall	SLC	UT	84108
Sierra Sentron	Salt Lake City	UT	84102
Signa Ebeling	SLC	UT	84106
Sileda Hayes	Salt Lake City	UT	84103
Siloia Aloaro Perro	Salt Lake City	UT	84104
Silvana Sorroche	SLC	UT	84108
Silvia Guerreno Moneno	SLC	Ut	84105
Silvia Napoles	SLC	UT	84104
Simmisi Malmgalm	Salt Lake	UT	84114
Simply Organize	Salt Lake City	UT	84105
Sinsemillia Reed	Salt Lake City	UT	
Sione Taufa	Salt Lake City	UT	84106
Sioux Pauni	Salt Lake City	UT	84109
Siun Tuakalau	SLC	UT	84116
Sky Wood	SLC	UT	84105
Skyler Callahan	Salt Lake City	UT	84105
Skyler Frecrickson	Salt Lake City	UT	84108
Slone Iloa	Salt Lake City	UT	84116
Sluri Swenson	Salt Lake City	UT	84108
Socorro Gomez M.	Salt Lake City	UT	84104
Soha Aljenabi	Salt Lake City	UT	84105
Sonia Flores	Salt Lake City	UT	84107
Sonia Martinez	Salt Lake	UT	84104
Sonia Padilla	Salt Lake City	UT	84116
Sonja Labrun	Salt Lake City	UT	84104
Sophia Lefler	Salt Lake City	UT	84105
Sosaia Tnuhetaufa	Salt Lake City	UT	84116
Spencer Hales	SLC	UT	84111
Spencer K. Worthen	SLC	UT	84105
Stacey A. World	Salt Lake City	UT	84106
Stacey Chumachenko	Salt Lake City	UT	84117
Stacey Lau	SLC	UT	84108
Stacey Nielson	Salt Lake City	UT	84115
Stacie Roberts	SLC	UT	84103
Stanley B Lewis	Salt Lake City	UT	84115
Steele Downing	SLC	UT	84103
Stefanie Wilcox	Salt Lake City	UT	84101
Stefen Olsen	Salt Lake City	UT	84124
Stell Lopez	SLC	UT	84107

Name	City	State	Zip
Steven Watson	Salt Lake City	UT	84107
Stewart Crenshaw	SLC	UT	84104
Stewart Van Wagoner	SLC	UT	84108
Stuart Cowles	Salt Lake City	UT	84111
Stuart Gibbons	Salt Lake City	UT	84102
Subhash S Kithany	SLC	UT	84105
Sue Christensen	SLC	UT	84108
Sue Fleming	SLC	UT	84105
Sue Gowen	SLC	Ut	84116
Sue Griffiths	Salt Lake City	UT	84109
Sue Jones	SLC	UT	84115
Sue Long	SLC	Ut	84115
Sue Smith	SLC	UT	84106
Suk Bhujel	Salt Lake City	UT	84123
Sumer Andreason	SLC	UT	84108
Summer Brown	SLC	UT	84104
Summer Misner	Salt Lake City	UT	84117
Summer Seeley	SLC	UT	84105
Sunnie Cummings	Salt Lake City	UT	84109
Surafiel Betru	Salt Lake City	UT	84116
Surya Rai	Salt Lake City	UT	84113
Susan Anderson	SLC	UT	84105
Susan Brown	SLC	UT	84106
Susan Collier	Salt Lake City	UT	84106
Susan Davidson	Salt Lake City	UT	84116
Susan Greer	SLC	UT	84104
Susan Imhoff	SLC	UT	84108
Susan Irwin	SLC	Ut	841121
Susan J. Rusho	SLC	UT	84103
Susan Mack	SLC	UT	84103
Susan Ochietta	SLC	UT	84108
Susan Willardson	SLC	UT	84108
Susana Alarcon	SLC	UT	84103
Susana De la Cruz	Salt Lake City	UT	84118
Susana Otti	Salt Lake City	UT	
Susanna Karrington	SLC	UT	84108
Susie Thompson	Salt Lake City	UT	84104
Suvadee Ercilla	SLC	ut	84106
Suzanne Broadbent	SLC	UT	84105
Suzanne Burton	Salt Lake City	UT	84124
Suzanne Nisliitt	SLC	UT	84109
Suzi Matthes	Salt Lake City	UT	84106
Swantje Johnson	SLC	UT	84108
Sydney Rowsey	SLC	UT	84106
Sylvester Lawler	Salt Lake City	UT	84110
Sylvia Hartley	SLC	UT	84105
Sylvia L. Hancock	Salt Lake City	UT	84105
Sylvia Menees	SLC	UT	84103
T.W. Parker	SLC	UT	84103
Taanisha Rhone	Salt Lake City	UT	84116
Tahnee Wallace	SLC	UT	84103

Name	City	State	Zip
Terry L. Crittenden	SLC	UT	84119
Terry Ryder	Salt Lake City	UT	84108
Terry Solberg	SLC	UT	84115
Tess Ralphs	SLC	UT	84124
Tessa Rigdon	Salt Lake City	UT	84102
Thania Burningham	Salt Lake City	UT	84106
Thanongsak Chang Chum	Salt Lake City	UT	84115
Theda P Mawod	Salt Lake City	UT	84103
Thelma Poe	Salt Lake City	UT	84105
Theo Murwanashaka	Salt Lake	UT	84115
Theresa N. Norrison	SLC	UT	84111
Thi'Nley	Salt Lake City	UT	84102
Thomas A. Baron	SLC	UT	84105
Thomas C Barrowes	SLC	UT	84104
Thomas E. Mathews	SLC	UT	84104
Thomas Hamilton	Salt Lake City	UT	84105
Thomas Horne	Salt Lake City	UT	84152
Thomas Kearl	Salt Lake City	UT	84108
Thomas Kelley	SLC	UT	84108
Thomas Paget	SLC	UT	84108
Thomas Robinson	Salt Lake City	UT	84103
Thomas Searle	Salt Lake City	UT	84104
Thomas T. Williams	SLC	UT	84121
Thulan Ngo	Salt Lake City	UT	84109
Tia McCairns	Salt Lake City	UT	84107
Tia Meisel	SLC	UT	84115
Tiamtiam Lin	Salt Lake	UT	84112
Tiana Francy	Salt Lake City	UT	84108
Tiffani Airmet	SLC	UT	84109
Tiffany Cruz	SLC	UT	84106
Tiffany Dalley	Salt Lake City	UT	84105
Tiffany Day	Salt Lake City	UT	84117
Tiffany Day	SLC	UT	84117
Tiffany Olsen	SLC	UT	84115
Tiffany Sandborn	SLC	UT	84105
Tiffany Smith	Salt Lake City	UT	84115
Tim Mitchell	Salt Lake City	UT	84116
Tim Morris	Salt Lake City	UT	84109
Tim Smart	Salt Lake City	UT	84106
Tim Sprau	SLC	Ut	84116
Tim Vance	Salt Lake City	UT	84109
Timothy Parker	Salt Lake City	UT	84054
Tina Cloutier	Salt Lake City	UT	84103
Tina Fay	Salt Lake City	UT	84106
Tina Gillman	SLC	UT	84102
Tina Honey	Salt Lake City	UT	84116
Tina Hose	Salt Lake City	UT	84108
Tina Moore	SLC	UT	84115
Tina Ventura	SLC	UT	84115
Tisha James	SLC	UT	84106
Tisha Larkin	Salt Lake City	UT	

Name	City	State	Zip
Tyler Hodges	SLC	Ut	84103
Tyler O'Donnell	SLC	UT	84107
Tyler Williams	Salt Lake City	UT	84116
Tyra Swensen	Salt Lake City	UT	84104
Tyrone Lopez	SLC	UT	84106
Tyson Bell	Salt Lake City	UT	84116
Tyson Miller	SLC	UT	84121
Tyson Smith	Salt Lake City	UT	84108
Ubeng Kueg	Salt Lake City	UT	84116
Ungatea Nila	Salt Lake City	UT	84104
Uyen Phan	Salt Lake City	UT	84116
Val Gleason	Salt Lake City	UT	84103
Valerie Davis	Salt Lake City	UT	84109
Valerie Halsey	Salt Lake City	UT	84110
Valerie Sasich	Salt Lake City	UT	84109
Vanessa Churchill	SLC	UT	84116
Vanessa Hill	Salt Lake City	UT	84109
Vanessa Paredes	Salt Lake City	UT	84104
Vanessa Torrez	SLC	UT	84104
Vanessa Velasquez	Salt Lake City	UT	84104
Vanessa Wayment	Salt Lake City	UT	84116
Varr Y. Nelson	SLC	UT	84108
Vaughn Anderson Stone	Salt Lake City	UT	84116
Veda Romney	Salt Lake City	UT	84108
Velvet Rose Mulvey	SLC	UT	84117
Vennette Farr	SLC	UT	84109
Ventura Ayala	SLC	UT	84104
Vera Martinez	SLC	Ut	84104
Vera Myles	SLC	UT	84102
Verena Takai	Salt Lake	UT	84104
Verna J. Humphries	SLC	UT	84121
Veronica Ahmed	SLC	Ut	84115
Veronica McMillan	SLC	Ut	84105
Veronica Robles	SLC	UT	84104
Veronica Tetuli-Mjah	SLC	UT	84117
Vianey T	Salt Lake City	UT	84104
Vicci Keller	Salt Lake City	UT	84105
Vicente Heber Benjamin	Salt Lake City	UT	84106
Vicente Romero	SLC	UT	84116
Vicki Chidester	SLC	UT	84121
Vicki Parr	SLC	Ut	84107
Vicki Saley	Salt Lake City	UT	84108
Vicki Schetselaar	Salt Lake City	UT	84111
Vickie Johnson	Salt Lake City	UT	84121
Vicky Burkhardt	Salt Lake City	UT	84107
Vicky Pedler	Salt Lake City	UT	84106
Victor Cendejas	Salt Lake City	UT	84104
Victor Hernandez	Salt Lake City	UT	84115
Victor Trevino	SLC	UT	84123
Victoria Brinton	Salt Lake City	UT	84105
Victoria Kvyger	SLC	UT	84103

Name	City	State	Zip
Whitney Backman	Salt Lake City	UT	84106
Whitney Crane	Salt Lake City	UT	84106
Whitney Hasen	Salt Lake City	UT	84106
Will	Salt Lake City	UT	84108
Will A	SLC	UT	84124
Will Abby	SLC	UT	84108
Will Ale	Salt Lake City	UT	84124
Will Weffer	Salt Lake City	UT	84115
Willes Moreno	Salt Lake City	UT	84123
William Berry	SLC	Ut	84103
William Boren	Salt Lake City	UT	84103
William Cofer	SLC	Ut	84101
William D. Chavez	SLC	UT	84105
William E. Bailey	SLC	UT	84111
William F. Slager	SLC	UT	84105
William H. Kirkland	Salt Lake City	UT	
William Harvey	Salt Lake City	UT	84105
William J. Rowe	Salt Lake City	UT	84103
William J. Rusho	SLC	UT	84103
William K. Marsden	Salt Lake City	UT	84108
William Keith	Salt Lake City	UT	84115
William Kone	SLC	Ut	84115
William Smith	SLC	UT	84115
William West	Salt Lake City	UT	84105
Willy Lokiru	SLC	UT	84108
Winny Mugweli	SLC	UT	84116
Winston H Webster Jr	Salt Lake City	UT	84123
WM M. Walker	Salt Lake City	UT	84106
Xavier Anderson	SLC	UT	84116
Xiguang Zhao	SLC	UT	84108
Yaquelin Juarez	Salt Lake City	UT	84115
Yarleniz Munoz	SLC	Ut	84115
Yasir Shammar	Salt Lake City	UT	84109
Yasmin DeLeon	Salt Lake City	UT	84107
Yenny Dasas	Salt Lake City	UT	84116
Yeva Khadishyan	Salt Lake	UT	84101
Yolanda Downing	SLC	UT	84109
Yolanda Olmos	Salt Lake City	UT	84116
Yony Zuniga	Salt Lake City	UT	84116
York Mab	Salt Lake City	UT	84104
Young Jong Yoo	SLC	UT	84108
Yuan Ulern	Salt Lake City	UT	84124
Yuan Wen	Salt Lake City	UT	
Yuriko Rees	Salt Lake City	UT	84103
Yvette Hong	Salt Lake City	UT	84116
Yvonne B. King	Salt Lake City	UT	84106
Yvonne Husser	Salt Lake	UT	84115
Yvonne Toledo	SLC	Ut	84111
Zachary Berg	SLC	UT	84105
Zachary Kirkman	SLC	UT	84124
Zamzama Ghulam Sarwar	SLC	UT	84103

Attachment E

Potential Development Agreement Options

September 1, 2011

Potential Development Agreement Options

The Planning staff report notes:

1. The property is located within the East Bench Master Plan community and the master plan needs to be reviewed and updated. For this reason, Planning staff promotes the use of a development agreement to restrict the development activity on the site until the City has the resources to update the master plan.
2. Through the Master Plan update process, the City may find that the CS zoning district is appropriate. At that time, the City should re-evaluate the development agreement. If the City finds that the property should be zoned differently, the City could rezone the property to the appropriate zoning district. In that case, Walmart may become a nonconforming use, which is the same situation that applies today.
3. Some community members have expressed concern that development agreements are difficult to track and the City has not adequately enforced previous agreements.
4. The City now has a permit tracking program (Accela) where documents, such as development agreements, can be tracked by property address. When an applicant applies for a building permit or planning review application, these documents are immediately uploaded showing the specific conditions related to the property.

Conditions could be included in a development agreement to provide assurance to the community that the proposed development would occur as presented at the time of the rezoning request and provide an additional level of control on the property.)

Potential conditions identified in the Planning staff report:

The Planning staff report includes the following specific conditions that could be included in a development agreement based on the preliminary development plan submitted with these petitions. (Please see the Planning staff report for details. pg. 11)

1. Building development on the site is limited to one structure no greater than 95,000 square feet. No other development on the site, including accessory structures, is permitted with the exception of structures used to screen refuse containers or structures related to any future transit facilities.
2. No outdoor storage is allowed. All merchandise must be stored within the principal structure.
3. Development of the site must include a public pedestrian pathway that connects Foothill Drive to Parleys Way. Except in areas where the pathway crosses vehicular driveways, the pedestrian pathway must be located within its own corridor. In other words, the pathway must be physically separated from the parking lot through the use of curbing, landscaping, or other means. Where the pathway crosses a vehicular driveway, the pathway must be delineated through the use of surface materials that differ from the driveway surface materials. The pedestrian pathway must be maintained for public use.
4. Parking lot lighting is limited to 16 feet in height. Parking lot and building lighting must be shielded to minimize light encroachment beyond the property line.

Potential conditions identified by Council Member Simonsen:

1. Grant the uses allowed in the CS zone table, but not the size provisions. Limit the size of a single structure to 30,000 square feet footprint, with the same setback requirements as the CB zone, and all other structures to comply with the size and setback requirements of the CB zone. This would allow for a small grocery store anchor, similar to the Walmart Neighborhood Market or Walmart Express. Other retail departments, by Walmart or others, could go into smaller individual structures
2. All structures and internals drives shall be primarily pedestrian oriented, with primary entrances oriented to Parley's Way, internal drives, pedestrian promenades and/or green space. Secondary entrances to buildings are allowed for convenience from parking areas.
3. Primary street frontage facades shall have a minimum of 60% transparent glass, with clear views into the building, and with functional building entrances every 50 feet maximum spacing on primary

facades. Secondary facades visible from Parley's Way or an internal street/drive shall have 40% transparent glass with clear views into the building, except where an adjoining building is planned.

4. 20% of the site shall be landscaped, with at least 1 acre developed into a central, pedestrian oriented "park" for shopper and general community use.
5. Develop a minimum of 4 entrances into the site, either as pedestrian promenades, or as shared pedestrian/bicycle/auto drives, in addition to a single service access. Promenades shall be a minimum of 10 feet in paving width, with a minimum of 10 feet of landscaped greenway on either side. Shared internal drives shall have 6' sidewalks on both sides, separated by tree grates or park strips from travel lanes, with parallel or angled parking on one or both sides. Provide appropriate pedestrian amenities such as pedestrian-oriented lighting, signage, seating/rest areas, etc. Dedicated bicycle lanes are encouraged where practical.
6. Parking for bicycles shall be provided in locations convenient to primary building entrances. Bicycle parking spaces shall equal at last 10% of total parking count. Consider covered bicycle parking where opportunities exist. Additional bicycle parking for at least 5% of employees shall be provided in a secure, indoor or covered location. Vehicle parking is limited to 3 stalls per 1,000 square feet maximum and parking shall be clustered in small lots at the sides or rear of the building(s), except for street parking on shared internal drives. Integrate storm detention bio-swales within parking areas, rather than large detention basins. Provide at least 10 dedicated parking stalls for electric vehicles, with accessible charging stations (may be pay stations) provided. Additional dedicated and signed electric vehicle charging stations, carpool or alternative fuel vehicle stalls may be provided and need not be included in the maximum parking requirements.
7. Eliminate massive retaining walls. Buildings, landscape and parking areas should slope or step down the hillside. Use stepped or sloped landscape areas, or stepped buildings, to manage abrupt changes in topography. Primary building entrances shall be located as close to grade of adjoining sidewalks as possible, to avoid unnecessary steps and ramps. Integrate retaining walls and terraces into building structures where possible.
8. Provide a minimum of 10% of energy on site through renewable technologies. Provide a minimum of 20% total renewable energy through on-site generation or purchase of certified renewable energy through an energy supplier or third party. Provide a strategy for achieving "net-zero" energy consumption by 2030.
9. If fuel pumps/sales are developed on site, all fueling stations shall be located away from and screened from streets and primary internal drives. Biofuel and/or CNG fuel facilities shall be provided, equaling at least 10% of all fueling stations.

SALT LAKE CITY ORDINANCE
No. _____ of 2011

(Amending the future land use map of the East Bench Master Plan and amending the zoning map pertaining to property located at 2705 E. Parleys Way from Community Business (CB) to Community Shopping (CS))

An ordinance amending the future land use map of the East Bench Master Plan to change the land use classification of property located at 2705 E. Parleys Way from Community Business to Community Shopping, and amending the zoning map to re-zone property located at 2705 E. Parleys Way from Community Business (CB) to Community Shopping (CS), and amending pursuant to Petition Nos. PLNPCM2010-00556 and PLNPCM2010-00557.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on February 9, 2011 on an application submitted by Walmart Stores, Inc. ("Applicant") to amend the future land use map of the East Bench Master Plan to change the land use classification of property located at 2705 E. Parleys Way (the "Property") from Community Business to Community Shopping, and amending the zoning map to re-zone the Property from Community Business (CB) to Community Shopping (CS) pursuant to Petition Nos. PLNPCM2010-00556 and PLNPCM2010-00557; and

WHEREAS, at its February 9, 2011 meeting, the Planning Commission voted to forward a negative recommendation to the Salt Lake City Council ("City Council") on said applications; and

WHEREAS, after a public hearing on this matter the City Council rejected the Planning Commission's recommendation and has determined that adopting this ordinance is in the City's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the East Bench Master Plan. The Future Land Use Map of the East Bench Master Plan shall be and hereby is amended to change the designated future land use for the Property located at 2705 E. Parleys Way (Tax ID No. 16-23-152-004), and which is more particularly described in Exhibit "A" attached hereto, from Community Business to Community Shopping.

SECTION 2. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property described in Section 1 above, shall be and hereby is re-zoned from Community Business (CB) to Community Shopping (CS).

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2011.

_____
CHAIRPERSON

ATTEST AND COUNTERSIGN:

_____
CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CITY RECORDER
(SEAL)

Bill No. _____ of 2011.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: August 31, 2011
By: _____
Paul C. Nielson, *Senior City Attorney*

HB_ATTY-#19613-v1-Ordinance_amending_Walmart_property.DOC

EXHIBIT "A"

Parcel 1: (Fee Simple Interest)

All that part of the State of Utah, County of Salt Lake, Salt Lake City, being part of the West half of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 00°13'14" West grid (Utah coordinate system NAD 83 (1994) Central Zone) along the West Section line of said Section 23; a distance of 1999.94 feet, and South 89°46'46" East 193.08 feet, from the Northwest corner of said Section 23; thence South 89°47'46" East 20.00 feet; thence North 00°13'14" East 39.19 feet to the South line of the land conveyed in the Warranty Deed recorded as Entry No. 5129429, in Book 6358, Page 1170, Official Records; thence South 89°47'46" East along said line 526.83 feet; thence North 60°50'45" East 40.45 feet along said line to the Southwest line of a 60 foot public street named Stringham Avenue; thence South 29°12'06" East 60.00 feet along said Southwest line, to the Northwest line of the land conveyed in the Quit Claim Deed recorded as Entry No. 8242453, in Book 8601, Page 1984, Official Records; thence South 60°50'45" West 13.37 feet along said line to the West line of said land; thence South 00°15'05" West 257.46 feet along said West line to the South line of said land; thence South 89°44'55" East 45.00 feet along said line to the West line of the Eastland Regency Subdivision recorded as Entry No. 7606680, in Book 2000P, Page 82, Official Records; thence South 00°15'05" West 599.67 feet along said line to the Northeasterly line of Parleys Way; thence along said line of Parleys Way the following four (4) courses: 1) North 59°39'06" West 139.77 feet; 2) North 67°16'23" West 242.38 feet; 3) South 39°14'47" West 14.60 feet, and 4) North 50°45'13" West 373.69 feet to the East line of the land described in a deed recorded as Entry No. 8070333, Book 8530, Page 6983, Official Records; thence North 00°12'14" East along said East line 469.88 feet to the point of beginning.

Parcel 1A: (Easement Estate Interest)

Together with a "non-exclusive" easement for vehicular and pedestrian ingress and egress to and from the aforedescribed property over a 30 foot wide roadway being 15 feet measured at right angles each side of the following described center line (said easement having been created by Warranty Deed recorded December 27, 1968 as Entry No. 2271797 in Book 2718 at Page 294):

Beginning on the Northeasterly line of Parley's Way at a point South 0°01' West 2311.195 feet and South 51°00' East 20.78 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 39° East 8.00 feet; thence along the arc of a curve to the left (radius 35.00 feet bearing North 51° West) 21.38 feet; thence North 4°00' East 216.00 feet; thence along the arc of a curve to the right (radius 55.00 feet bearing South 86° East) 76.47 feet; thence North 83°40' East 53.00 feet; thence along the arc of a curve to the left (radius 100.00 feet bearing North 6°20' West) 68.94 feet; thence North 44°10' East 10.88 feet to the West line of the tract first above described.

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

SCANNED TO:
SCANNED BY:
DATE: 3/15/2011

CITY COUNCIL TRANSMITTAL

David Everitt, Chief of Staff

RECEIVED
MAR 15 2011
By

Date Received:

Date Sent to City Council: 03/21/2011

TO: Salt Lake City Council
Jill Remington Love, Chair

DATE: March 10, 2011

FROM: Frank Gray, Community & Economic Development Department Director

SUBJECT: **Petition PLNPCM2010-00556: East Bench Community Master Plan Amendment.** A request by Ballard Spar LLP representing Walmart Stores Inc. to amend the East Bench Community Master Plan Future Land Use Map. The amendment would change the future land use classification of the property located at 2705 E. Parleys Way from Community Business to Community Shopping.

Petition PLNPCM2010-00557: Zoning Map Amendment. A request by Ballard Spar, LLP representing Walmart Stores Inc. to re-zone the property located at 2705 E. Parleys Way from CB Community Business to CS Community Shopping.

STAFF CONTACT: Wayne Mills, Senior Planner, 801-535-7282, wayne.mills@slcgov.com

DOCUMENT TYPE: Ordinance. A draft ordinance is not included with this transmittal due to the Planning Commission's negative recommendation on the proposed amendments.

FINDINGS AND MOTION: The petitions were presented to the Planning Commission in a public hearing on February 9, 2011. Based on the information presented in the staff report and at the public hearing, the Planning Commission voted six to one to transmit to the City Council a recommendation to deny the proposed master plan and zoning map amendments.

RECOMMENDED ACTION: That the City Council hold a briefing and schedule a public hearing

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Issue Origin

The petitioner is requesting that Salt Lake City amend the East Bench Master Plan Future Land Use Map from Community Business to Community Shopping for the property located at 2705 E. Parleys Way. This proposed change would facilitate a zoning map amendment, also requested by the applicant, which would change the zoning on the subject property from CB Community Business (CB) to CS Community Shopping (CS).

The amendments are requested to allow the petitioner to demolish the existing structure on the property (a former Kmart) and construct a new Walmart Supercenter. The petitioner has submitted a preliminary site plan with the application; however, site design approval is not requested at this time. If the subject property is rezoned to CS, Walmart will be required to obtain Planned Development approval for development of the site. In the CS zoning district all new construction of principal buildings, uses, or additions that increase the floor area and/or parking requirement by 25% requires Planned Development approval. Planned Developments are reviewed by the Planning Commission in a public hearing according to a set of design criteria.

Details of the petitioner's request, as well as background information, information regarding the public process, and an analysis of the proposed amendments, are included in the attached Planning Commission Staff Report (see Exhibit 1).

PUBLIC PROCESS: The Planning Commission conducted a public hearing on the proposed amendments on February 9, 2011. There were approximately 91 public comment cards submitted in the hearing with 48 people in support and 43 opposed. The comments made both in support and in opposition closely reflected the comments sent to the Planning Staff prior to the public hearing. These comments are summarized starting on page 6 of the Planning Commission Staff Report (see Exhibit 1). After accepting public comment, the Planning Commission discussed the petitions at length. The one commissioner in support of the proposed amendments stated that a big box retailer was once allowed on the site and can continue. He stated that the only way that the City can ensure that the future Walmart store is developed properly is to rezone the property. He further stated that the property is more in common with the CS zone than the CB zone and changing the zoning would not significantly alter the East Bench Master Plan. The commissioners who did not support the proposed amendments made the following points:

- The City needs to consider the long term vision for the property and what zoning is appropriate. The issue is not the development of a new Walmart store.
- The existing zoning needs to remain in place long enough to achieve the community vision.
- The community does not want a big box store.

- The City does not need to rush into amending the master plan. Sufficient time is needed to achieve the master plan goals.
- Developers make a mistake in thinking that they can do whatever they want with the land. The land really belongs to the people and it the City's responsibility to ensure that the community's goals are achieved.
- Development should not drive the master plan. The master plan should drive development.

The final decision of the Planning Commission was to transmit a negative recommendation to the City Council with a six to one vote. The minutes of the Planning Commission meeting are attached as Exhibit 5.

Planning Staff has received additional public comments via email after the Planning Commission meeting. These comments are included as Exhibit 6.

RELEVANT ORDINANCES: Sections 10-9a-204 and 205 of the Utah Code Title 10, Chapter 9a, Municipal Land Use, Development and Management Act regulate the requirements for noticing a general plan amendment and land use ordinance amendment. The petitions for the zoning and Master Plan amendments were published in the newspaper on January 29, 2011, meeting State Code noticing requirements.

Amendments to the Zoning Ordinance and zoning map are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five factors, which should be analyzed prior to rezoning property (Section 21A.50.050B). The five factors are discussed in detail starting on page 14 of the Planning Commission Staff Report (see Exhibit 1).

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PLANNING COMMISSION STAFF REPORT

2705 E. PARLEYS WAY – MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENT

PLNPCM2010-00556 – Master Plan Amendment
PLNPCM2010-00557– Zoning Map Amendment

2705 E. Parleys Way

February 9, 2011

Planning and Zoning Division
Department of Community and Economic Development

Applicant: Ballard Spahr LLP representing Walmart Stores, Inc

Staff: Wayne Mills
801-535-7282
wayne.mills@slcgov.com

Tax ID: 16-23-152-004

Current Zone: CB Community Business

Master Plan Designation:
East Bench Community Master Plan – Community Business

Council District: District 7 – Council Member Simonsen

Community Council: Sugar House – Cabot Nelson, Chair

Lot Size:
Approximately 10.5 acres

Current Use: Superstore and Hypermarket Store

Applicable Land Use Regulations:
- 21A.50 – Amendments
- Section 10-9a-204 – Utah State Code – Plan Amendment Notification

Notification
- Notice mailed on 1/28/11
- Newspaper ad on 1/29/11
- Sign posted on 1/27/11
- Agenda posted on the Planning Division and Utah Public Meeting Notice

Request

Ballard Spahr LLP representing Walmart Stores, Inc is requesting an amendment to the East Bench Master Plan Future Land Use Map to change the land use classification of the property located at 2705 E. Parleys Way from Community Business to Community Shopping. The applicant is also requesting a Zoning Map Amendment to rezone the property from CB Community Business to CS Community Shopping.

Staff Recommendation

PLNPCM2010-00556– Master plan Amendment
Planning Staff recommends that the Planning Commission review the Staff Report and accept public comments. Planning Staff recommends that the Planning Commission forward a recommendation on the proposal to the City Council at the next scheduled Planning Commission hearing.

PLNPCM2010-00557– Zoning Map Amendment
Planning Staff recommends that the Planning Commission review the Staff Report and accept public comments. Planning Staff recommends that the Planning Commission forward a recommendation on the proposal to the City Council at the next scheduled Planning Commission hearing.

websites 1/28/11 **Attachments:** A. Application Submittals B. CB and CS Zoning District Regulations and Allowed Uses C. City Department/Division Comments D. Community Council Minutes and Planning Staff Notes E. Public Comments F. Map of CB and CS Zoning Districts G. Capture/Leakage Analysis H. Site Photos	

VICINITY MAP

Background

Request

The applicant is requesting that Salt Lake City amend the East Bench Master Plan Future Land Use Map from Neighborhood Shopping to Community Shopping for the property located at 2705 E. Parleys Way. This proposed change would facilitate a zoning map amendment, also requested by the applicant, which would change the zoning on the subject property from CB Community Business (CB) to CS Community Shopping (CS).

The amendments are requested to allow the applicant to demolish the existing structure on the property (a former Kmart) and construct a new Walmart Supercenter. The applicant has submitted a preliminary site plan with the application; however, site design approval is not requested at this time. If the subject property is rezoned to CS Walmart will be required to obtain Planned Development approval for development of the site. In the CS zoning district all new construction of principal buildings, uses, or additions that increase the floor area and/or parking requirement by 25% requires Planned Development approval. Planned Developments are reviewed by the Planning Commission in a public hearing according to a set of design criteria.

Purpose of Request

The overall purpose of the applicant's request is to allow Walmart to demolish the existing building on the site and construct a new Walmart Supercenter. In order to understand the purpose further, Staff provides the following history of development and zoning of the property:

- In 1968 Salt Lake City issued a permit for the construction of a Kmart on the property. The building constructed was approximately 113,227 square feet in size and was portioned off into two sections; one section for Kmart (93,027 square feet), and the other section for Kmart Food (20,200 square feet).

- The property was zoned Business B-3 when the building permit was issued. The B-3 zoning district allowed "shops for retail business" as a permitted use.

- In 1973 the Board of Adjustment approved an addition to the side of the building for use as a garden and patio shop that would not be completely enclosed. The garden area was approximately 6,940 square feet in size.

- The property was rezoned in 1995 to CB as part of a city-wide rezoning project. Kmart was still considered a permitted use as a retail goods establishment; however, the structure on the property became non-complying due to the maximum front yard setback, maximum building size, and design requirements in the CB zoning district.

- The City Council adopted an ordinance in January 2004 defining different types of retail uses (Conventional Department Stores, Mass Merchandising Store, Specialty Store, Superstore and Hypermarket Store, and Warehouse Club Store). The only zoning districts affected by the ordinance were the Gateway Mixed-Use (G-MU) and Downtown districts.

- Walmart purchased the Kmart property in February of 2005.

- The City Council adopted an ordinance in November 2005 that amended the Commercial Districts Use Chart to include the new retail land use classifications that were adopted in 2004. The use chart was amended to allow only "Retail goods establishments" and "Retail services establishments" as permitted uses in the CB zoning district. Kmart was considered a "Superstore and Hypermarket Store", which was not allowed in the CB zone; therefore, Kmart became a nonconforming use.

- In November 2008 Kmart closed its doors for business.

When Kmart closed in 2008 the use on the property ("Superstore and Hypermarket Store") was nonconforming because the use was not a permitted use in the zoning district. In addition, the structure was noncomplying because it exceeded the maximum allowable building size, maximum allowable front yard setback and did not meet some of the CB district design criteria. Therefore, for zoning regulation purposes, the existing building on the property is considered a noncomplying structure with a nonconforming use.

The Zoning Ordinance allows for the continuation of a noncomplying structure with a nonconforming use even if the property ownership changes. In this case, the proposed Walmart is the same type of use as the previous Kmart; therefore, Walmart can operate within the existing building on the property through the standard business licensing and building code review processes. However, there are limitations on what Walmart can do with the existing building considering its status as a noncomplying structure with a nonconforming use.

The Salt Lake City Zoning Ordinance allows for the voluntary demolition and reconstruction of a noncomplying structure with a nonconforming use up to 50% without obtaining any permitting approval other than standard business licensing and building code review. The 50% threshold pertains only to the structural elements of the building but is not calculated as 50% of the physical structure. The calculation is based on the ratio of the cost to construct the building according to current building standards and the cost of replacing the portion of the building to be demolished and replaced. If the replacement cost is less than 50% of the total construction cost, it is permitted. If it exceeds 50%, it is considered a demolition and all new construction, as well as the use, would have to comply with the current zoning regulations.

In summary, Walmart can open a new store in the existing building but can only make improvements on the building up to 50% of the total construction valuation. Walmart has obtained a permit to remodel the existing building and open a store if the City does not approve the rezone. Walmart is requesting a zoning amendment to change the zoning to CS. In the CS zoning district, a "Superstore and Hypermarket Store" land use is permitted; therefore, Walmart would be allowed to demolish the existing structure and build a new building.

Previous Petition and Current Proposal (What has changed?)

In June 2007, Walmart submitted the same two types of petitions as what is currently being reviewed. At that time, the preliminary development plan included an 115,060 square foot retail building with a 5,057 square foot garden center. In September 2008, the Planning Commission reviewed the petitions in a public hearing and voted to forward a recommendation of denial to the City Council. Walmart withdrew their petitions prior to the City Council taking final action.

The current preliminary development plan reduces the size of the retail building to 91,750 square feet and eliminates the garden center. The height of the building would average 26 feet with a maximum height of 33 feet. The new plan shows designated walkways between Foothill Blvd. and Parleys Way. In addition, the new plan shows an area of land 1.15 acres in size for additional development. Walmart representatives have stated that they have no specific plans for the 1.15 acre site, but would like to work with the community to determine

the best use. They have stated that if the community does not want another use on the property, they would use the area for additional parking.

Comments

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment C. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Community Council Comments

The subject property is in the East Bench Community Council area but within 600 feet of the Sugar House Community Council boundary; therefore, the petition was presented to both community councils. In addition, the petition was presented to the Sunnyside East Community Council. The following provides a summary of the community council meetings. The community council meeting minutes that are available are attached, as well as meeting notes that were taken by Staff that attended the meetings (see Attachment D).

Sugar House Community Council

The petitions were presented to the Sugar House Land Use and Zoning Committee on September 20, 2010 and the Sugar House Community Council on November 3, 2010. Approximately 200 people attended the community council meeting. The Sugar House Community Council is represented by a group of trustees that vote on issues. During the meeting the general public was given the opportunity to speak. Some members of the public were in favor of the rezone and others were opposed. The Sugar House Community Council Trustees then discussed the petitions and voted to recommend that the Planning Commission and City Council deny the petitions. A report submitted by the Sugar House Community Council and notes taken by Planning Staff that attended the meeting are attached in Attachment D.

East Bench Community Council

The petitions were presented to the East Bench Community Council on October 20, 2010 and again on November 17, 2010. The purpose of holding two meetings was to brief the community during the first meeting and then obtain a vote from the community council members at the second meeting. Approximately 90 people attended both community council meetings. On November 17 the Community Council voted to support the petitions in a 46 to 44 vote. Notes taken by Planning Staff that attended both meetings are attached in Attachment D.

Sunnyside East Community Council

The petitions were presented to the Sunnyside East Community Council Executive Board on November 30, 2011 with approximately 10 people in attendance. The members of the community council did not vote on whether or not they support the petitions. Many of their concerns were related to traffic impacts on Foothill Drive. They also expressed concern that the East Bench Master Plan is old and needs to be updated, and that this should occur before the City approves any zoning amendments.

Public Comments

Planning Staff established an Open City Hall webpage for the petitions in October 2010. The webpage included a background fact sheet, information on the existing and proposed zoning, and maps. The Open City Hall site allowed the public to submit comments regarding the petitions. Staff received 97 comments with 58 supporting the petitions, 31 opposed, and 8 that were not specific enough to determine if they support or oppose the petitions. Those that were not specific stated that they did not care one way or the other but traffic would be a problem and pedestrians should be prioritized over vehicles, they support the rezone to allow big box retail but do not support Walmart, and would rather have residential developed on the site but think that a new Walmart will be better than a vacant site. The comments received through Open City Hall are attached (see Attachment E).

In addition to the comments received on Open City Hall, Staff received 11 phone calls with four in support and five opposed. Staff also received 85 letters/emails with 20 in support, 64 opposed, and one who stated that they are not opposed to the rezoning to allow Walmart but is concerned that they would have the ability to increase the building height and size, could temporary warehouse stock outside of the building, and could place a deed restriction on the property to prevent lease or sale to a competitor. A phone log and copies of the letters/emails received are attached (see Attachment E).

Walmart conducted their own public support campaign at some of their local Walmart stores. Cards were handed out asking if individuals "support a brand new, smaller, more energy efficient Walmart on Parleys." Walmart received support cards from 3,882 individuals with Salt Lake City addresses. An example of the submitted cards and a spreadsheet with the names and addresses of those that signed the cards are attached. (see Attachment E).

Public/Community Council Comments Summary

The following is a summary of the reasons why people support the subject petitions and the reasons for opposition.

Those that support the petitions stated:

- They would like a new more efficient building than the re-use of the older existing building.
- Big box retail is the historic use of the property and it worked in the past so why change the use.
- They prefer additional shopping choices in their neighborhood.
- They see environmental impacts from having to drive to 300 West or other places in the valley to shop at Walmart, Target, etc.
- The existing site is an eyesore and they would like to see it improved.
- The City needs the tax revenue from a larger shopping center.
- They would like Walmart to build a larger store than what is proposed that includes all services offered by Walmart, such as tire/lube service and an outdoor garden center.

Those that oppose the petitions provided the following reasons:

- Traffic Impacts;
    - Foothill Drive is already at maximum capacity. Traffic generated from Walmart (or other big box retail stores) will make it worse.
    - Delivery trucks exiting the site onto Foothill will create traffic impacts.
    - The intersection of Stringham and Foothill is not signalized. Left turns onto Stringham from Foothill and onto Foothill from Stringham are dangerous.

    - Walmart (or other big box retail stores) will create traffic impacts on nearby residential streets.
- There is no reason to change the zoning. Walmart can remodel the existing building and operate.
- Opposition to Walmart in general, such as their business practices and sale of imported goods.
- The East Bench Master Plan and CB zone were established to prevent the area from turning into a big box retail center.
- The property should be developed as housing.
- The property should be developed as a walkable, bike friendly development. Rezoning to CS will eliminate the possibility of that ever happening.
- Lighting and noise from a big box store will impact adjacent residential properties.
- Rezoning the property will set a precedent and allow other properties in the east bench area to be rezoned to more intense zoning classifications.
- The East Bench neighborhood is adequately served by existing businesses. Walmart (or any big box store) would take business from the existing retail businesses, which would leave vacant commercial properties in the area.
- People that shop at big box retail stores can do so on 300 West and elsewhere in the valley.
- Concerns regarding the environmental impact of big box retail stores, such as energy consumption.
- The East Bench Master Plan needs to be updated. The City should not rezone property until the master plan is updated.
- The CS district will allow bigger and taller buildings.
- Walmart is showing a 92,000 square foot building with trail connection, and landscaping on their preliminary development plan. If the zoning changes, Walmart will be able to build whatever they want regardless of what they are currently showing.
- Opposed to development agreements related to zoning amendments because the City has difficulty tracking the agreements, which requires the neighbors to track the business activities.
- Walmart is the property owner. If Walmart closes, they can hold onto the property and leave it vacant in order to ensure that a competitor does not open on the site. They could also lease the property to use as a flea market.
- Keeping the existing zoning (CB) will require smaller buildings on the site, which are easier to lease if Walmart closes.
- The preliminary development plan shows an additional development site. This site could turn into gas station or other use that the neighborhood does not want.

Project Review

Master Plan Amendment Discussion

The East Bench Master Plan was adopted in 1987. At that time, the future land use of the subject property was classified as “Neighborhood Business”. In 1995, the City undertook a complete revision to the Zoning Ordinance and created new zoning districts. The entire City was rezoned to reflect the new zoning classifications and the subject property was rezoned from B-3 Neighborhood Business to CB Community Business. The ordinance that rezoned the City stated that, “all existing master plans should be construed and interpreted to conform to the new Zoning Ordinance and Zoning Maps.” What this means is that in 1995, the Kmart property was rezoned to Community Business and the future land use designation, as designated in the East Bench Master Plan, also became “Community Business”.

The East Bench Master Plan was adopted in 1987 and is one of the oldest master plan documents in the City. When the master plan was adopted, Kmart was operational, was a permitted use, and complied with the “Neighborhood Business” future land use classification. In 1995, the future land use designation was changed

due to the city-wide zoning amendment; however, there was no other amendment to the master plan that states that a big box retail use, such as Kmart, is no longer appropriate at this site. One opinion is that the zoning and future land use map amendment shows that a big box retailer is no longer desired at this location because the CB zoning regulations limit building footprint sizes to 15,000 square feet. Another opinion is that the amendment to the future land use map did not forbid big box retail stores at this site because in the CB district, larger buildings are allowed as a conditional use as long as impacts of the use are mitigated.

It is difficult to pull statements from the East Bench Master Plan either in favor of, or against the proposed rezone due to the points made above. A community master plan should be reviewed to ensure that the plan reflects the goals and needs of the community. This master plan is approximately 23 years old and may not reflect current community goals. Staff has conducted a high level study to determine if there is sufficient retail to support the East Bench residents and found that there is a need for additional retail businesses (see summary of capture/leakage analysis in the Findings section of this report). This study was done at a high level only for the purpose of this amendment proposal and did not address other community needs, such as the potential need for additional residential land uses. In order to further address these needs, the City would need to conduct a holistic review and update (if needed) of the East Bench Master Plan.

Zoning Amendment Discussion

The subject property is currently zoned CB Community Business. The following is the purpose statement of the CB zoning district:

> *The CB Community Business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.*

The applicant is requesting a zoning map amendment to change the zoning of the property from CB to CS Community Shopping. The following is the purpose statement of the CS zoning district:

> *The purpose of the CS Community Shopping district is to provide an environment for efficient and attractive shopping center development at a community level scale.*

The CB and CS zoning districts allow many of the same land uses; however, it is essentially the scale, or size of the buildings that house the uses, that are different between the zones. For example, both zoning districts allow mixed-use developments, multi-family dwellings, retail, and restaurants with or without drive-through facilities. The CS zoning district, however, allows additional land uses that require larger land area and larger buildings, such as commercial recreation centers, amusement parks, motion picture studios and big box retail centers. A comparison table showing the uses allowed in both zoning districts is attached (see Attachment B).

The issue of scale can also be seen when comparing the lot and building size regulations between the two zoning districts. In the CB zone there is no minimum lot area and any new proposed lot that exceeds four acres is allowed only as a conditional use. In the CS zone, all new lots must be at least 60,000 square feet (approximately 1.4 acres), excluding shopping center pad sites, and there is no maximum lot size. The CB zoning district limits building sizes to 15,000 square feet for the first floor and 20,000 square feet total floor area, but does allow larger buildings through the Conditional Use process. In the CS zoning district, there is no maximum building size limitation.

The two zoning districts also differ in their approach on requiring certain design elements. In the CB zone, there are specific regulations related to maximum front yard setback (requiring buildings to be located close to the sidewalk/street), minimum first floor glass and other façade treatments, and parking lot lighting. In the CS zone, there are no specific standards stated in the regulations; however, all new development and additions to existing buildings that increase the floor area or parking requirement by 25% require design review through the Planned Development process. The CB and CS zoning district standards are included with this report at Attachment B.
Staff identified all of the existing properties in the City that are zoned CB and CS to determine how the subject property relates to each zoning district. A map showing the location of these zoning districts is attached (Attachment F). The CS district is generally characterized by larger parcels, or a combination of smaller parcels that function as a larger parcel, with controlled driveway access that serves one large business or a combination of businesses. Properties zoned CS are generally located along arterial streets that serve as major thoroughfares. Examples of CS zoned areas include Trolley Square, Plaza 700 Shopping Center (1740 West 700 North), Brickyard Plaza, and Foothill Village.

The CB zoning district is generally characterized by smaller parcels that are owned and operated independently with driveway access serving one parcel or use. The parcels are situated in a way that provides prominent street frontage and provide the opportunity to place buildings close to the front property line. Parcels located in the CB zoning district are more closely integrated with surrounding residential land uses and have direct pedestrian access by way of existing public sidewalks. CB district parcels are located along arterial and collector streets. Examples of the CB zoning district include the 2100 South/700 East commercial strip, 9th and 9th, the Highland Drive commercial strip, and most of the commercial properties along the east end of 2100 South and Parleys Way (see attached map, Attachment F).

When comparing the subject property to existing properties in both the CB and CS zoning districts, the subject property has characteristics more associated with the CS zone. At approximately 10 acres, the property is comparable in size to other properties zoned CS, but much bigger than properties zoned CB. The property is located along two arterial streets that serve as major thoroughfares into and out of the City. The subject property also has limited controlled access points that could serve multiple uses on a single parcel. In addition, the property is isolated from the surrounding single-family residential neighborhoods, with the exception of the Foothill Place apartments located to the north. When looking at a map of the area, the residential neighborhoods to the east and to the south are separated by arterial streets. Classifying the site as a future pedestrian accessed development is questionable due to these street barriers and the distance between the property and a dense population base. In reality, even if the property were developed in a walkable village configuration, it would still be predominantly accessed by the automobile until a major public transportation investment is made in the area.

Alternatives, Analysis, and Findings

Alternatives

The following are options for the Planning Commission to consider when making a recommendation to the City Council:

- **Deny the petition**
  - The Planning Commission can recommend denial based on a decision that the petitions are not in the best interest of the City.
  - If the petition is denied Walmart will be allowed to operate within the existing building on the site according to the ordinances regulating nonconforming uses and noncomplying structures and

without further site review by the City. In fact, Walmart has obtained a building permit to remodel the existing building. This building permit is still active.

- If Walmart were to close in the future, a similar type of use could occupy the structure according to the nonconforming and noncomplying structure zoning regulations. If the existing building were demolished in the future, any new development would have to comply with the CB zoning district regulations.

- **Deny the petitions until the East Bench Master Plan is updated**
  - As stated in the Zoning Amendment Discussion of this report (pg. 7) the East Bench Community Master Plan is one of the oldest community master plans in the City. The Planning Commission could deny or table the petition until the City conducts a holistic review of the plan to determine if the plan is still meeting the goals of the community and to determine how the subject property fits in with those goals.
  - If the petition is denied, Walmart will be allowed to operate within the existing building on the site according to the ordinances regulating nonconforming uses and noncomplying structures and without further site review by the City. In fact, Walmart has obtained a building permit to remodel the existing building. This building permit is still active.
  - Through the master plan update process, the City might determine that a zoning district such as the CS zone is an appropriate zoning designation. At that time, the property owner or the City would initiate a petition to rezone the property.

- **Approve the petitions with no conditions**
  - The Planning Commission could recommend approval according to the standards for zoning map amendments.
  - If the property is zoned CS Community Shopping, all future development would be required to comply with the CS zoning district regulations (see Attachment B). In the CS district, all new construction of a principal building, uses, or additions to existing buildings that increases the floor area and/or parking requirement by 25% requires planned development approval. The Planned Development review allows the Planning Commission to oversee and require certain site design elements, but does not allow the Planning Commission to prohibit uses that are allowed in the CS zone.
  - If the property is rezoned to CS, Walmart will need to submit a Planned Development application to the City for the construction of a new store.

- **Approve the petitions with the condition that Walmart and the City sign a Development Agreement**
  - The Planning Commission could recommend approval according to the standards for zoning map amendments with a condition that Walmart and the City sign a Development Agreement describing certain development restrictions on the property.
  - It is the opinion of Staff that Development Agreements associated with zoning amendments should only be required if there are impacts associated with the particular rezone area that are not generally associated with other properties in the same zoning district.
  - In the case of the proposed zoning amendment, Staff does not find that there are peculiar circumstances associated with the property itself. The site shares the same characteristics with other properties zoned CS as discussed in the Zoning Amendment Discussion section of this

report (see pages 8-9). However, the property is located within the East Bench Master Plan community and, as stated above, the master plan needs to be reviewed and updated. For this reason, Staff promotes the use of a Development Agreement to restrict the development activity on the site until the City has the resources to update the master plan. Through the Master Plan update process, the City may find that the CS zoning district is appropriate. At that time, the City should re-evaluate the Development Agreement. If the City finds that the property should be zoned differently, the City should rezone the property to the appropriate zoning district. In that case, Walmart may become a nonconforming use, which is the same situation that applies today.

- The following are stipulations that the Planning Commission might consider including in the Development Agreement:
  - Building development on the site is limited to one structure no greater than 95,000 square feet. No other development on the site, including accessory structures, is permitted with the exception of structures used to screen refuse containers or structures related to any future transit facilities.
  - No outdoor storage is allowed. All merchandise must be stored within the principal structure.
  - Development of the site must include a public pedestrian pathway that connects Foothill Drive to Parleys Way. Except in areas where the pathway crosses vehicular driveways, the pedestrian pathway must be located within its own corridor. In other words, the pathway must be physically separated from the parking lot through the use of curbing, landscaping, or other means. Where the pathway crosses a vehicular driveway, the pathway must be delineated through the use of surface materials that differ from the driveway surface materials. The pedestrian pathway must be maintained for public use.
  - Parking lot lighting is limited to 16 feet in height. Parking lot and building lighting must be shielded to minimize light encroachment beyond the property line.
- Some members of the community have expressed concern that Development Agreements are difficult to track and the City has not adequately enforced previous agreements. It was difficult for the City to track older Development Agreements because they were not easily accessible for plan reviewers. The City now has a permit tracking program (Accela) where documents, such as Development Agreements, can be posted by property address. When an applicant applies for a building permit or planning review application, these documents are immediately uploaded showing the specific conditions related to the property.

Findings

Master Plan Amendment

There are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications**,** outlines the criteria for amending a master plan relating to noticing requirements. A notice for the Master Plan amendment was published in the Salt Lake Tribune on January 29, 2011.

As stated in the Master Plan Discussion section of this report (pg. 7), the East Bench Master plan is one of the oldest master plans in the City and needs to be updated. It is difficult to extract policies from the plan that directly pertain to the subject property because the City underwent a complete change in land use ordinances in 1995, but the master plan has not been updated to reflect the changes in zoning designations. With that said, the following are goals and policies taken from the adopted East Bench Master Plan that may be applicable when analyzing the proposed Future Land Use Map amendment.

- *"Wholesale, warehouse and other general commercial uses are not permitted."* The only commercial uses the plan specifies as not permitted at the time the plan was adopted are "wholesale, warehouse and general commercial uses." These are uses that generally do not provide goods directly to the consumer. These uses are not permitted in the requested CS zoning district and they are only found in higher intensity zoning districts such as General Commercial (CG) and Corridor Commercial (CC). There is nothing in the *East Bench Master Plan* that indicates that large retail uses are incompatible with the community.

- *"Many residents desire additional services in their community."* The proposed Walmart would be the same use as the existing Kmart and generally provide the same retail goods and services. The nearest general merchandise type of store is the Smith's Marketplace at 3300 South and I-215. That store is within two miles of the subject property but is outside of Salt Lake City. There is a Walmart Supercenter at 300 West and 1300 South and a Super Target in the same area. The two closest grocery stores in Salt Lake City are Dan's at Foothill Village (approximately two miles away) and Albertson's at 2300 East and Parleys Way (approximately one mile way). Many of the public comments in support of the petitions state that retail shopping choices are limited in the East Bench neighborhood and that East Bench residents have to travel to the other side of the City, or outside of the City, to shop. Some of the comments from those that are opposed to the petitions state that their needs are already met by the existing businesses in the community, and those that would like to shop at a big box retailer can travel to 300 West.

  One way to attempt to measure whether or not retail services are being met within the community is to conduct a capture/leakage analysis. This type of analysis compares the sales in a particular target area to potential sales in that area. The potential sales are calculated by determining the per capita sales in a larger comparison area, multiplying that by the population of the subject target area to determine the potential sales, and then adjusting the potential sales for a difference in the trade area and larger area income. The final result of the analysis attempts to determine if money is being spent within the target area (capture) or if money is being spent outside of the target area (leakage). There are many assumptions that need to be made in conducting the analysis and it is not an exact science, but it is one tool that can be used to determine if residents might be traveling outside of their community to obtain desired goods.

  In conducting the study, Staff obtained the sales numbers for Salt Lake County and three separate target areas for the following retail sectors: building and garden; general merchandise; food stores; apparel and accessories; furniture; and miscellaneous (single item type retailers). The sales numbers were obtained from the Utah State Tax Commission and are available by zip code. In order to conduct the analysis, Staff had to use population and income data also at the zip code level. This created somewhat of a problem since the master plan area boundaries do not follow zip code boundaries (see map, Attachment G). Most of the East Bench Master Plan area is located in the 84108 zip code area; however, much of Parleys Way (including the subject property) is not. In order to evaluate the East Bench Master Plan area, as well as the surrounding east neighborhoods, Staff conducted the analysis on three target areas. These areas are defined by the following zip codes:

  - 84108
  - 84108, 84112, 84113, 84102, 84105, 84106
  - 84108, 84112, 84113, 84102, 84105, 84106, 84109

The results of the analysis are shown in the spreadsheet attached in Attachment G. The analysis shows that in the 84108 zip code area, potential sales greatly exceed the actual sales, with the exception of the food store sector. This is not a surprise considering the East Bench Master Plan states that less than 2% of the land acreage in the community is occupied by business uses. As the study area expands in size, the analysis still shows that additional retail services could be needed in the area, with the exception of food stores. It is important to note that additional retail services can be provided on the subject property in both the existing CB district and proposed CS district. Both zoning districts allow retail uses.

- *"Redevelopment or at least renovation of some business properties… is quite likely and is considered the most desirable approach to meeting future business needs…"* Walmart's request is to redevelop the existing commercial property and no housing will be demolished for commercial use. They do have the option of renovating the property without a zoning change.

- *"Major zoning changes… are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly."* The context for the term "major" appears to reference the physical expansion of an existing commercial property that would require the acquisition and rezoning of another parcel, or the conversion of residential uses to non-residential uses. Although the subject property size is not increasing, the proposed amendment could be considered an expansion because the proposed land use classification allows more intense uses. However, when the master plan was adopted in 1987, the existing use and the proposed use were allowed, so it is difficult to determine whether or not the proposed amendment would be considered a major zoning change as described in the master plan.

- *"The city should not approve any zoning change that will result in the removal of homes. The community is so completely developed that a change of zoning in most areas would negatively impact surrounding residential properties."* No homes would be removed as a result of this master plan amendment or zoning map amendment. Citizens have raised concerns about the impact of the new development on the surrounding neighborhoods. Although the zoning change could allow a new use on the site, the applicant's proposal is to have the current use continue in a new building. Therefore, the use is still the same. Over the years, the patronage of the Kmart at this site has declined and it is anticipated that the Wal-Mart will attract more customers. The change in the future land use designation would not change the character or use of the site, but it may increase traffic to the site; however, this could be the case for any successful development regardless of the future land use designation.

- *"More efficient use of existing business properties is the preferred approach to meet future business needs."* A mixed use development on this site would be a more efficient use of the land than a single-building, single-tenant retailer. However, changing the future land use map land use designation for the subject property does not prevent this site from being developed more efficiently. In fact, the CS zoning district allows mixed-use developments and provides more flexibility because new construction requires planned development approval. This gives the Planning Commission flexibility in applying city goals and conditioning project approvals. The CB zoning district limits buildings to 15,000 square feet on one floor and 20,000 feet total. On a 10.56 acre site with one street frontage that is more or less oriented to a freeway off-ramp, it would be difficult to comply with the CB zoning district purpose statement and regulations. More than likely, a developer would need to request relief from the CB regulations or a change in zoning to develop a mixed-use development on the site.

- *"A gateway center should be located near the entrance to the city…"* An information center and rest stop for visitors to Salt Lake City would be a valuable service and an asset to the city. However, as the

master plan indicates, the views of the valley from this location are not as good as the other two potential sites for gateway centers and there are some concerns with access. The master plan notes that this is the least attractive option of the three provided and that it would require some land acquisition on the part of the city. Specifically, it stated that "the Parleys Way site should be considered only if the other sites prove unworkable."

It is staff's opinion that the proposed master plan amendment does not substantially contradict any of the other policies, goals or strategies of the *East Bench Master Plan* and that modifying the master plan would not substantially impact the integrity of either the community or the master plan.

Zoning Map Amendment

Section 21A.50.050 - A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

1. **Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

   Discussion: The following policy documents were considered in evaluating this request: the *Salt Lake City Vision and Strategic Plan* (1993), the *Salt Lake City Transportation Master Plan* (1996), and the *East Bench Master Plan* (1987).

   Salt Lake City Transportation Master Plan

   The *Salt Lake City Transportation Master Plan*, adopted in 1996, defines arterial routes as streets provided "for through traffic movement over long distances… with some access to abutting property." Furthermore, "these streets are typically the widest and have the highest speed limits of all the streets within the city." Foothill Drive is listed as an example in the master plan. Parleys Way is an arterial as well. One of the directions listed in the plan for arterials is "to encourage commuter traffic to use arterial streets rather than local and collector streets" by maintaining the arterials' carrying capacity.

   Salt Lake City Vision and Strategic Plan

   The *Salt Lake City Vision and Strategic Plan*, adopted in 1993, states a goal of facilitating "development of complimentary retail shopping opportunities in city neighborhoods and commercial areas of the city." This goal's action step is to "work with developers to ensure additional retail shopping opportunities within the City," and the progress indicators are the "amount of new retail space annually" and the "new tax dollars generated annually."

   East Bench Master Plan

   The requested zoning map amendment is not consistent with the Future Land Use Map of the *East Bench Master Plan*, which is the applicable master plan document for the subject property. However, the applicant has requested an amendment to the Future Land Use Map in addition to the zoning map amendment. Planning staff has recommended approval of the master plan amendment because there is no substantial evidence that the modification would contradict with any of the other policies, goals or strategies found in its "Non-residential Land Use" section. The *East Bench Master Plan*, however, has specific criteria in Appendix I for zoning changes. The applicant's request should be evaluated against these guidelines:

- *Proponents must demonstrate that any zoning change is clearly justified by the substantive provisions of this master plan.* The zoning change requested does not introduce a new use to the neighborhood, as Kmart has been there for 40 years. Further, the subject property, as a single parcel of land, can be redeveloped into a more efficient use more easily under the CS zoning designation because of the property's size and location. Staff has found that the zoning change meets the general goals of the "Business/Commercial Uses" subsection of the master plan (see Master Plan Amendment Discussion above).

- *There must be a demonstrated need for the new business proposal and documented community support. Property owners must address the issue of 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.* There has been a difference of opinion regarding the need of a supercenter in this location. On one hand, some residents believe that all of their shopping needs can be handled by the existing shops in the East Bench neighborhood and some believe that there are enough Wal-Mart stores (and other similar uses) within a convenient distance. On the other hand, many of the public comments received in support of having a big box retailer in the East Bench Community said so because it would provide more choices for retail in the neighborhood. The nearest single tenant general merchandise stores are Shopko located on 1300 East (approximately 2.5 miles from the subject property) and Smith's Marketplace on 3300 South (approximately 1.75 miles from the subject property). It should be noted that Smith's Marketplace is located outside of the City, so the City does not receive the same tax benefit from that store than it would if the store was located in the City. One additional note regarding the demonstrated need is that both the existing zoning (CB) and the proposed zoning (CS) allow retail uses, so the retail needs of the community could potentially be met under both zoning designations. The applicant has indicated that this site was chosen because of the size of the parcel and the fact that they believe the East Bench is underserved by larger commercial retailers. The application states that rezoning the property to CS will allow the construction of a new, smaller, and energy-efficient building.

  Community support for this proposal is mixed. As shown in the Public Comment section of this report, there is a lot of support to allow Walmart to build a new store, but most of these comments are not directed towards the zoning amendment specifically. What this may show, however, is that those that support a Walmart at this location support the CS zoning district because of the types of uses it allows. These individuals would prefer to have a big box retail option close to their homes and the CS district allows such uses. Some individuals who are opposed to the project claim that the supporters have been misled by Walmart representatives who have told them that the only way that Walmart can build an efficient structure is to rezone the property. It is not clear what constitutes "documented community support" as stated in the master plan and whether or not it needs to be a majority of the members of the community. In the case of the current proposal and the comments received, those in support and those opposed are near equal in numbers.

- *Property must be on a street that can handle the additional traffic.* The subject property can be accessed by both Parleys Way and Foothill Drive, both classified as arterial streets. Wal-Mart submitted two traffic impact reports prepared by A-Trans Engineering. One study was submitted with the first petition to rezone the property and analyzed the traffic anticipated with a store approximately 120,000 square feet in size. A separate study was submitted as part of the current petition and addresses the traffic impact anticipated for a 92,000 square foot store. Both reports were reviewed by the Salt Lake City Transportation Division.

The consultant used Level of Service (LOS) to measure the congestion at analyzed intersections. Ratings are on a scale from LOS A to LOS F. An LOS A indicates free flowing traffic at or above the posted speed while an LOS F indicates a "forced or breakdown flow." The consultant used only the signalized access point on Parleys Way at Wilshire Drive as an ingress/egress point because they anticipate that, due to the current high level of traffic on Foothill Drive, most of the site generated traffic will use this access point. In the initial traffic study, Parleys/Wilshire intersection was projected to operate at LOS B in the a.m. peak and LOS C in the p.m. peak in the year 2030. The conclusion was that Parleys Way has sufficient capacity to accommodate the projected increase in traffic and that the development would have "virtually no impact on the access and signal along Foothill as current congestion allows little capacity for traffic to utilize Foothill." The supplemental report submitted with the current petition essentially states that the proposed building is smaller than what was originally proposed; therefore, the traffic impacts will be less.

It should also be noted that Staff has received comments in opposition to the proposed rezone and have cited traffic concerns as a major issue. Specifically, that Foothill Drive is at maximum capacity and traffic generated from Walmart will make it worse. Also, Walmart's circulation plan shows delivery trucks entering the site from Parleys Way and existing onto Foothill from Stringham (located at the northeast corner of the site). This intersection is not signalized and some believe that this will create a dangerous situation due to the high volume of traffic on Foothill.

- *The site must be large enough for adequate open space and parking without overcrowding the lot.* The subject property is 10.56 acres and is large enough to accommodate more green space and parking than what is required for a retail store of 92,000 square feet. The existing site has virtually no green space and the parking lot is in poor shape. If the property is rezoned as requested, the parking lot landscaping requirements must be met for new development and the Planning Commission will have the opportunity to require additional green space as part of the planned development process if they so choose.

- *Business projects must be of a density, scale and design that will not negatively impact neighboring residential properties.* The closest residential property to the subject property is the Foothill Place apartments located to the north. A single-family residential neighborhood begins approximately 550 feet to the northwest and the Country Club single-family residential neighborhood is located directly across Parleys Way to the south and southwest. There is also a residential condominium development located to the west of the site.

  The residential area that would be most affected by the proposed development would be the southernmost units of the Foothill Place Apartments. Due to the proximity of the apartment units to the proposed structure, the residents could be impacted by noise from delivery trucks, noise from mechanical equipment and/or lighting in the parking lot or on the building. The lighting impacts could be mitigated by requiring that lights are shielded to contain and direct light and glare to the property only. Mature landscaping, such as large trees and shrubs, would also aid in shielding the lights and would also provide a sound buffer to help mitigate noise impacts from truck delivery and mechanical equipment. If the property is zoned to CS, future development would have to include a 15 foot landscape buffer along the property line that abuts any residential zoning district. In this case, the 15 foot landscape buffer would have to be provided along the property line abutting the Foothill Place apartments. Within the landscape buffer, shade trees must be planted every 25 feet, as well as shrubs at least 2 rows deep.

The residential condominium project to the west could also be impacted by the development. The applicant's preliminary development plan shows delivery trucks accessing the site from the private roadway directly east of the condominiums. The increase in truck traffic on this roadway could create a noise impact for the residents of the condos; however, staff does not believe that this issue is isolated to the proposed project. Staff believes that any successful retail project on the site could create this impact regardless of the zoning. There may be an additional impact to these residents that is related to the truck loading dock located at the northwest corner of the proposed building as shown on the preliminary development plan. The truck dock is oriented in such a way that the headlights from the trucks parked at the loading dock would shine directly into the residential units located on the east side of the condo building. This issue could be remedied by relocating the loading dock.

The Country Club residential area to the south and southwest could potentially be affected by an increase in traffic along Parleys Way and parking lot lighting. Although, there would be an increase in traffic on Parleys, the submitted traffic impact study shows that the street can carry the additional traffic. The parking lot lighting issue can be mitigated by limiting the allowable height of light fixtures and requiring the fixtures to be shielded in a manner that directs the light downward.

It is important to note that if the zoning amendment is approved by the City Council, the applicants will be required to submit an application for planned development approval. This would allow the Planning Commission to oversee the final design of the project and require additional measures to reduce impacts on adjacent properties.

- *Multiple-family units should not develop in areas with strong low density character…* There is no residential component to this request. This standard does not apply.

- *Zoning should not be changed to accommodate new business unless it is adjacent to an existing business.* The property in question is already commercial and is bordered by other commercial properties and businesses to the east and northwest.

- *"Spot or strip" zoning to accommodate new businesses is strongly discouraged.* Salt Lake City's Zoning Ordinance defines spot zoning as "the process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners." In this case, the subject property at 10 acres in size is not a "small parcel of land". The property already has a commercial designation and is bordered by commercial and office properties to the east and northwest. The CB and CS districts are both commercial districts. The CB zoning district's purpose is to integrate moderately-sized retail uses with neighboring residential while the CS zoning district is intended to service community commercial needs. Staff is of the

opinion that the CB and CS zoning districts, while having different purposes and regulations, are not materially different in that they are not designed to serve materially different uses. Both allow retail uses and both prohibit general commercial uses or manufacturing uses. Furthermore, there is no clear zoning pattern on a larger scale with which the CS designation would be inconsistent. Within a quarter-mile of the subject property, there are properties zoned for commercial, institutional, multi-family residential, single family residential, residential office, and open space uses. Accordingly, one mile north on Foothill Drive, there is a similarly-sized property zoned CS (Foothill Village) surrounded by the same pattern of zoning designations.

- *New businesses should be designed to be a logical extension of adjacent businesses, maintaining complimentary building design and landscaping motifs.* The property as it is currently developed is not a logical extension of any of the surrounding properties. The building is a typical 1960s commercial structure and there is no landscaping. It is important to note that these problems can be remedied without a zoning map amendment, as there is nothing in the Zoning Ordinance prohibiting Wal-Mart from improving the site upon occupation. That being said, there is nothing that requires or encourages them to do so either. There are limits to how much of the existing building they can tear down based on regulations for nonconforming uses and noncomplying structures and that may impact what they can do to improve the building's overall design. The proposal Wal-Mart has submitted includes, along with a new building, landscaping and architecture that would reduce the visual impact of the structure and will be compatible with the neighboring office buildings.

In summary, it is the opinion of Staff that the requested zoning amendment generally meets the criteria for zoning amendments as stated in the East Bench Master Plan; however, the following are areas of concern:

- *Demonstrated need:* There is a need for more retail within the East Bench community; however, this could be accommodated in either the CB or CS zone. Also, Walmart can operate a general merchandise use on the property without a rezoning according the nonconforming and noncomplying regulations of the Zoning Ordinance.
- *Documented Community Support:* Staff has received documented community support; however, it is not an overwhelming majority.
- *Traffic:* The submitted traffic impact study shows that Parleys Way can carry the anticipated increase in vehicles; however, Foothill is already at capacity during peak hours. It is important to note that this issue could be relevant to any successful development on the site, regardless of the zoning.
- *Negative impacts on neighboring residential:* As stated above, there are potential negative impacts; however, these can be mitigated through proper site design.

The *East Bench Master Plan* does not indicate that every provision must be met, but that they must be considered. Staff believes it can recommend approval based on the fact that it generally meets the criteria in the master plan and impacts can be mitigated through proper site design.

It should also be noted that, as stated previously in this report, the East Bench Master Plan needs to be reviewed and, if necessary, updated. Although the requested amendment generally meets the policies of the adopted Master Plan, this may or may not reflect the current goals and needs of the community. Staff is of the opinion that a Development Agreement should be signed by the City and the applicant that restricts development on the site to what is currently proposed until the Master Plan is updated. Through the Master Plan update process, the City may find that the subject property should continue to be zoned CS. At that time, the City should re-evaluate the Development Agreement. If the City finds that the property should be

zoned differently, the City should rezone the property to the appropriate zoning district. In that case, Walmart may become a nonconforming use. This is the same situation that applies today; however, the site would be developed according the requirements of a planned development approval.

Finding: Staff finds that the request to rezone 2705 E. Parleys Way from CB to CS is consistent with the purposes, goals, objective, and policies of the adopted general plan of Salt Lake City, with certain exceptions as noted above.

2. Whether the proposed map amendment furthers the specific purpose statements of the Zoning Ordinance;

Discussion: There are three purpose statements that are applicable to this zoning amendment petition; the Purpose and Intent of the Zoning Ordinance (Section 21A.02.030, SLC Zoning Ordinance), the purpose statement of the existing CB zoning district (Section 21A.26.030A, SLC Zoning Ordinance), and the purpose statement of the proposed CS zoning district (Section 21A.26.040A, SLC Zoning Ordinance).

The following is the purpose and intent of the Zoning Ordinance:

The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

A. Lessen congestion in the streets or roads;
B. Secure safety from fire and other dangers;
C. Provide adequate light and air;
D. Classify land uses and distribute land development and utilization;
E. Protect the tax base;
F. Secure economy in governmental expenditures;
G. Foster the city's industrial, business and residential development; and
H. Protect the environment.

When reviewing the proposed amendment in relation to the above listed items, it is important to note that the Planning Commission is reviewing a change in zoning from CB to CS, not the specific development proposal. The CB and CS districts are both commercial zoning districts and allow similar uses. The main difference is that the CS district allows uses that require larger land area, such as big box retail uses. Both zoning districts could create additional traffic on the adjacent streets depending on the success of the development; however, the CS district does allow land uses that have more of a regional draw. Staff does not find this an issue at this particular site due to the property's proximity to two arterial streets and the freeway system. Rezoning the property to CS could enhance the City's tax base by allowing land uses that draw people from not only the immediate neighborhood, but the surrounding communities as well. Rezoning the property to CS could help foster commercial development because the CS zone is less restrictive in allowable land uses; however, some believe that the competition may hurt existing smaller local businesses. Environmental protection is generally handled through laws and regulations that pertain to all development regardless of the zoning district.

The following two purpose statements pertain to the existing and proposed zoning districts:

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The purpose of the CS community shopping district is to provide an environment for efficient and attractive shopping center development at a community level scale.

It is Staff's opinion that the location and site characteristics of the subject property make it more closely aligned with the purpose of the CS zoning district. The location of the property (adjacent to two arterial streets and the freeway system) provides an environment for shopping center development. The property is not closely integrated with the adjacent residential neighborhoods. It is bordered on two sides by arterial streets that isolate it from the single-family neighborhoods to the east and south. The property is also separated from the single-family neighborhood to the northwest by other properties. These points are further discussed in the Zoning Amendment Discussion section of this report (pages 8-9).

Finding: Staff finds that the proposed amendment does not conflict with the purpose and intent of the Zoning Ordinance and the characteristics of the property are consistent with the purpose of the proposed zoning district.

3. The extent to which the proposed amendment will affect adjacent properties;

Discussion: The proposed amendment is to change the zoning on the property from CB to CS. The following are the differences between the two properties that may affect adjacent properties:

- *Allowed Uses:* The CB zoning district generally is characterized by uses that serve the neighborhood where the CB zoned property is located. While the CS zone allows those same uses, it also allows uses that could draw people from outside of the local community, such as retail shopping centers and commercial recreation centers (see table showing comparison of allowable uses, Attachment B). This draw could increase the amount of traffic into the area. It is the opinion of Staff that because the subject property is located along two arterial streets that already serve as major thoroughfares into and out of the City, and the property is located at the on/off ramp of two converging freeways, CS zoning is appropriate and adjacent properties would not be greatly affected.

- *Setbacks and Landscape Buffers:* Setbacks refer to the required distance that a building must be located from a property line. In some zoning districts, landscaping must be included in the setback area if the property abuts property in a residential district. This is called the required landscape buffer.

  The CB zoning district regulations (existing zone) were generally developed for smaller parcels and the building setbacks reflect that. The building setbacks associated with the subject property that would directly affect adjacent properties are the side yard setbacks, rear yard setback, and required landscape buffer. The CB zoning district requires no interior side yard setback, a ten foot rear yard setback, and a seven foot landscape buffer when abutting a residentially zoned property. The CS zoning district requires a 15 foot interior side yard setback, 30 foot rear yard setback, and a 15 foot

landscape buffer when abutting a residentially zoned property. A positive affect from rezoning the property from CB to CS is the required increase of the rear yard setback and landscape buffer. The rear yard of this property is located adjacent to the Foothill Place Apartments, which are residentially zoned. Rezoning the property to CS will require any building to be setback further from the Foothill Place apartments and will require a greater landscape buffer.

- *Building Height:* The maximum allowed building height in the CB district is 30 feet. The maximum allowed building height in the CS is 45 feet, a 15 foot increase in allowable height. This increase in allowable height could affect the view corridors as seen from adjacent properties; however, Staff used pictometry and GIS software to estimate the height of the existing office buildings to the east of the subject property. The height of the west elevations of both of these building is approximately 39 feet. In addition, the ground elevation of these buildings is higher than the subject property. Therefore, Staff is of the opinion that the increase in allowable height would not greatly affect the east view corridor. The additional height could, however, still impact the north and south view corridors.

- *Site Design Regulations:* The current CB zoning district has a number of site design standards that are specifically written into the base regulations. These include maximum front yard setbacks, parking lot setbacks, front façade treatments, and parking lot light height limits. Any use that is permitted in the CB district and that meets the base standards is allowed without further design review. The CS zone does not have these standards written in the base regulations; however, in the CS district all new construction, any new proposed use, or any construction that increases the floor area or parking requirement by 25% must obtain Planned Development approval from the Planning Commission. This allows the Planning Commission to require certain site design elements to mitigate impacts specific to the site.

Finding: The proposed zoning map amendment could impact neighboring residential properties; specifically, the additional traffic generated and the obstruction of view corridors. Staff finds that there will be an impact from additional traffic generated by this proposal, but finds that the adjacent streets can carry the additional volume. Staff also finds that the east view corridor would not be impacted but the north and south view corridors could be affected.

4. Whether the proposed amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Discussion: The subject property is in the Groundwater Source Protection Overlay District. There are no additional standards imposed by this district related to the request.

Finding: Future development on the site will be required to meet the provisions of the Groundwater Source Protection Overlay District.

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

Discussion: Applicable City departments and divisions were given the chance to review and comment on the proposed rezoning and preliminary site plans. The Public Utilities Department requested plans in the future if the request was ultimately granted, and had some site requirements for new development. No

immediate deficiencies were noted as part of the review process. Other than roadways, there has been no concern for the adequacy of public facilities and services intended to serve the subject property. As previously discussed, there is concern that this proposal would increase the volume of traffic on Parleys Way and Foothill Drive. The Transportation Division has reviewed the submitted traffic impact study and found that the study followed industry standards and general transportation engineering principles. The consultant stated in the study that Parleys Way will be used as primary access to the site and Parleys can carry the additional traffic and still operate at Level of Service A. Foothill Drive provides additional access to the site, but is already operating above capacity at peak times. The study states that, due to the current traffic levels on Foothill Drive, motorists will use the Parleys Way access point. The *Foothill Drive Corridor Study Final Report* includes recommendations for improvements, including commuter bus service, peak bus or bus/HOV lanes with transit signal priority, and replacement of the turn lane with a median in some areas. These near- and mid-term improvements address the "bigger picture" problem with congestion on Foothill Drive and are projected to improve the levels of service on Foothill Drive.

Finding: Staff finds that the current public facilities and services intended to serve the subject property are adequate, and any necessary modifications and changes to facilities will be identified upon application for building permits.

Attachment A

Application Submittals

PLNPCM 2010-00556

OFFICE USE ONLY
Petition No.:
Date Received: 8/27/10 2010
Reviewed By: Thomas Irvine

Master Plan Amendment

SALT LAKE CITY PLANNING

Address of Subject Property:
2705 E. Parleys Way, Salt Lake City

Project Name:
Walmart Parleys Way

Name of Applicant: Ballard Spahr LLP, Cristina Coronado on behalf of Walmart Stores, Inc.
Phone: 801-531-3038

Address of Applicant:
201 S. Main St., Ste 800, Salt Lake City, UT 84111

E-mail Address of Applicant:
coronadoc@ballardspahr.com
Fax: 801-531-3001

Applicant's Interest in Subject Property:
Agent

Name of Property Owner: Wal-Mart Real Estate Business Trust
Phone:

E-mail Address of Property Owner: Please contact Applicant
Cell/Fax:

Please include with the application:

1. **A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and / or zoning district changes.** Please see attached.
2. **Declare why the present master plan requires amending.** Please see attached.
3. **A copy of the Sidwell Map(s) that cover for the subject area and list of affected properties Sidwell Numbers.** Please see attached.
4. **If applicable, a signed and notarized statement of consent from property owner authorizing applicant to act as agent.** Please see attached.
5. **Filing fee of $830.55, plus $110.74 for each acre over one acre and the cost of first class postage for each property within 450 feet is due at time of application.** Attached is the check for filing fee of $1,937.95 ($830.55 + $110.74 x 10) (Subject Property is approximately 10.42 acres). Also attached is the check for postage.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.
Any information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

County tax parcel ("Sidwell") maps and names of property owners are available at:
Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:
Salt Lake City Buzz Center
PO Box 145471
451 South State Street, Room 215
Salt Lake City, UT 84114
(801) 535-7700

Signature of Property Owner: Cristina Coronado, Ballard Spahr LLP
Or authorized agent

Attachments to Master Plan Amendment Application:
1. Statement with answers to questions 1 and 2.
2. Copy of Sidwell Maps and list of affected properties Sidwell Numbers.
3. Signed and acknowledged statement of Property Owner's consent authorizing Applicant to act as agent.
4. Check for Master Plan Amendment filing fee and check for postage.

Answers to Master Plan Amendment Application Questions 1 & 2 (Use an Additional Sheet if Necessary):

The Subject Property is shown on the attached Salt Lake County Sidwell Map. The Property Owner proposes to demolish the existing, 42-year-old building and garden center on the Subject Property (113,227 square foot building plus 6,940 square foot outdoor sales area for a total sales area of 120,167) and replace it with a new, energy-efficient 91,750 square foot building (which is approximately 28,417 square feet smaller than the existing sales area). In order to do this, the current zoning of the Subject Property must be changed from Community Business (CB) to Community Shopping (CS). The Applicant requests that this Master Plan Amendment be considered in connection with the Zoning Amendment Application, which is being submitted concurrent with this Master Plan Amendment Application.

In connection with such a zone change, Salt Lake City requires a corresponding change in the future land use map included in the East Bench Master Plan. The future land use map included in the East Bench Master Plan designates the Subject Property and other retail properties, like Foothill Village (which is zoned Community Shopping (CS)), as "Neighborhood Business." "Neighborhood Business" is the only land use designation for retail uses in the East Bench. This land use designation appears to be consistent with the Property Owner's proposal. However, in 1995, Salt Lake City adopted Ordinance No. 26 that effectively replaces the future land use map in the master plans with the zoning maps adopted by the city from time to time. Therefore, the Property Owner's request to rezone the property to Community Shopping (CS) effectively means that the Property Owner is requesting a change in the future land use map of the East Bench Master Plan to a designation equivalent to the Community Shopping (CS) zone.

This request for a Master Plan Amendment does not require any changes to the text of the East Bench Master Plan. Property Owner's proposed zone change and the corresponding Master Plan Amendment are consistent with the text of the East Bench Master Plan as follows:

- When the East Bench Master Plan was adopted in 1987, the Subject Property was zoned B-3, which allowed general retail uses, including the former Big Kmart, at the Subject Property. The East Bench Master Plan encourages the redevelopment of existing businesses in these formerly B-3 zoned areas to accommodate the East Bench residents' desire for additional services in the community. Property Owner's proposal to rezone the Subject Property is consistent with this East Bench Master Plan goal because the proposal will allow the redevelopment of a vacant commercial site in what was the B-3 zone, and a new retail store will provide East Bench residents with additional products and services.

- The East Bench Master Plan discourages rezoning residential property to commercial and discourages the expansion of existing commercial properties into residential areas. Property Owner's proposal to rezone the Subject Property is consistent with this East Bench Master Plan goal because no residential property will be rezoned nor will any existing commercial areas expand. The Subject Property has been used for commercial development for at least 42 years.

- The East Bench Master Plan states that since the East Bench is basically developed, there are not as many opportunities for energy conservation as in areas where there is more significant development potential. The East Bench Master Plan still encourages the city to (i) advertise and support energy conservation techniques such as car-pooling, home insulation, and site design, (ii) help remove barriers to wise energy use by proposing bicycle paths and modifying building regulations that unnecessarily constrain solar energy or earth structures, and (iii) work with residents interested in constructing greenhouses, solar panels, and other energy-efficient systems (particularly when remodeling existing dwellings that are already built to minimum site specifications). Property Owner's proposal to rezone the Subject Property is consistent with these East Bench Master Plan goals because the proposal would allow the redevelopment of the site and building to implement progressive energy-efficient design, construction materials, and technology.

- The East Bench Master Plan states that the most important element of a pedestrian circulation system is good sidewalks on each street with controlled crosswalks at busy intersections. Property Owner's proposal to rezone the Subject Property is consistent with this East Bench Master Plan goal because the proposal would allow the redevelopment of the site to add improved pedestrian walkways that will better integrate the Subject Property with the adjoining high-density apartments, retail shops, restaurants, and offices and better connect the Subject Property to public transit and trails.

→ PLNPCM2010-00557

Zoning Amendment

OFFICE USE ONLY
Petition No.:
Date Received: 8/27/2010
Reviewed By: Thomas Irvin

☐ Amend the text of the Zoning Ordinance by amending Section:
☒ Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

SALT LAKE CITY PLANNING

Address of Subject Property:
2705 E. Parleys Way, Salt Lake City

Name of Applicant: Ballard Spahr LLP, Cristina Coronado on behalf of Walmart Stores, Inc.	**Phone:** 801-531-3038
Address of Applicant: 201 S. Main St., Ste 800, Salt Lake City, UT 84111	
E-mail Address of Applicant: coronadoc@ballardspahr.com	**Fax:** 801-531-3001
Applicant's Interest in Subject Property: Agent	
Name of Property Owner: Wal-Mart Real Estate Business Trust	**Phone:**
E-mail Address of Property Owner: Please contact Applicant	**Cell/Fax:**
County Tax ("Sidwell #"): 16-23-152-004	**Zoning:** Community Business (CB)
Legal Description (if different than tax parcel number): See attached	

Existing Property Use: Superstore/Hypermarket			**Proposed Property Use:** Superstore/Hypermarket

Please include with the application:

1. **A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.** See attached.
2. **A complete description of the proposed use of the property where appropriate.** See attached.
3. **Reasons why the present zoning may not be appropriate for the area.** See attached.
4. **The cost of first class postage for each address within 450 feet is due at time of application. Please do not provide postage stamps.** (101)
5. **Legal description of the property.** See attached.
6. **Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.** See attached.
7. **If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent.** See attached.
8. **Filing fee of $885.92, plus $110.74 for each acre over one acre and the cost of first class postage is due at time of application.** Attached is the check for the filing fee of $1,993.32 ($885.92 + $110.74 x 10) (Subject Property is approximately 10.42 acres). Also attached is the check for the postage.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at: Salt Lake City Buzz Center, PO Box 145471, 451 South State Street, Room 215, (801) 535-7700

Signature of Owner or Agent: Cristina Coronado, Ballard Spahr LLP Date: 8/27/10

Attachments to Zoning Amendment Application:

1. Statement with answers to questions 1, 2 and 3.
2. Aerial photo showing the Subject Property.
3. Legal description of Subject Property.
4. Signed and acknowledged statement of Property Owner's consent authorizing Applicant to act as agent.
5. Check for Zoning Amendment filing fee and check for postage.
6. Pictures of existing building.
7. Site plan of existing building.
8. Restrictions and Declaration of Easements that governs Subject Property and adjoining properties.
9. Warranty Deed from Woodbury-Morris Co. to Salt Lake East Property granting easement over private road off Parleys Way across from Maywood Drive that will be used by delivery trucks to access the new building.
10. Traffic analysis for new building and possible pad site prepared by A-Trans Engineering.
11. Six copies of full-sized site plan for new building and site improvements along with six 11x17 copies; six copies of 11x17 color site plan.

Answers to Zoning Amendment Application Questions 1, 2 & 3 (Use an Additional Sheet if Necessary):

The Subject Property is shown on the attached Salt Lake County Sidwell Map. Pictures and a site plan showing the existing building on the Subject Property are attached to this Zoning Amendment Application. The Property Owner proposes to demolish the existing, 42-year-old building and garden center on the Subject Property (113,227 square foot building plus 6,940 square foot outdoor sales area for a total sales area of 120,167) and replace it with a new, energy-efficient 91,750 square foot building (which is approximately 28,417 square feet smaller than the existing sales area). In order to do this, the current zoning of the Subject Property must be changed from Community Business (CB) to Community Shopping (CS). In connection with such a zone change Salt Lake City requires a corresponding change in the future land use map included in the East Bench Master Plan. The Master Plan Amendment is being submitted concurrent with this Zoning Amendment Application, and the Applicant requests that they be considered together.

The existing building and site improvements on the Subject Property were built in 1968. Until recently, the building and garden center were operated as a Big Kmart (except the eastern portion of the building, which was operated as many things, most recently as a gym until it was vacated), all under a long-term lease. When the building and site improvements were originally constructed, retail stores like the Big Kmart were allowed in the Community Business (CB) zone as "retail goods establishments." In November 2005, new definitions, including the "superstore and hypermarket" definition, were added to the commercial zoning districts, and the "superstore and hypermarket" use was not permitted in the Community Business (CB) zone. As a result, the use of the existing building is a nonconforming use as a "superstore/hypermarket." The building is also a noncomplying structure because it does not comply with the applicable bulk regulations, including size and setbacks of the building, that were adopted by the city in 1995. Consequently if the Property Owner were to raze the existing building the allowed nonconforming use of the building would terminate.

The existing building and site improvements are subject to a Restrictions and Declaration of Easements entered into in 1968 (and amended in 1997) with the owners of the office, retail and restaurant properties that are adjacent to both the west side and the southeast side of the Subject Property. The Restrictions and Declaration of Easements contains cross-access easements, site plan specifications, parking and landscaping requirements, and use restrictions so that all of these properties operate as a coordinated mixed-use development. A site plan showing the properties that are subject to the Restrictions and Declaration of Easements is attached to the First Amendment to Restrictions and Declaration of Easements as Exhibit "D." The Subject Property is also bordered on the north by a high-density, multi-family apartment complex.

The main entrance to the Subject Property is located on Parleys Way, which is a five lane arterial facility (as defined by UDOT and Salt Lake City) that connects to I-80 and I-215. This main entrance is also utilized by the offices, retail shops and restaurants adjacent to the Subject Property. The Subject Property has a secondary access over the private road off Parleys Way across from Maywood Drive that will be used by delivery trucks to access the new building. This access was granted by easement in the Warranty Deed from Woodbury-Morris Co. to Salt Lake East Property that is attached to this Zoning Amendment Application. There is also a third access point to the Subject Property through the public road to the northeast of the Subject Property called "Stringham Avenue" that connects to SR 186 (Foothill Boulevard), which is a five lane arterial facility (as defined by UDOT and Salt Lake City) that connects to I-80 and I-215.

The character of the area around the Subject Property is defined by the presence of the interstate highways and the respective on-ramps. Such an area is the ideal location for a superstore/hypermarket that operates as part of a larger mixed-use development with multi-story offices, retail shops, and restaurants. As mentioned above, this has been the use of the Subject Property since the existing building was built and will continue to be the use under Property Owner's proposal. The ideal zoning for this use is the Community Shopping (CS) zone because the purpose of the Community Shopping (CS) zone is to provide an environment for efficient and attractive shopping center development at a community level scale. Other properties that are zoned Community Shopping (CS) in the East Bench area are of a similar size as the Subject Property and are also located on arterial streets that allow for convenient and efficient automotive access to a shopping center. This is further evidenced by the fact that other shopping center sites in the area, like Foothill Village, are zoned Community Shopping (CS).

By rezoning the Subject Property to Community Shopping (CS), Property Owner can redevelop the Subject Property to provide the community with a new, smaller, energy-efficient building, as well as improved pedestrian walkways to better integrate the Subject Property with the adjoining high-density apartments, retail shops, restaurants, and offices. Such a redevelopment is consistent with the goals of the East Bench Master Plan as described in the Master Plan Amendment Application submitted by the Applicant in connection with this Zoning Amendment Application.

For reference, attached please find a site plan showing the proposed layout of the new building and improvements as well as a possible commercial pad site along Parleys Way. If the zone change to Community Shopping (CS) is approved, then the proposed new building and site improvements will be subject to the review and approval of the Planning Commission as part of the city's Planned Development review process.

A traffic analysis of the proposed uses at the Subject Property is attached as well.

EXHIBIT "A"

Parcel 1: (Fee Simple Interest)

All that part of the State of Utah, County of Salt Lake, Salt Lake City, being part of the West half of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 00°13'14" West grid (Utah coordinate system NAD 83 (1994) Central Zone) along the West Section line of said Section 23; a distance of 1999.94 feet, and South 89°46'46" East 193.08 feet, from the Northwest corner of said Section 23; thence South 89°47'46" East 20.00 feet; thence North 00°13'14" East 39.19 feet to the South line of the land conveyed in the Warranty Deed recorded as Entry No. 5129429, in Book 6358, Page 1170, Official Records; thence South 89°47'46" East along said line 526.83 feet; thence North 60°50'45" East 40.45 feet along said line to the Southwest line of a 60 foot public street named Stringham Avenue; thence South 29°12'06" East 60.00 feet along said Southwest line, to the Northwest line of the land conveyed in the Quit Claim Deed recorded as Entry No. 8242453, in Book 8601, Page 1984, Official Records; thence South 60°50'45" West 13.37 feet along said line to the West line of said land; thence South 00°15'05" West 257.46 feet along said West line to the South line of said land; thence South 89°44'55" East 45.00 feet along said line to the West line of the Eastland Regency Subdivision recorded as Entry No. 7606880, in Book 2000P, Page 82, Official Records; thence South 00°15'05" West 599.67 feet along said line to the Northeasterly line of Parleys Way; thence along said line of Parleys Way the following four (4) courses: 1) North 59°39'06" West 139.77 feet; 2) North 67°16'23" West 242.38 feet; 3) South 39°14'47" West 14.60 feet, and 4) North 50°45'13" West 373.69 feet to the East line of the land described in a deed recorded as Entry No. 8070333, Book 8530, Page 6983, Official Records; thence North 00°12'14" East along said East line 469.88 feet to the point of beginning.

Parcel 1A: (Easement Estate Interest)

Together with a "non-exclusive" easement for vehicular and pedestrian ingress and egress to and from the aforedescribed property over a 30 foot wide roadway being 15 feet measured at right angles each side of the following described center line (said easement having been created by Warranty Deed recorded December 27, 1968 as Entry No. 2271797 in Book 2718 at Page 294):

Beginning on the Northeasterly line of Parley's Way at a point South 0°01' West 2311.195 feet and South 51°00' East 20.78 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 39° East 8.00 feet; thence along the arc of a curve to the left (radius 35.00 feet bearing North 51° West) 21.38 feet; thence North 4°00' East 216.00 feet; thence along the arc of a curve to the right (radius 55.00 feet bearing South 86° East) 76.47 feet; thence North 83°40' East 53.00 feet; thence along the arc of a curve to the left (radius 100.00 feet bearing North 6°20' West) 68.94 feet; thence North 44°10' East 10.88 feet to the West line of the tract first above described.

AFFIDAVIT OF PROPERTY OWNER
AND
AGENT AUTHORIZATION

STATE OF Arkansas)
:
COUNTY OF Benton)

I, Frank Pampalone, who is the Director of WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust, being duly sworn, deposes and say that Wal-Mart Real Estate Business Trust is the owner of the property identified as Sidwell No. 16-23-152-004 (the "Property") and that Wal-Mart Real Estate Business Trust authorizes BALLARD SPAHR LLP to act as its agent with regard to the ZONING AMENDMENT application to be submitted to Salt Lake City and all related proceedings with respect to the Property.

I affirm under the penalties of perjury that the foregoing statements are true and correct.

Effective this 5th day of August, 2010.

WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware statutory trust

By: _____
Its: Director

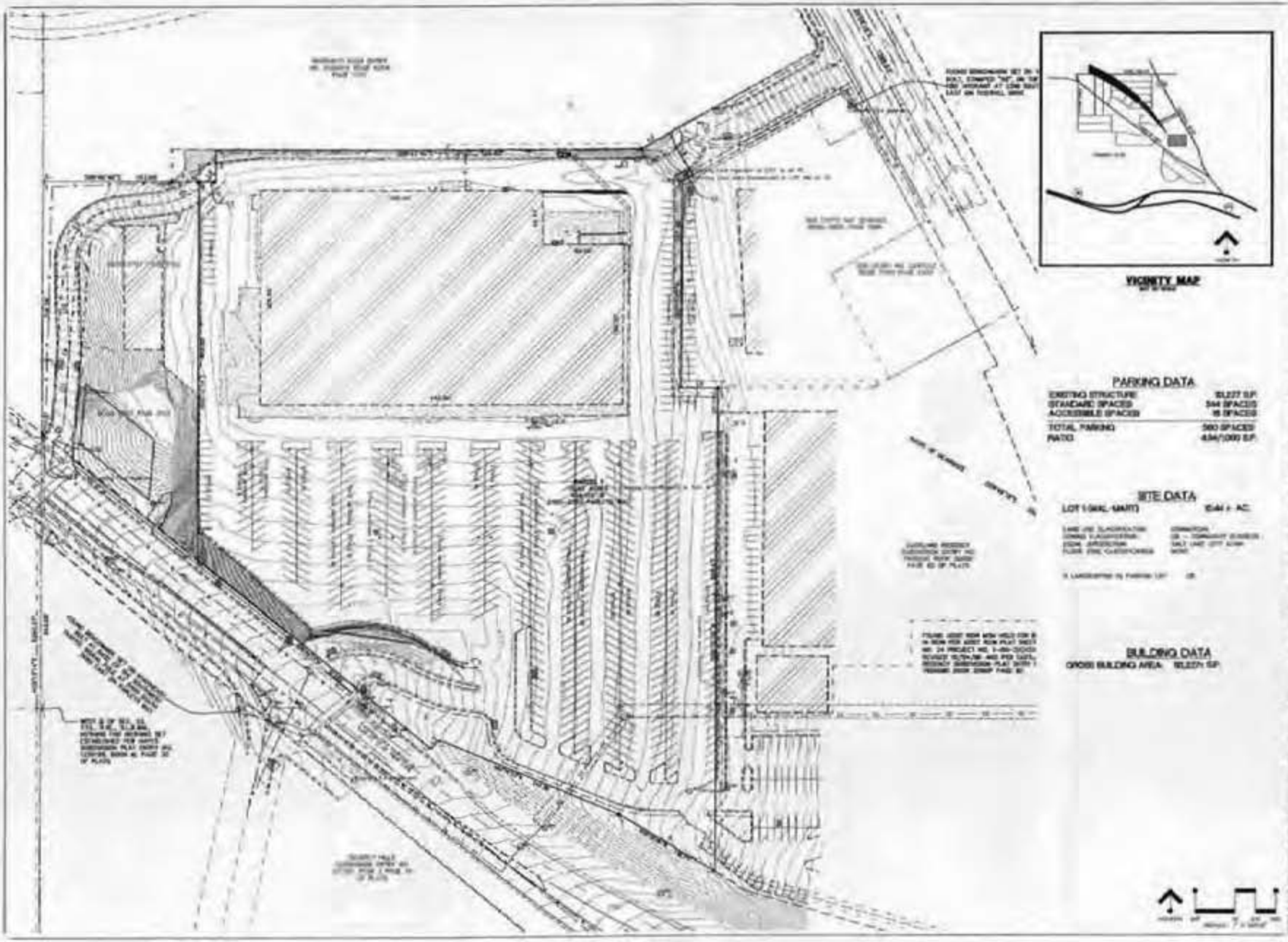
The foregoing instrument was acknowledged before me this 5th day of August, 2010, by Frank Pampalone, who is the Director of WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust.

LINDA STELLJES
NOTARY PUBLIC
Benton County, Arkansas
My Commission Expires 12/25/2015

Linda Stelljes
NOTARY PUBLIC
Residing at Bentonville, AR

My Commission Expires:
12/25/2015

Foothill
Parleys Way
2705 E. Parleys Way
© 1997-2005 AirPhotoUSA



EXISTING SITE PLAN

K-MART RETAIL SPACE

3705 HARLEY'S WAY
SALT LAKE CITY, UTAH

EXISTING SITE

EXIST

Existing K-Mart Building

Office Building to East

Building to East

East Side of Exist K-Mart

Building Rear (North)

Along North Property Line

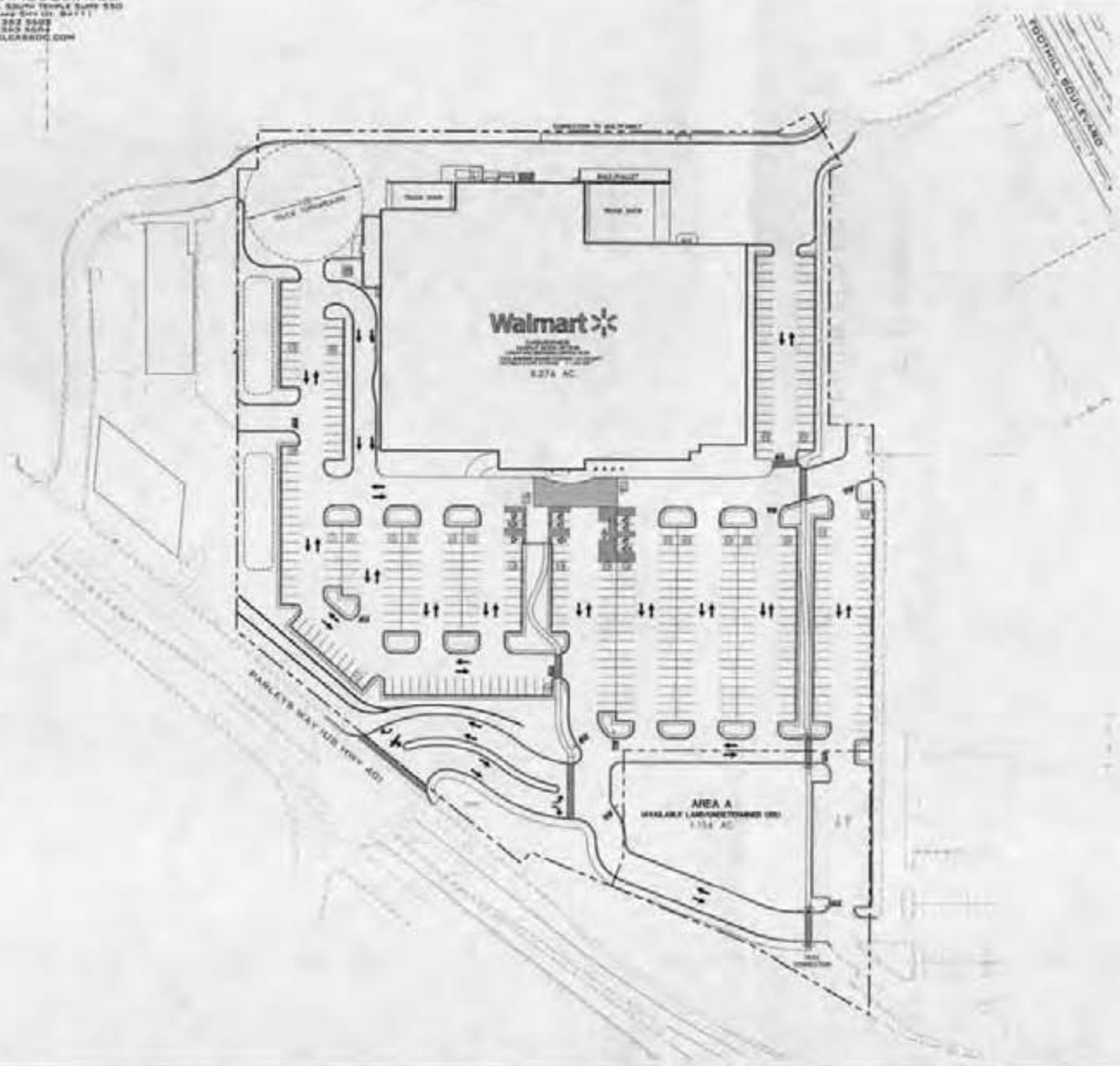
Exist Offices- Rear

West Side of K-Mart

Exist Office – Front

CLC ASSOCIATES
430 E. South Temple Suite 550
Salt Lake City UT 84111
P 801 363 5605
F 801 363 5604
www.clcassoc.com

VICINITY MAP



PARKING DATA

WALMART	91,750 S.F.
STANDARD SPACES	399 SPACES
ACCESSIBLE SPACES	11 SPACES
TOTAL PARKING	410 SPACES
RATIO	4.46/1,000 S.F.

SITE DATA

WALMART	9.27 +/- AC.
AREA A	1.15 +/- AC.
TOTAL AREA	10.42 +/- AC.

PROPOSED WALMART

2705 PARLEY'S WAY SALT LAKE CITY, UT

CLC ASSOCIATES
430 E. South Temple Suite 550
Salt Lake City UT 84111
P 801 363 5605
F 801 363 5604
www.clcassoc.com

CLC ASSOCIATES

VICINITY MAP

PARKING DATA

WALMART	91,760 S.F.
STANDARD SPACES	399 SPACES
ACCESSIBLE SPACES	11 SPACES
TOTAL PARKING	410 SPACES
RATIO	4.46/1000 S.F.

SITE DATA

WALMART	9.27 +/- AC.
AREA A	1.15 +/- AC.
TOTAL AREA	10.42 +/- AC.

TRAIL CONNECTION

PROPOSED WALMART

2705 PARLEY'S WAY SALT LAKE CITY, UT

CLC ASSOCIATES

When recorded, return to:
Woodbury Corporation
2677 East Parley's Way
Salt Lake City, UT 84109

05/13/97 6643123 11:32 AM 72.0
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
REC BY:E FROGGET ,DEPUTY - WI

FIRST AMENDMENT TO RESTRICTIONS AND DECLARATION OF EASEMENTS

6643123

THIS FIRST AMENDMENT OF RESTRICTIONS AND DECLARATION OF EASEMENTS is made this 26th day of February, 1997 by EASTLAND REGENCY CO., a Utah general partnership ("Eastland") and SALT LAKE/NORTH HAVEN LIMITED PARTNERSHIP, a Connecticut limited partnership ("Salt Lake/North Haven") (collectively called "Declarants").

WHEREAS, on December 23, 1968, Woodbury-Morris Company, a Utah limited partnership as owner of the land and improvements ("Property"), more particularly described on Exhibit "A", Original Legal Description comprised of Parcels # 1, #2 and #3 incorporated herein by this reference and shown and designated on attached Exhibit "B", Original Site Plan incorporated herein by this reference, executed a document entitled Restrictions and Declaration of Easements relating to the Property ("Declaration"), which Declaration was duly filed in the office of the Salt Lake County Recorder on December 27, 1968 and which included the Original Legal Description and the Original Site Plan as Exhibits X and Y respectively; and

WHEREAS, the Declaration established mutual restrictions and reciprocal easements among said three (3) Parcels which contemplated facilitating the uses to which each Parcel was likely to be put and the improvements which were likely to be constructed thereon respectively; and

WHEREAS, in a deed recorded in the Salt Lake County Recorders office on July 31, 1986 said Parcels #2 and #3 plus an additional parcel of real property to the north of the Property were deeded to Eastland with (i) Parcel #2 being redesignated as Parcels 1 and 2 and (ii) Parcel #3 being redesignated as Parcels 4 and 5 and (iii) said additional property being designated as Parcel 3; and

WHEREAS, in a deed recorded on April 6, 1993 at the Salt Lake County Recorder, certain adjustments were made to and between the descriptions of Parcels 4 and 5; and

WHEREAS, for purposes of continuing consistent designation herein, the Property is redescribed on Exhibit "C", Revised Legal Description, attached hereto and incorporated by reference, and comprised of Parcels 1, 2, 4 and 5 together with said Parcel #1 designated thereon as Parcel 6; and

WHEREAS, Parcel 6 was conveyed to Salt Lake/North Haven by a deed recorded in the Salt lake County Recorder's office on September 5, 1984. Parcel 6 has been leased to Kmart Corporation (formerly known as the S.S. Kresge Company) pursuant to a Lease dated September 22, 1967 (together with all modifications, the "Kmart Lease"); and

WHEREAS, since the execution of the Declaration the boundaries of the K-Mart Building have been unilaterally expanded beyond the westerly boundary of the Building Site depicted on

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2/13/97

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TW1450

Exhibit "B" and the number of parking spaces on Parcel 6 has been below the number required by the Declaration; and

WHEREAS, the parties wish to amend the Original Site Plan in order to ratify the existing Kmart Building Site and to reduce the number of parking spaces and to incorporate the Overall Site Plan attached hereto as Exhibit "D"; and

WHEREAS, a building has been built within Building Site #1 on Exhibit "B" and designated on Exhibit "D" as the "Regency Building" on Parcel 5; and

WHEREAS, Parcel 4 contains the "Eastland Building Site" as depicted on Exhibit "D" which Building Site is approximately the same size and location of the original Building Site #1 set forth on Exhibit "B"; and

WHEREAS, planned construction of improvements on the Eastland Building Site requires improvements to be built on the Property to meet the approval of Salt Lake City and certain amendments to the Declaration as agreed among the Declarants as set forth below.

NOW THEREFORE, for mutual valuable consideration the receipt and sufficiency of which are hereby acknowledged, and for the purpose of further evolving restrictions, and easements under the Declaration particularly resulting from said planned construction of improvements on the Eastland Building Site and due to the expansion of the K-Mart Building Site and the less than required number of parking spaces on Parcel 6, the Declarants agree to and declare amendments to the Declaration as follows:

1. Revised Legal Description. Exhibit X to the Declaration is hereby deleted in its entirety and replaced by Exhibit "C", Revised Legal Description attached hereto and incorporated by reference.

2. Revised Site Plan. Exhibit Y to the Declaration is hereby deleted in its entirety and replaced by Exhibit "D", Overall Site Plan attached hereto and incorporated by reference.

3. Article 1 of the Declaration is hereby deleted in its entirety and replaced with the following Article 1:

1.(a) Conformity to Overall Site Plan. All buildings in existence or to be maintained or constructed on the Property shall be constructed in accordance with the Overall Site Plan attached hereto as Exhibit "D". Any changes to the Exhibit "D", Overall Site Plan may only be made with the prior written consent of Kmart and all owners of the Property.

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(b) Kmart Building Site. The parties hereto ratify the current K-Mart Building Site on Parcel 6 as set forth on Exhibit "D".

(c) Construction on Parcel 4. Eastland together with a restaurant tenant shall construct certain improvements on the Eastland Building Site comprised of an office building restaurant complex in accordance with the configurations depicted on Exhibit "D" (the "Eastland Construction"). The staging area for the Eastland Construction and all construction activities shall be entirely on Parcel 4. The Eastland Construction shall be done in accordance with plans and specifications previously reviewed and approved by Kmart and as approved by the City of Salt Lake and shall be done in a manner that (i) does not disrupt the traffic flow, parking, ingress/egress or business operations of Kmart and (ii) shall not occur between November 15th through January 1st of any year.

4. Articles 4 and 5 are deleted in their entirety and replaced with the following Articles 4 and 5:

4. Construction of Entrance. Eastland shall construct at its own cost and expense a new entranceway onto Parcel 6, including a new traffic signal, on the southerly boundary of the Property on Parleys Way ("Entrance Construction") as set forth on Exhibit "D" pursuant to standards required by Salt Lake City and in accordance with Plans approved by Kmart. As part of the Entrance Construction, the main north/south traffic aisle in front of the Kmart store shall be located one parking bay to the east. No Entrance Construction shall occur between November 15th and January 1st of any year. At all times during construction, Eastland shall maintain the Kmart driveway at the intersection free and clear of all debris, construction equipment and all related materials so that pedestrians and automobiles have continuous access in and out of the Kmart driveway from one hour before the opening of the Kmart store to one hour after the closing of the Kmart store. No Entrance Construction shall occur between November 15th and January 1st of any year and Eastland shall provide to Kmart a construction schedule. Eastland shall install at its own cost and expense new landscaping on Parcel 6 and on the frontage of Parley's Way as depicted on Exhibit "D". As owner of Parcel 4, Eastland and any successor in interest to Eastland on Parcel 4 shall have the responsibility to maintain landscaping along certain parts of the southerly boarder of Parcel 6 on Parleys Way adjacent to said new intersection as designated on Exhibit "D". Otherwise, all current and future owners of parcels comprising the Property shall continue to be responsible for maintaining landscaping along the exterior boundaries of their own parcels and shall otherwise remain fully responsible for maintenance of all improvements on their respective parcels. Salt Lake Haven/North Harvey and Kmart hereby grant Eastland a license to enter upon Parcel 6 to undertake the Entrance Construction and to install and maintain the landscaping referenced above.

5. Parking. As a result of the Entrance Construction reducing the potential number of parking spaces on Parcel 6 and in any event in order to ratify a smaller

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number of parking spaces on Parcel 6 than is required by the Declaration, the minimum number of parking spaces which shall be maintained at all times on Parcel 6 shall be Five Hundred Fifty Five (555), which is the existing number of parking spaces as shown on Exhibit "D". Correspondingly, the minimum number of parking spaces to be maintained on Parcels 4 and 5 collectively shall be Three Hundred Seventy Five (375) although the number of spaces shown on Exhibit "D" and planned therefor are Four Hundred Sixty One (461).

5. Term of Agreement. All of the licenses, rights, privileges and easements set forth in the Declaration and the Declaration as amended herein shall run with the land and shall be binding upon the heirs, executers and administrators, for 50 years from the date hereof, irrespective of the extension and continuance of said lease to Kmart Corporation (formerly known as S.S. Kresge Company).

6. Declaration in Full Force and Effect. Except as specifically amended herein the terms of the Declaration remain in full force and effect.

"Eastland":

EASTLAND REGENCY CO.,
a Utah general partnership

WALLACE R. WOODBURY INTERVIVOS TRUST
Its: General Partner

By: Wallace R. Woodbury, Trustee
Wallace R. Woodbury, Trustee

PRACTICAL BUILDING COMPANY
Its: General Partner

By: Wallace R. Woodbury, Trustee
Wallace R. Woodbury,
Trustee of the Wallace R. Woodbury
Intervivos Trust, General Partner

By: Orin R. Woodbury, Trustee
Orin R. Woodbury,
Trustee of the Orin Richards Woodbury
Intervivos Trust, General Partner

Salt Lake City, UT #4273
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THIRD TIERRA
Its: General Partner

By: _____
W. Richards Woodbury, General Partner

By: _____
O. Randall Woodbury, General Partner

"Salt Lake/North Haven":

SALT LAKE/NORTH HAVEN LIMITED PARTNERSHIP, a Connecticut limited partnership

FLORIDA CORP, DEL, ITS GENERAL PARTNER

By: _____ VP
Its: General Partner

Salt Lake City, UT #4273
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CONSENT

Kmart Corporation (formerly known as S.S. Kresge Company) hereby consents to the terms of this First Amendment to Restrictions and Declaration of Easements ("Consent"). This Consent is not a as a consent by Kmart Corporation to any amendments to the Declaration or the Lease that are not specifically addressed herein.

KMART CORPORATION

By: _____

LORRENCE T. KELLAR

Its: Vice President

Real Estate Rep: _____

Dickinson, Wright:

Approved: _____

Reviewed (see comments): _____

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26 day of February, 1997, by WALLACE R. WOODBURY, Trustee for WALLACE R. WOODBURY INTERVIVOS TRUST, a General Partner of Eastland Regency Co., a Utah general partnership on behalf of the partnership.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 6, 1999
PAULINE E. ESSEN
5077 East Parleys Way
Salt Lake City, Utah 84108

(Seal)

_____
Notary Public

Salt Lake County, Utah

My commission expires: 7/6/99

Salt Lake City, UT #4273
2/13/97

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ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26th day of February, 1997, by WALLACE R. WOODBURY, Trustee of the Wallace R. Woodbury Intervivos Trust general partner of PRACTICAL BUILDING COMPANY, a general partnership and General Partner of Eastland Regency Co., a Utah general partnership on behalf of the partnership.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 6, 1999
PAULINE E. ESSEN
2077 East Paxtys Way
Salt Lake City, Utah 84109

Notary Public
Salt Lake County Utah
My commission expires: 7/6/99

ACKNOWLEDGMENT
(PARTNERSHIP)

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26th. day of February, 1997, by ORIN R. WOODBURY, Trustee of the Orin Richards Woodbury Intervivos Trust, general partner of PRACTICAL BUILDING COMPANY, a general partnership and General Partner of Eastland Regency Co., a Utah partnership on behalf of the partnership.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 6, 1999
PAULINE E. ESSEN
2077 East Paxtys Way
Salt Lake City, Utah 84109

Notary Public
Salt Lake, County
My commission expires: 7/6/99

BK7665PG1688

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26th day of February, 1997, by W. RICHARDS WOODBURY, general partner of THIRD TIERRA, a general partnership and its General Partner of Eastland Regency Co., a Utah general partnership on behalf of the partnership.

(Seal) NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 6, 1999
PAULINE E. ESSEN
2677 East Parleys Way
Salt Lake City, Utah 84109

Notary Public
Salt Lake County, Michigan Utah
My commission expires: 7/6/99

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26th day of February, 1997, by O. RANDALL WOODBURY, general partner of THIRD TIERRA, a general partnership and its General Partner of Eastland Regency Co., a Utah general partnership on behalf of the partnership.

(Seal) NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 6, 1999
PAULINE E. ESSEN
2677 East Parleys Way
Salt Lake City, Utah 84109

Notary Public
Salt Lake County, Michigan Utah
My commission expires: 7/6/99

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Salt Lake City, UT #4273
2/13/97

6891665 BK 7665 PG 1689

ACKNOWLEDGMENT

STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 30th day of April, 1997, by Dennis M. Gouednik the Vice President of Florida Gulf Inc. a Minnesota Corporation, the general partner of SALT LAKE/NORTH HAVEN LIMITED PARTNERSHIP, a CONNECTICUT limited partnership.

(Seal)

MARK J. PETERSON
NOTARY PUBLIC-MINNESOTA
RAMSEY COUNTY
My Comm. Expires Jan. 31, 2000

Mark J. Peterson
Notary Public
Ramsey County, ~~Michigan~~ Minnesota
My commission expires: 1-31-2000

ACKNOWLEDGMENT

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of April, 1997 by Lorrence T. Keller, the Vice President of Kmart Corporation, a Michigan corporation.

(Seal)

CAROL L. FLETCHER NOTARY PUBLIC OAKLAND CO., MICH.

Carol L. Fletcher
Notary Public
OAKLAND County, Michigan
My commission expires: March 24, 1999

CAROL L. FLETCHER
Notary Public, Oakland County, Mich.
My Commission Expires Mar. 24, 1999

AA00A5F50D 11335/4235 BLOI 124779-1

Salt Lake City, UT #4273
2/13/97

BK7665PG1690

EXHIBIT "A"

PARCEL #1

Beginning at a point South 0°01' West 2000.0 feet along the section line and East 193.084 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 20.0 feet; thence North 0°01' East 40.0 feet; thence East 528.016 feet; thence North 60°35'40" East 40.0 feet; thence South 29°24'20" East 60.0 feet; thence South 60°35'40" West 13.305 feet (said point being North 29°24'20" West 735.8 feet and South 60°35'40" West 277.97 feet from a Salt Lake City monument); thence South 257.46 feet; thence East 45.0 feet; thence South 599.337 feet; thence North 59°51'20" West 140.057 feet; thence North 67°29'30" West 242.30 feet; thence South 38°58' West 14.6 feet to the northerly line of Parley's Way; thence North 51°02' West 205.185 feet (said point being North 38°59' East 50.0 feet from the Salt Lake City monument at the intersection of Parley's Way and Wilshire Drive); thence North 61° West 170.865 feet; thence North 467.624 feet to the point of beginning.

PARCEL #2

Beginning at a point on the Westerly line of Foothill Drive, which point is 345.80 feet North 29°24'20" West and 50.0 feet South 60°35'40" West from a Salt Lake City monument, said Salt Lake City monument is located 31.261 feet South 89°41'10" East and 900.18 feet South 26°56'40" East and 1944.43 feet South 29°24'20" East from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60°35'40" West 19.62 feet to a pipe monument; thence South 22°58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right the chord of which bears South 14°50'30" East 65.10 feet to a pipe monument; thence South 7°05' 20" East 465.6 feet to a pipe monument; thence North 74°32'40" West 484.15 feet; thence North 59°51'20" West 46.543 feet; thence North 599.337 feet; thence East 190.68 feet; thence North 60°35'40" East 149.07 feet to the Westerly line of Foothill Drive; thence South 29°24'20" East 50.0 feet to the point of beginning.

PARCEL #3

Beginning at a point South 0°01' West 2000.0 feet along the Section line from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 160.0 feet; thence North 0°01' East 40.0 feet; thence East 53.084 feet; thence South 0°01' West 40.0 feet; thence West 20.0 feet; thence South 467.624 feet to the Northerly line of Parley's Way; thence North 51°00' West 240.570 feet to the West line of Section 23; thence North 0°01' East 311.195 feet to the point of beginning.

ENTRY NO. 1691

BK 7665 PG 1691

"EXHIBIT B"

FILED AS RECORD
CO. RECORDER

BK7665PG1692

EXHIBIT "C"

BOOK 2718 PAGE 270

DEC 27 1968 at 1:12 P.M. Request of Wallace R. Woodbury 711 East So Temple

FEE PAID $10.00 by Lyman L. Woods Ref. 2-62-11-82-C

2271792

Miss. Bnd. # 5

RESTRICTIONS AND
DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENT made this 23rd day of December, 1968, by WOODBURY-MORRIS CO., a limited partnership, having its principal office at 711 East on South Temple, Salt Lake City, Utah, 84102, herein called the DECLARANT,

WHEREAS, the DECLARANT is the owner of land and improvements shown and designated as PARCEL #1, PARCEL #2, and PARCEL #3, on attached Exhibit "X," which exhibit is incorporated herein by reference and which composite land has been designated as Eastland Shopping Center;

AND WHEREAS, the improvements constructed upon Parcel #1 have been leased to S. S. KRESGE COMPANY for a term of twenty-five years (25), (expires November 30, 1993), commencing November 1st, 1968, together with three five-year renewal options, as set forth in that lease dated September 22, 1967, a memorandum of which lease was recorded in the office of the Salt Lake County Recorder in Book 2713 at Page 245, et. seq., as Entry No. 2269672;

AND WHEREAS, the said Kresge Lease does provide and grant, among other things to the S. S. KRESGE COMPANY, its agents, employees, customers, licensees, and invitees, full licenses, rights, privileges, and easements to use the common areas on Parcel #1 and Parcel #2 (when improved) in common with landlord and other tenants, if any, of land described as Parcel #2, and their respective agents, employees, customers, licensees, and invitees;

AND WHEREAS, Parcel #2 as herein described, is the composite of PHASE #2 and PHASE #3 as shown on Exhibit "B," attached to the Kresge Lease;

AND WHEREAS, it is desirable to outline generally the areas within which future buildings may be constructed in order to better define the interrelation of the common areas and likely building locations;

AND WHEREAS, Parcel #2 requires a reasonable perpetual

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and non-exclusive easement for egress and ingress of pedestrians and vehicles to and from Parley's Way, over Parcel #1;

AND WHEREAS, Parcel #3 requires a reasonable perpetual and non-exclusive easement for egress and ingress to Stringham Avenue over roadways built upon the North forty (40) feet of Parcel #1;

AND WHEREAS, it is the intent of DECLARANT in the near future, subject to the Kresge Lease, to convey Parcel #1 and a non-exclusive easement over a thirty (30) foot wide roadway on Parcel #3 to SALT LAKE EAST PROPERTY, a New York partnership;

AND WHEREAS, it is the desire and intent of DECLARANT to reserve to WOODBURY-MORRIS CO., and its successors and the respective agents, tenants, employees, customers, licensees, and invitees of each, the right to utilize common areas on Parcel #1 and Parcel #2 in common with S. S. KRESGE COMPANY, SALT LAKE EAST PROPERTY, WOODBURY-MORRIS CO., and their respective tenants, successors, agents, employees, customers, licensees and invitees;

AND WHEREAS, it is similarly the desire of DECLARANT TO RESERVE a reasonable perpetual easement and right-of-way from Parcel #2 to Parley's Way;

NOW, THEREFORE, the DECLARANT:

1. Does hereby declare, certify, and establish for the benefit of all owners and their respective successors of property within Parcel #1, Parcel #2, and Parcel #3, that buildings may be built and maintained on Parcel #1 and Parcel #2 only within areas designated on the attached Building Site Locations denominated as Exhibit "Y" and incorporated herein by reference, and that no buildings shall be located or erected on Parcel #1 or Parcel #2, except within the boundaries outlined.

2. Does hereby require and declare that to the extent consistent with said S. S. Kresge Company lease, no fence or pedestrian limitation of access shall be erected upon that portion of the common property line between Parcel #1 and Parcel #3 lying directly West of any portion of the S.S. Kresge building which would prevent reasonable access between Parcel #1 and the easterly portion of Parcel #3.

3. Does hereby require and declare that no one shall lease, rent, use or occupy Parcel #2 or Parcel #3 or any portion of either for the operation of a "cut-rate store" or "discount store" for the duration of said "Kresge" lease and any extension or renewal thereof; except that this limitation may cease if it later be determined that paragraph 18 of the Kresge lease is no longer operative because of the occurrence of any conditions subsequent, as enumerated in said paragraph 18, which make a similar restriction in said lease no longer applicable.

4. Does hereby declare and establish that no less than Seven Hundred Thirty (730) automobile parking spaces shall at all times be maintained on Parcel #1, (except for temporary carnivals, etc. as permitted by Kresge Lease); and that at such time as buildings are constructed upon Parcel #2 such construction shall also provide a minimum of Two Hundred Seventy (270) automobile parking spaces consistant with the requirements of the existing Kresge Lease.

5. Does hereby declare that Parcel #3 shall include its own separate off-street parking facilities sufficient to meet requirements of any state, county or municipal department having jurisdiction at the time of construction of any facilities on said Parcel #3.

6. Does hereby declare and reserve over the North Forty (40) feet of Parcel #1, a thirty (30) foot wide non-exclusive easement reasonably located from time to time for vehicular and pedestrian traffic between Parcel #3 and Stringham Avenue, such easement to be perpetual and survive the expiration of other restrictions herein created.

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7. Does hereby reserve and establish for the benefit of the owners of Parcel #1 and Parcel #2, their successors and assigns and their respective agents, tenants, employees, customers, licensees and invitees, the right to utilize common areas on Parcel #1 and Parcel #2 in common with S. S. KRESGE COMPANY and its respective agents, tenants, successors, employees, customers, licensees and invitees, subject to the rights of the respective owners to reasonably regulate the parking consistent with the Kresge lease.

8. Does hereby declare and reserve a perpetual non-exclusive easement and right of way for vehicular and pedestrian traffic between Parcel #2 and Parley's Way over a portion of Parcel #1. Such easement shall reasonably be located and designated by the owner of Parcel #1.

9. Does hereby agree for the benefit of S. S. KRESGE COMPANY, SALT LAKE EAST PROPERTY and DECLARANTS that successors in interest to DECLARANTS shall maintain and repair their respectively owned portions of Parcel #1 and Parcel #2, to the extent necessary so that such common facilities and areas may be used for the purposes stated in the aforementioned Kresge lease, and in particular as set forth in Paragraph 9, thereof, throughout the term of said lease and any renewal or extension thereof.

10. Does hereby declare, certify and establish that said full licenses, rights, privileges and easements shall run with the land and shall be binding upon the heirs, executors, administrators, successors, assigns and grantees of WOODBURY-MORRIS CO., for as long as the term of the Kresge Lease including all modifications, renewals and extensions thereof; and shall terminate and cease, and be of no further force and effect, upon the termination date of the Kresge lease without renewals and extensions, except that the easements set forth in paragraphs 6 and 8 hereof are perpetual and shall survive such termination.

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11. Does hereby agree that the obligations herein set forth shall be binding upon declarant's heirs, executors, administrators, successors, assigns, grantees and licensees.

WOODBURY-MORRIS CO., A Limited Partnership

By Wallace R. Woodbury
WALLACE R. WOODBURY,
General Partner

STATE OF UTAH }
COUNTY OF SALT LAKE } SS:

On the 23rd day of December, 1968, personally appeared before me WALLACE R. WOODBURY, known to me to be the General Partner of WOODBURY-MORRIS CO., a limited partnership, the signers of the within instrument, who duly acknowledged to me that he executed the same for and on behalf of said partnership.

NOTARY PUBLIC
Residing at Salt Lake City, Utah

My Commission Expires:
1-5-1972

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EXHIBIT "D"

Parcel 1:

Commencing at a point on the Northeast side of Parley's Way which point is south 0 degrees 01 minutes west along the Section line 2311.195 feet from the Northwest corner of Section 23, Township 1 south, Range 1 east, Salt Lake Base and Meridian, and running thence north 0 degrees 01 minutes east 311.195 feet; thence east 160.0 feet; thence north 0 degrees 01 minutes east 40.0 feet; thence east 53.084 feet; thence south 0 degrees 01 minutes west 40.0 feet; thence west 20.0 feet; thence south 297.624 feet; thence north 51 degrees 00 minutes West 145.0 feet; thence west 30.0 feet more or less to the easterly line of a privato roadway; thence southerly along said easterly roadway line to the northeasterly line of Parley's Way; thence north 51 degrees 00 minutes west 38.57 feet more or less to the to the place of commencement. The aforementioned private roadway is 30 feet wide being 15 feet measured at right angels each side of the following described centerline. Beginning on the northeasterly line of Parley's Way at a point south 51 degrees 00 minutes east 20.78 feet from the aforementioned point of commencement, and running thence north 39 degrees east 8.0 feet; thence along the arc of a curve to the left (radius 35.0 feet bearing north 51 degrees 00 minutes west) 21.38 feet; thence north 4 degrees 00 minutes east 216.0 feet; thence along the arc of a curve to the right (radius 55.0 feet bearing south 86 degree east) 76.47 feet; thence north 83 degrees 40 minutes east 53.0 feet; thence along the arc of a curve to the left (radius 100.0 feet bearing north 6 degrees 20 minutes west) 68.94 feet; thence north 44 degrees 10 minutes east 10.88 feet to the east boundary of aforedescribed.

Parcel 2:

Commencing at a point on the northeast side of Parley's Way which point is south 0 degrees 01 minutes west along the section line 2311.195 feet and south 51 degrees 00 minutes east along the northeast side of Parley's Way 248.570 feet from the Northwest corner of section 23, Township 1 south, Range 1 east, Salt Lake Base and Meridian, and running thence north 170 feet; thence north 51 degrees 00 minutes west 145 feet; thence west 30 feet more or less to the easterly line of a private roadway; thence southerly along said easterly roadway line to the northeasterly line of Parleys Way; thence south 51 degrees 00 minutes east 210 feet more or less to the place of beginning. Together with a right of ingress and egress over, upon and across a certain private roadway adjoining the above described property on the west described as follows: a 30 foot wide roadway being 15 feet measured at right angels each side of the following described centerline; beginning on the northeasterly line of Parley's Way to a point south 0 degrees 01 minutes west 2311.195 feet and south 51 degrees 00 seconds east 20.78 east 20.78 feet from the Northwest corner of Section 23, Township 1 south, Range 1 east, Salt Lake Base and Meridian and running thence north 39 degrees east 8.00 feet; thence along the arc of a curve to the left (radius 35.00 feet bearing north 51 degrees west) 21.38 feet; thence north 4 degrees 00 minutes east 216.00 feet; thence along the arc of a curve to the right (radius 55.00 feet bearing south 86 degrees east) 76.47 feet; thence north 83 degrees 40 minutes east 53.00 feet; thence along the arc of a curve to the left (radius 100.00 feet bearing north 6 degrees 20 minutes west) 68.94 feet; thence north 44 degrees 10 minutes east 10.88 feet.

Parcel 3:

Beginning at a point on the Westerly line of Foothill Drive which point is 345.80 feet North 29 degrees 24'20" West and 50.0 feet South 60 degrees 35'40" West from a Salt Lake City Monument, said Salt Lake City Survey Monument being located 31.261 feet South 89 degrees 41'16" East and 908.18 feet South 26 degrees 56'40" East and 1944.43

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feet South 29 degrees 24'20" East from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60 degrees 35'40" West 19.62 feet to a pipe monument; thence South 22 degrees 58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right the chord which bears South 14 degrees 58'30" East 65.10 feet to a pipe monument; thence South 7 degrees 05'20" East 112.0 feet; thence West 396.36 feet; thence South 229.25 feet; thence North 74 degrees 32'40" West 27.64 feet; thence North 59 degrees 51'20" West 46.543 feet; thence North 599.337 feet; thence East 190.68 feet; thence North 60 degrees 35'40" East 149.07 feet; thence South 29 degrees 24'20" East 50.0 feet to the point of beginning.

Together with

Beginning at a point on the Westerly line of Foothill Drive which point is 345.80 feet North 29 degrees 24'20" West and 50.0 feet South 60 degrees 35'40" West from a Salt Lake City Monument, said Salt Lake City Monument being located 31.261 feet South 89 degrees 41' 16" East and 908.18 feet South 26 degrees 56'40" East and 1944.43 feet South 29 degrees 24'20" East from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60 degrees 35'40" West 19.62 feet to a pipe monument; thence South 22 degrees 58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right, the chord of wh ', bears South 14 degrees 58'30" East 65.10 feet to a pipe monument; thence South 7 degrees 05'20" East 112.0 feet true point of beginning, and running thence South 7 degrees 05'20" East 353.60 feet to a pipe monument; thence North 74 degrees 32'40" West 456.51 feet; thence North 229.25 feet; thence East 396.36 feet to true point of beginning.

Less and excepting

Beginning at a point on the Westerly line of Foothill Drive, which point is 345.80 feet North 29°24'20" West and 50.0 feet South 60°35'40" West from a Salt Lake City Monument, said Salt Lake City Monument being located 31.261 feet South 89°41'16" East and 908.18 feet South 26°56'40" East and 1944.43 feet South 29°24'20" East from the Northwest Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60°35'40" West 19.62 feet to a pipe monument; thence South 22°58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right, the chord of which bears South 14°58'30" East 65.10 feet to a pipe monument; thence South 7°05'20" East 114.01 feet to the True Point of Beginning, and running along the Westerly line of Foothill Drive South 7°05'20" East 359.80 feet to a pipe monument which is the point where the West Foothill Drive Right-of-Way line intersects the North Parley's Way Right-of-Way line; thence along the North line of Parley's Way North 74°32'40" West 484.15 feet; thence North 59°51'20" West 46.543 feet; thence North 58.35 feet; thence East 46.26 feet; thence North 29.88 feet; thence East 111.76 feet; thence North 59.75 feet; thence East 96.48 feet; thence North 56.69 feet; thence East 207.99 feet to True Point of Beginning.

Parcel 5:

Beginning at a point on the Westerly line of Foothill Drive, which point is 345.80 feet North 29°24'20" West and 50.0 feet South 60°35'40" West from a Salt Lake City Monument, said Salt Lake City Monument being located 31.261 feet South 89°41'16" East and 908.18 feet South 26°56'40" East and 1944.43 feet South 29°24'20" East form the Northwest Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60°35'40" West 19.62 feet to a pipe monument; thence South 22°58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right, the chord of which bears South

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14°58'30" East 65.10 feet to a pipe monument; thence South 7°05'20" East 114.01 feet to the True Point of Beginning, and running along the Westerly line of Foothill Drive South 7°05'20" East 359.80 feet to a pipe monument which is the point where the West Foothill Drive Right-of-Way line intersects the North Parley's Way Right-of-Way line; thence along the North line of Parley's Way North 74°32'40" West 484.15 feet; thence North 59°51'20" West 46.543 feet; thence North 58.35 feet; thence East 46.26 feet; thence North 29.88 feet; thence East 111.76 feet; thence North 59.75 feet; thence East 96.48 feet; thence North 56.69 feet; thence East 207.99 feet to True Point of Beginning.

Parcel 6:

Beginning at a point South 0°01' West 2000.0 feet along the section line and East 193.084 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence East 20.0 feet; thence North 0°01' East 40.0 feet; thence East 528.816 feet; thence North 60°35'40" East 40.0 feet; thence South 29°24'20" East 60.0 feet; thence South 60°35'40" West 13.305 feet said point being North 29°24'20" West 735.8 feet and South 60°35'40" West 277.97 feet from a Salt Lake City monument); thence South 257.46 feet; thence East 45.0 feet; thence South 599.337 feet; thence North 59°51'20" West 140.057 feet; thence North 67°29'30" West 242.38 feet; thence South 38°58' West 14.6 feet to the northerly line of Parley's Way; thence North 51°02' West 205.185 feet (said point being North 38°59' East 50.0 feet from the Salt Lake City monument at the intersection of Parley's Way and Wilshire Drive); thence North 51° West 170.865 feet; thence North 467.624 feet to the point of beginning.

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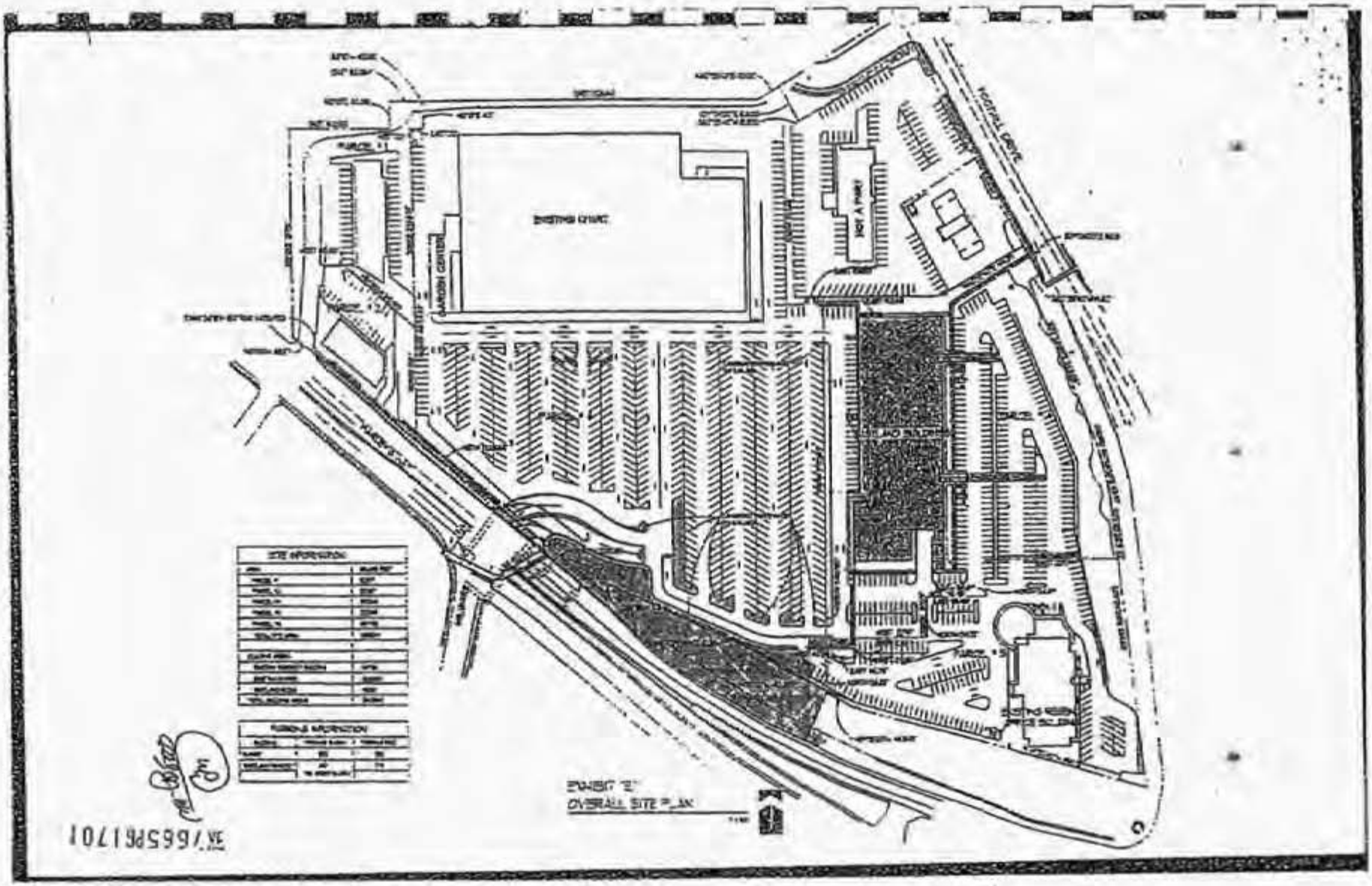
EXHIBIT "E"
OVERALL SITE PLAN

EXHIBIT "C"

Parcel 1:

Commencing at a point on the Northeast side of Parley's Way which point is south 0 degrees 01 minutes west along the Section line 2311.195 feet from the Northwest corner of Section 23, Township 1 south, Range 1 east, Salt Lake Base and Meridian, and running thence north 0 degrees 01 minutes east 311.195 feet; thence east 160.0 feet; thence north 0 degrees 01 minutes east 40.0 feet; thence east 53.084 feet; thence south 0 degrees 01 minutes west 40.0 feet; thence west 20.0 feet; thence south 297.624 feet; thence north 51 degrees 00 minutes West 145.0 feet; thence west 30.0 feet more or less to the easterly line of a private roadway; thence southerly along said easterly roadway line to the northeasterly line of Parley's Way; thence north 51 degrees 00 minutes west 38.57 feet more or less to the to the place of commencement. The aforementioned private roadway is 30 feet wide being 15 feet measured at right angels each side of the following described centerline. Beginning on the northeasterly line of Parley's Way at a point south 51 degrees 00 minutes east 20.78 feet from the aforementioned point of commencement, and running thence north 39 degrees east 8.0 feet; thence along the arc of a curve to the left (radius 35.0 feet bearing north 51 degrees 00 minutes west) 21.38 feet; thence north 4 degrees 00 minutes east 216.0 feet; thence along the arc of a curve to the right (radius 55.0 feet bearing south 86 degree east) 76.47 feet; thence north 82 degrees 40 minutes east 53.0 feet; thence along the arc of a curve to the left (radius 100.0 feet bearing north 6 degrees 20 minutes west) 68.94 feet; thence north 44 degrees 10 minutes east 10.88 feet to the east boundary of aforedescribed.

Parcel 2:

Commencing at a point on the northeast side of Parley's Way which point is south 0 degrees 01 minutes west along the section line 2311.195 feet and south 51 degrees 00 minutes east along the northeast side of Parley's Way 248.570 feet from the Northwest corner of section 23, Township 1 south, Range 1 east, Salt Lake Base and Meridian, and running thence north 170 feet; thence north 51 degrees 00 minutes west 145 feet; thence west 30 feet more or less to the easterly line of a private roadway; thence southerly along said easterly roadway line to the northeasterly line of Parleys Way; thence south 51 degrees 00 minutes east 210 feet more or less to the place of beginning. Together with a right of ingress and egress over, upon and across a certain private roadway adjoining the above described property on the west described as follows: a 30 foot wide roadway being 15 feet measured at right angels each side of the following described centerline; beginning on the northeasterly line of Parley's Way to a point south 0 degrees 01 minutes west 2311.195 feet and south 51 degrees 00 seconds east 20.78 east 20.78 feet from the Northwest corner of Section 23, Township 1 south, Range 1 east, Salt Lake Base and Meridian and running thence north 39 degrees east 8.00 feet; thence along the arc of a curve to the left (radius 35.00 feet bearing north 51 degrees west) 21.38 feet; thence north 4 degrees 00 minutes east 216.00 feet; thence along the arc of a curve to the right (radius 55.00 feet bearing south 86 degrees east) 76.47 feet; thence north 82 degrees 40 minutes east 53.00 feet; thence along the arc of a curve to the left (radius 100.00 feet bearing north 6 degrees 20 minutes west) 68.94 feet; thence north 44 degrees 10 minutes east 10.88 feet.

Parcel 3:

Beginning at a point on the Westerly line of Foothill Drive which point is 345.80 feet North 29 degrees 24'20" West and 50.0 feet South 60 degrees 35'40" West from a Salt Lake City Monument, said Salt Lake City Survey Monument being located 31.261 feet South 89 degrees 41'16" East and 908.18 feet South 26 degrees 56'40" East and 1944.43

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feet South 29 degrees 24'20" East from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60 degrees 35'40" West 19.62 feet to a pipe monument; thence South 22 degrees 58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right the chord which bears South 14 degrees 58'30" East 65.10 feet to a pipe monument; thence South 7 degrees 05'20" East 112.0 feet; thence West 396.36 feet; thence South 229.25 feet; thence North 74 degrees 32'40" West 27.64 feet; thence North 59 degrees 51'20" West 46.543 feet; thence North 599.337 feet; thence East 190.68 feet; thence North 60 degrees 35'40" East 149.07 feet; thence South 29 degrees 24'20" East 50.0 feet to the point of beginning.

Together with

Beginning at a point on the Westerly line of Foothill Drive which point is 345.80 feet North 29 degrees 24'20" West and 50.0 feet South 60 degrees 35'40" West from a Salt Lake City Monument, said Salt Lake City Monument being located 31.261 feet South 89 degrees 41' 16" East and 908.18 feet South 26 degrees 56'40" East and 1944.43 feet South 29 degrees 24'20" East from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60 degrees 35'40" West 19.62 feet to a pipe monument; thence South 22 degrees 58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right, the chord of wh. ', bears South 14 degrees 58'30" East 65.10 feet to a pipe monument; thence South 7 degrees 05'20" East 112.0 feet true point of beginning, and running thence South 7 degrees 05'20" East 353.60 feet to a pipe monument; thence North 74 degrees 32'40" West 456.51 feet; thence North 229.25 feet; thence East 396.36 feet to true point of beginning.

Less and excepting

Beginning at a point on the Westerly line of Foothill Drive, which point is 345.80 feet North 29°24'20" West and 50.0 feet South 60°35'40" West from a Salt Lake City Monument, said Salt Lake City Monument being located 31.261 feet South 89°41'16" East and 908.18 feet South 26°56'40" East and 1944.43 feet South 29°24'20" East from the Northwest Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60°35'40" West 19.62 feet to a pipe monument; thence South 22°58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right, the chord of which bears South 14°58'30" East 65.10 feet to a pipe monument; thence South 7°05'20" East 114.01 feet to the True Point of Beginning, and running along the Westerly line of Foothill Drive South 7°05'20" East 359.60 feet to a pipe monument which is the point where the West Foothill Drive Right-of-Way line intersects the North Parley's Way Right-of-Way line; thence along the North line of Parley's Way North 74°32'40" West 484.15 feet; thence North 59°51'20" West 46.543 feet; thence North 58.35 feet; thence East 46.26 feet; thence North 29.88 feet; thence East 111.76 feet; thence North 59.75 feet; thence East 96.48 feet; thence North 56.69 feet; thence East 207.99 feet to True Point of Beginning.

Parcel 5:

Beginning at a point on the Westerly line of Foothill Drive, which point is 345.80 feet North 29°24'20" West and 50.0 feet South 60°35'40" West from a Salt Lake City Monument, said Salt Lake City Monument being located 31.261 feet South 89°41'16" East and 908.18 feet South 26°56'40" East and 1944.43 feet South 29°24'20" East from the Northwest Corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60°35'40" West 19.62 feet to a pipe monument; thence South 22°58' East 268.06 feet to a point of curve marked by a pipe monument; thence Southerly along the arc of a curve to the right, the chord of which bears South

FOR A COPY
CO. RECORDER

EXHIBIT "C"

14°58'30" East 65.10 feet to a pipe monument; thence South 7°05'20" East 114.01 feet to the True Point of Beginning, and running along the Westerly line of Foothill Drive South 7°05'20" East 359.80 feet to a pipe monument which is the point where the West Foothill Drive Right-of-Way line intersects the North Parley's Way Right-of-Way line; thence along the North line of Parley's Way North 74°32'40" West 484.15 feet; thence North 59°51'20" West 46.543 feet; thence North 58.35 feet; thence East 46.26 feet; thence North 29.88 feet; thence East 111.76 feet; thence North 59.75 feet; thence East 96.48 feet; thence North 56.69 feet; thence East 207.99 feet to True Point of Beginning.

Parcel B:

Beginning at a point South 0°01' West 2000.0 feet along the section line and East 193.084 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence East 20.0 feet; thence North 0°01' East 40.0 feet; thence East 528.816 feet; thence North 60°35'40" East 40.0 feet; thence South 29°24'20" East 60.0 feet; thence South 60°35'40" West 13.305 feet said point being North 29°24'20" West 735.8 feet and South 60°35'40" West 277.97 feet from a Salt Lake City monument); thence South 257.46 feet; thence East 45.0 feet; thence South 599.337 feet; thence North 59°51'20" West 140.057 feet; thence North 67°29'30" West 242.38 feet; thence South 38°58' West 14.6 feet to the northerly line of Parley's Way; thence North 51°02' West 205.185 feet (said point being North 38°58' East 50.0 feet from the Salt Lake City monument at the intersection of Parley's Way and Wilshire Drive); thence North 51° West 170.865 feet; thence North 467.624 feet to the point of beginning.

ENTRY NO. 6665961
BOOK 6665
PAGE 1704

EXHIBIT "D"

OVERALL SITE PLAN

BK7665PG1705

BOOK 2718 PAGE 234

22741797

Wallace R. Woodbury
711 East So Temple

DEC 27 1968 at 1:27 m. Request of _____
Ref. _____ Deputy

WARRANTY DEED

WOODBURY-MORRIS CO., a limited partnership, of 711 East South Temple, Salt Lake City, County of Salt Lake, State of Utah, GRANTOR; hereby conveys and warrants to SALT LAKE EAST PROPERTY, a New York partnership, of 33-35 81st Street, Jackson Heights, New York, New York, 11372, GRANTEE, for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at a point South 0°01' West 2000.0 feet along the section line and East 193.084 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 20.0 feet; thence North 0°01' East 40.8 feet; thence East 528.816 feet; thence North 60°35'40" East 40.0 feet; thence South 29°24'20" East 60.0 feet; thence South 60°35'40" West 13.305 feet (said point being North 29°24'20" West 735.8 feet and South 60°35'40" West 277.97 feet from a Salt Lake City monument); thence South 257.46 feet; thence East 45.0 feet; thence South 599.337 feet; thence North 59°51'20" West 140.057 feet; thence North 67°29'30" West 242.38 feet; thence South 38°58' West 14.6 feet to the northerly line of Parley's Way; thence North 51° 02' West 295.185 feet (said point being North 38°59' East 50.0 feet from the Salt Lake City monument at the intersection of Parley's Way and Wildfire Drive); thence North 51° West 170.865 feet; thence North 467.624 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH A "NON-EXCLUSIVE" EASEMENT for vehicular and pedestrian ingress and egress to and from the aforedescribed property over a 30 foot wide roadway being 15 feet measured at right angles each side of the following described centerline:

Beginning on the Northeasterly line of Parley's Way at a point South 0°01' West 2,311.195 feet and South 51°00" East 20.78 feet from the Northwest corner of Section 23, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 39° East 8.00 feet; thence along the arc of a curve to the left (radius 35.00 feet bearing North 51° West) 21.38 feet; thence North 4°00' East 216.00 feet; thence along the arc of a curve to the right (radius 55.00 feet bearing South 86° East) 76.47 feet; thence North 83°40' East 53.00 feet; thence along the arc of a curve to the left (radius 100.00 feet bearing North 6°20' West) 68.94 feet; thence North 44°10' East 10.88 feet to the west line of the tract first above described.

Subject to restrictive covenants in respect to the North 50 feet of said tract as set forth in that certain deed recorded March 19, 1968 in the office of the Salt Lake County Recorder as Entry No. 2237905.

Subject to a Lease in favor of S. S. KRESGE COMPANY, a memorandum of which is recorded in Book 2713 at Page 245 as Entry No. 2269672.

Subject to utility easements of record.

Subject to declaration of easements dated December 23, 1968.

WITNESS the hand of said Grantor this 18th day of December, 1968.

WOODBURY-MORRIS CO.,

By Wallace R. Woodbury
Wallace R. Woodbury

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 18th day of December, 1968, personally appeared before me, WALLACE R. WOODBURY, known to me to be the General Partner of WOODBURY-MORRIS CO., a limited partnership, the signer of the within instrument, who duly acknowledged to me that he executed the same for and on behalf of said partnership.

KEITH B. SORENSEN
NOTARY PUBLIC
STATE OF UTAH

My commission expires:
October 25, 1971

Keith B. Sorensen
Notary Public
Residing at: Salt Lake City, Utah

WRW/kt

August 26, 2010

Mr. Troy Herold
CLC Associates
420 E South Temple, Ste 500
Salt Lake City, UT 84111

TRANSPORTATION ENGINEERING

Dear Troy,

The following identifies the projected traffic changes from redeveloping the existing building (with outdoor sales area) located at 2705/07 E. Parleys Way in Salt Lake City into a new, smaller building (without outdoor sales area). In addition, I have included an analysis of the capacities of the roadways that are adjacent to the site.

Size and Land Use of Existing Building

The existing building contains 113,227 square feet and has an outdoor sales area of 6,940 square feet (for a total sales area of 120,167 square feet). Big Kmart occupied 93,027 square feet of the existing building and 6,940 square feet of outdoor garden sales area (for a total sales area of 99,967 square feet). Total Body Fitness occupied 20,200 square feet of the existing building.

Size and Land Use of New Building

The proposed new 91,750 square foot building would be a Walmart with grocery but without an outdoor sales area.

Trip Generation

Big Kmart and Walmart are ITE Land Use 813. Total Body Fitness is ITE Land Use 492. The trip generation rates for the land uses come from the ITE Trip Generation Manual, 8th Edition. Table One shows the trip generation rates based on a per unit basis as provided for the AM, PM and Saturday peak periods and daily traffic rates for a weekday and Saturday. Multiplying the trip rate by the facility sizes provides the trip generation for the site by land use.

Based on the ITE Trip generation rates, the proposed new Walmart building is smaller than the existing Big Kmart/gym building and therefore generates less traffic than the existing Big Kmart/gym building. During the PM peak, the site will generate 24% less traffic and 19% less traffic on a daily basis.

Capacities of Adjacent Roadways

The main entrance to the site is on Parleys Way. There is a secondary access over the private road off Parleys Way across from Maywood Drive. There is a third access point

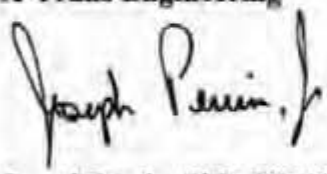
through the public road to the northeast of the site called "Stringham Avenue" that connects to SR 186 (Foothill Blvd).

Both Parleys Way and SR 186 (Foothill Blvd) are five lane arterial facilities as defined by UDOT and Salt Lake City. A five lane facility has a daily capacity (Level of Service, LOS E) of 39,000 Average Daily Traffic (ADT) with a LOS D operating at 30,500 ADT and a LOS C at a 26,500 ADT. In 2008, Parleys Way had a daily ADT of 12,050 and SR 186 (Foothill Blvd) had an ADT of 41,110. SR 186 (Foothill Blvd) is operating above capacity and therefore is experiencing congestion during the peak times. Parleys Way is operating below capacity (it is only using 31% of its capacity) indicating that it is operating at a LOS A. If the new building were assumed to be a new land use and if all 4,515 ADT were placed on Parleys Way, then the utilization of Parleys Way would increase to 42%, still a LOS A.

It should be noted that since the new Walmart building is smaller than the original building, the area required to support the building is less than the entire site and approximately 1 acre of excess land is now available. No uses have been identified for this excess land.

Please contact me if you have any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net

Table One Trip Generation												
			Trip Rate					Trips				
Facility	Size (in 1,000 sf)	ITE Land Use	AM Peak	PM Peak	Saturday Peak	Weekday	Saturday	AM Peak	PM Peak	Saturday Peak	Weekday	Saturday
Existing												
Big K (with outdoor sales area)	99.967	813	1.84	3.87	5.01	49.21	57.5	184	387	501	4,919	5,748
Body Fitness	20.200	492	1.21	4.06	2.6	32.93	20.87	24	82	53	665	422
Total								208	469	553	5,585	6,170
New												
Walmart	91.750	813	1.84	3.87	5.01	49.21	57.5	169	355	460	4,515	5,276
Difference								**-39**	**-114**	**-93**	**-1070**	**-894**

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Attachment B

CB and CS Zoning District Regulations and Allowed Uses

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. Purpose Statement: The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

B. Uses: Uses in the CB community business district as specified in section 21A.26.080, "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of chapter 21A.55 of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only as a conditional use.

E. Maximum Building Size: Any building having a fifteen thousand (15,000) gross square foot floor area of the first floor or a total floor area of twenty thousand (20,000) gross square feet or more, shall be allowed only as a conditional use. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.

2. Interior Side Yard: None required.

3. Rear Yard: Ten feet (10').

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B of this title.

6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15').

Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:

a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.

b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

d. The landscaped setback is consistent with the surrounding neighborhood character.

e. The overall project is consistent with section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.

H. Maximum Height: Thirty feet (30').

I. Entrance And Visual Access:

1. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:

a. The requirement would negatively impact the historic character of the building,

b. The requirement would negatively impact the structural stability of the building, or

c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the planning commission.

2. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.

3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

J. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.

21A.26.040: CS COMMUNITY SHOPPING DISTRICT:

A. Purpose Statement: The purpose of the CS community shopping district is to provide an environment for efficient and attractive shopping center development at a community level scale.

B. Uses: Uses in the CS community shopping district as specified in section 21A.26.080, "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: All new construction of principal buildings, uses, or additions that increases the floor area and/or parking requirement by twenty five percent (25%) in the CS community shopping district may be approved only as a planned development in conformance with the provisions of chapter 21A.55 of this title.

D. Minimum Lot Size:

1. Minimum lot area: Sixty thousand (60,000) square feet, excluding shopping center pad sites.

2. Minimum lot width: One hundred fifty feet (150').

E. Minimum Yard Requirements:

1. Front And Corner Side Yard: Thirty feet (30').

2. Interior Side Yard: Fifteen feet (15').

3. Rear Yard: Thirty feet (30').

4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B of this title.

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 of this title.

G. Maximum Height: No building shall exceed forty five feet (45').

H. Access Restrictions: To maintain safe traffic conditions, lots in the CS community shopping district shall not exceed one driveway per one hundred fifty feet (150') of frontage on arterial or major collector streets. The location of driveways shall be subject to review by the development review team through the site plan review process.

I. Effect Of Planned Development On Minimum Standards: Pursuant to chapter 21A.55 of this title, the planning commission may modify the standards set forth in subsections D through H of this section in the approval of planned developments within this district.

Community Business (CB) and Community Shopping (CS) Districts - - Comparison of Allowed Uses

Wal-Mart is requesting an amendment to the Salt Lake City zoning map to rezone the property located at 2705 E. Parley's Way from Community Business (CB) to Community Shopping (CS). The following table provides a comparison of uses that are allowed in the (CB) and (CS) Districts. Each use is classified as a Permitted (P) or a Conditional (C) Use, and are defined as follows:

"Permitted Use" (P): Uses that are permitted "by-right", provided that they comply with all stated requirements of the zoning ordinance, and their applicable city, state, and federal regulations.

"Conditional Use" (C): A land use that because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses may not be compatible in some area or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

(-): Use not allowed in the zoning district.

Permitted and Conditional Uses By District		
USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
RESIDENTIAL:		
Assisted living center, large	P	-
Assisted living center, small	P	-
Group home, small	P	P
Living quarters for caretaker or security guard	P	P
Mixed use developments	P	P
Multiple-family dwellings	P	P
Nursing home	P	-
Rooming (boarding) house	C	C
OFFICE AND RELATED USES:		
Financial institutions with drive-through facilities	P	P
Financial institutions without drive-through facilities	P	P

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Medical and dental clinics and offices	P	P
Offices	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	P	P
RETAIL SALES AND SERVICES:		
Automobile repair, major	-	C
Automobile repair, minor	P	P
Car wash as accessory use to gas station or convenience store that sells gas	P	P
Car wash, with or without gasoline sales	-	P
Conventional department store	-	P
Furniture repair shop	P	P
"Gas station"	C	P
Health and fitness facility	P	P
Liquor store	C	C
Mass merchandising store	-	P
Restaurants with drive-through facilities	P	P
Restaurants without drive-through facilities	P	P
Retail goods establishments with drive-through facilities	P	P
Retail goods establishments without drive-through facilities	P	P
Retail services establishments with drive-through facilities	P	P
Retail services establishments without drive-through facilities	P	P
Speciality store	-	P
Superstore and hypermarket store	-	P

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Upholstery shop	P	P
INSTITUTIONAL (SITES <2 ACRES):		
Adult daycare center	P	P
Child daycare center	P	P
Community recreation centers on lots less than 4 acres in size	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P
Libraries	C	C
Museum	P	P
Music conservatory	P	P
Places of worship on lots less than 4 acres in size	P	P
Schools, professional and vocational	P	P
Seminaries and religious institutes	P	P
COMMERCIAL AND MANUFACTURING:		
Laboratory, medical, dental, optical	P	P
Laboratory, testing	-	C
Motion picture studio	-	P
Photo finishing lab	-	P
Plant and garden shop, with outdoor retail sales area	C	C
RECREATION, CULTURAL AND ENTERTAINMENT:		
Amusement park	-	P
Art gallery	P	P
Art studio	P	P
Commercial indoor recreation	-	P
Commercial outdoor recreation	-	C

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Community gardens	P	P
Dance studio	P	P
Live performance theaters	C	P
Miniature golf	-	P
Movie theaters	C	P
Natural open space and conservation areas	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in	P	P
Pedestrian pathways, trails, and greenways	P	P
Private club	C	P
Squares and plazas on lots less than 4 acres in size	P	P
Tavern/lounge/brewpub, 2,500 square feet or less in floor area	-	P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area	-	C
MISCELLANEOUS:		
Accessory uses, except those that are specifically regulate in this chapter, or elsewhere in this title	P	P
Ambulance services, dispatching, stagin and maintenance conducted entirely within an enclosed building	P	P
Ambulance service, dispatching, staging and maintenance utilizing outdoor operations	P	P
Auditorium	-	P
Bed and breakfast	P	P
Bed and breakfast inn	P	P
Bed and breakfast manor (in a landmark site)	C	-
Check cashing/payday loan business	P	-
Communication towers	P	P
Communication towers, exceeding the maximum building height	C	C

USE	EXISTING ZONE: Community Business (CB)	PROPOSED ZONE: Community Shopping (CS)
Crematorium	-	C
Farmers' market	-	C
Flea market (indoor)	-	P
Funeral home	-	P
Hotel or motel	C	-
House museum in landmark sites	C	C
Limousine service utilizing not more than 3 limousines	C	-
Off site parking	P	P
Offices and reception centers in landmark sites	P	P
Outdoor sales and display	C	C
Park and ride lots	C	C
Park and ride, parking shared with existing use	P	P
Public/private utility buildings and structures	P	P
Public/private utility transmission wires, lines, pipes and poles	P	P
Radio, television station	-	C
Recycling collection station	P	P
Reverse vending machines	P	P

Attachment C

City Department/Division Comments

CITY DEPARTMENT REVIEW
Walmart Master Plan and Zoning Map Amendment

Project Address: 2705 E. Parleys Way

Applicant: Ballard Spar LLP representing Walmart Stores Inc.

Department/Division: Fire
Reviewer: Ed Itchon
Phone: 535-6636
Review Comments: No comments received

Department/Division: Public Utilities
Reviewer: Justin Stoker
Phone: 483-6786
Review Comments: No objections. Future development must comply with City regulations.

Department/Division: Engineering
Reviewer: Randy Drummond, P.E.
Phone: 535-6204
Review Comments: Engineering has no concerns regarding this proposal.

Department/Division: Transportation
Reviewer: Kevin Young
Phone: 535-7108
Review Comments: The Transportation Division has reviewed Petition # PLNPCM2010-00556– A request to amend the East Bench Community Master Plan Future Land Use Map and Petition #PLNPCM2010-00557 - A request to rezone the property located at 2705 E. Parley's Way from CB Community Business to CS Community Shopping. When a similar petition request was made a few years ago to rezone this property, a traffic impact study was done and submitted for city review. At that time no traffic improvements were recommended as part of the propose Walmart development.

With the new rezone petition, an update letter regarding the traffic impact report was submitted in August 2010 indicating that the size of the proposed store would be less than indicated at the time of the initial traffic report. With the decrease in size of the proposed building, the trips generated by the development would be less than the number used in the initial traffic report. Since no traffic improvements were initially recommended, it is still expected that no traffic improvements will be needed.

If the rezone petition is approved by the City Council, we look forward to reviewing the development plans that will be required to be submit to the City. Any specific traffic related issues would be addressed at that time according to development review procedures. Since Foothill Drive is a State road under the jurisdiction of UDOT, any traffic issues on this road would have to be addressed by them.

Department/Division: Zoning
Reviewer: Ken Brown
Phone: 535-6179
Review Comments: Regarding rezoning of this property to CS zoning, Building Services has the following comments; 1. 21A.26.040C requires Planned Development Review for all new construction. 2. Where a CS zoned property abuts a residential district, a 15' landscape buffer must be provided. 3. Any development proposal must comply with all development standards of the CS zone and other City/County/State regulations.

Attachment D

Community Council Minutes and Planning Staff Meeting Notes

Sugar House Community Council

Recommendations and Analysis for the
Request by Walmart to amend the East Bench Master Plan and Zoning Map
PLNPCM2010-00556 and PLNPCM2010-00557
2705 East Parleys Way

Authority

At the November 3, 2010 regular meeting of the Sugar House Community Council the following authority was proclaimed: "(Resolved) that the SHCC Maintain its opposition to the Walmart zone change request and charge the PFDC to advocate its position with the Planning Commission and City Council."

Community Council Recommendations

PLNPCM2010-00556 East Bench Master Plan Amendment

The Sugar House Community Council recommends against amending the future land use designation of 2705 E. Parleys Way from "community business" intensity to "community shopping" intensity.

PLNPCM2010-00557 Zoning Map Amendment

The Sugar House Community Council recommends against the rezoning of 2705 E. Parleys Way from "community business" intensity to "community shopping" intensity.

Executive Summary:

Owners of the 39-unit Country Club Ridge condominiums who face the property under discussion will be directly affected by the truck dock and turn-around shown in the site plan on file. Without a zone change the truck dock for a remodeled store will remain in the NE corner, furthest from the condominiums.

The property has serious access and circulation deficiencies, especially for large trucks. The smaller trucks that service uses within the current CB zone, being much smaller, can negotiate the challenges much easier.

The applicant claims that a smaller store to be built if their request is granted will generate less traffic than a remodeled store but additional traffic generated by permitted uses of the 1.15 acre (50,000 square feet) "Area A" have not been considered.

Pole signs, including signs intended to be seen from nearby interstate highways, are permitted for shopping centers in the requested CS zone. Though City Planners do not currently consider a Walmart to be a "shopping center" as defined in the signage

ordinance, it is conceivable that the City Attorney may disagree or that a future Community Shopping development of the property may include a shopping center.

The East Bench Master Plan recommends closing minor intersections with Foothill Drive to maximize the traffic flow of Foothill Drive. This proposal forever precludes that possibility for the Stringham stub, and instead ensures its continued use for shopping center access.

There are many other deficiencies in this property that are detailed in the "Analysis" section below.

Development Agreements and the Planned Development process

Development Agreements and the Planned Development process have been suggested as mitigating factors allowing for rezoning approval. The Sugar House Community Council strongly recommends against the use of such devices for this petition.

To mitigate the concerns arising from truck circulation a development agreement would need to limit truck size, which would be difficult to enforce. The smaller trucks that service uses within the current CB zone, being much smaller, can negotiate the challenges much easier. Alternatively, but less effectively, a development agreement would need to address the access and circulation itself, but would be limited because the mitigation would need to be applied to State or Federal roads over which the City has no jurisdiction.

The Planned Development process would need to address the undefined uses of "Area A." This is best addressed by application of the current CB zoning ordinance.

Erecting screens to shield truck lights or as a sound barrier between the condominiums at 2665 E. Parleys Way, adjacent to the truck entrance and truck turnaround shown in the site plan on file, would obscure the mountain view that weighed favorably on the purchase decision of many of these owners.

Development agreements have been shown within Salt Lake City to complicate the zoning process so that every parcel is effectively zoned somewhat differently, resulting in dozens if not hundreds of zones. The burden of proof that the agreement has breached falls on local residents, who in the past have had to find the agreement among publicly available records and discuss it with the zoning enforcement officer before the officer can approach the business owner.

The Planned Development process has been shown in the past to inadequately address the impact of uses on surrounding neighborhoods, and instead to address relatively inconsequential factors such as building materials, colors and the like.

PROJECT INFORMATION:

Supplemental Background Information

When the KMart building permit was issued in April, 1968, the company was one month more than six years old. The concepts of superstores and hypermarkets were still in their infancy. Zoning had not yet recognized these very large stores, and still classified them as Business (B-3) – the same as a 7-Eleven. No public input was required for development in a B-3 zone, and for many residents the hypermarket being built in their neighborhood was the first they had ever seen. Residents feel that the time to decide what is suitable for this property ended with its zoning in 1995.

Department / Division Comments

The Community Council takes issue with comments by the Salt Lake City Transportation Division in the 2008 Staff Report. Because residents' concerns are most associated with Foothill Drive, a State highway, we question the degree to which Kevin Young and his staff – all City employees – can comment on that street.

Residents are generally more concerned about traffic circulation and excessive speeds than about traffic volumes. Successful development is desired, and people understand that traffic increases will result. A mixed-use development with building sizes adherent to the current zone and fewer generated automobile trips has long been the community preference for eventual construction.

Detailed concerns about the traffic study accuracy, truck and automobile circulation are found in the "Analysis" section below.

COMMUNITY COUNCIL PRESENTATIONS BY APPLICANT

Sugar House Community Council presentation summary:

On November 3, 2010 the Sugar House Community Council voted overwhelmingly (by voice vote) to maintain its 2008 opposition to the rezone, and authorized the Parleys Foothill Development Committee to advocate its position before the Planning Commission and City Council. Attendance exceeded room capacity, with close to 200 people present for the discussion. An informal poll of support for the rezone proposal by show of hands showed that 1/4 to 1/3 of attendees were in support.

Walmart's representatives showed a "typical" Walmart site plan (not the site plan on file) during their presentation and repeatedly stressed the following points:

1. "The building size will be reduced from 120,000 sf to 92,000 sf, down 23%, with a corresponding decrease in traffic, energy and water consumption." No mention was made of the +/- 1.15 acre (50,000 square foot developable space) that they call "Area A," or its impact on traffic.

2. "A smaller building size will result in more landscaping." The amount of landscaping was not compared to what current building standards require.
3. "Walmart will add 1900 linear feet of pedestrian walkways." The site plan on file shows these walkways integrated with the curb, primarily around the perimeter, and the continuance of the existing break in the fence behind the store.
4. "There will be a 1.15 acre (50,000 square feet) area in the southeast corner of the parking lot developed according to community priorities." That this could be developed as a gas station – a permitted use under the requested zone – was a concern among trustees.

Walmart mentioned their plans to xeriscape the parking lot perimeter for the first time in this meeting. This was also the first time that Walmart stated they would lower the foundation of the building by two feet, compared to the existing building.

Additional Sugar House Community Council Trustee concerns included:

1. Recycling of the current KMart building
   Walmart stated that 90% of the building *could* be recycled, but would make no commitment that it *would* be recycled. Past practice by the applicant in other locations indicates that the building would likely not be recycled due to cost.
2. Trustees felt the applicant should not be rewarded for purchasing property not zoned to allow its intended building size.
3. The "domino effect" of adjacent property owners requesting an upzone, and having more standing because one was granted to Walmart. The Foothill Place Apartments, which presented the SHCC with a demolition/redevelopment plan two years ago, was given as an example. Future redevelopment of the Cowboy Grub building complex was also mentioned.
4. Use of Deed Restrictions, in which the owner could discontinue use of the property yet prevent its sale or lease to a competitor, as Smith's has done on 33rd South. Public resources show upwards of 200 empty Walmart stores nationwide.
5. Disapproval of the City's handling of the long-standing problem of water runoff on the north side of the property. While Walmart stated they would correct this at their expense if granted a rezone, trustees felt this City responsibility should not be delayed by a zoning matter.

East Bench Community Council presentation summary:

The East Bench Community Council voted in support of Walmart's request to rezone by two votes. Attendance was close to room capacity, with approximately 106 people present for the discussion.

Walmart deftly controlled the meeting, presenting the issue at hand as a decision between a new or a remodeled store – one "with a new coat of paint and a Walmart sign." There was no discussion of the opposing view. One EBCC trustee stated prior to voting that he didn't understand any differences between the current CB and requested CS zones. Walmart's land use attorney was introduced as "another zoning expert for you to ask," in addition to the City's Senior Planner. Walmart's land use attorney downplayed the importance of zoning, stating that zoning was "geeky."

Again, the site plan shown at the meeting was said to be "typical." It was not the same plan as what Walmart filed with the City.

Walmart made the same points as at the Sugar House Community Council, but with more emphasis placed on the East Bench Master Plan. Walmart stated that they are in compliance with the Master Plan because it states a desire "to create business development opportunities," which they consider to be "Area A."

Trail and transit system integration was touted by Walmart, yet the site plan still shows only a walkway integrated with the curb, primarily around the perimeter, and a break in the fence behind the store.

ANALYSIS

Master Plan Amendment

Non-Residential Land Use Planning Goal: "Provide for needed community services while minimizing the impact of non-residential land uses on the residential community."

Elements of the "Business/Commercial Uses" subsection on page 6 of the master plan:

- "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 master plan was adopted, Kmart was a successful hypermarket (groceries and general merchandise), so one would think that when residents desired additional services in 1987 they would be thinking *additional* to a hypermarket. Recent surveys reconfirm that preference.
- "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... are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly." The degree of participation by residents and the media attention it has created are indication that the community considers this a "major" zoning change.
- "More efficient use of existing business properties is the preferred approach to meet future business needs." With only 2% of total East Bench community

acreage occupied by business uses, the master plan recognizes the need for efficient use of what is available. Supercenters and hypermarkets are among the *least* efficient land uses.

- "Expansion of nonconforming business is a related concern. The nonconforming use ordinance states that expansion of nonconforming uses is not permitted." If the expansion of nonconforming uses, such as a supercenter or hypermarket, is not permitted, why should the nonconformity be eliminated by rezoning? This is not a historic property or use; it is a use that the Gray study found 82% of residents would not like in their "ideal" neighborhood.

Traffic and Circulation Planning Goal: Maintain an efficient circulation system that minimized traffic volumes on local streets.

The "Traffic and Circulation" section on page 7 of the master plan document identifies strategies to cope with the problems of increased traffic:

Major Arterial Streets

- "Close minor intersections" to maximize the traffic flow of Foothill Drive." and "The city and the state should consider closing vehicular access from some local streets to Foothill Drive." As a major arterial, Foothill Drive is intended to move the highest volume of traffic. Minor intersections include the Stringham stub that the applicant intends to use for ingress and egress.

Minor Arterial Streets

- "The city should contribute by planting street trees, developing a center median and enforcing parking strip landscaping ordinances along Parleys Way." This street, a minor arterial, is the more attractive entrance to our city from the east, especially if visiting the University or Research Park. The next entry opportunity is 2.7 miles further, at 13th East. The Walmart proposal does nothing to further this master plan recommendation.

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

The "Urban Design" section on page 13 of the master plan document should be used to evaluate any proposal against community desires:

Gateway View – Information Center

- "The Parleys Way site should be considered (for a Gateway View – Information Center) only if the other two sites become unavailable." "The Parleys Way site involves acquisition of a portion of the Kmart property." The other two sites have already been developed. The Master Plan cites "access problems" of the Walmart property as a reason that this is the third choice.

Public Facilities and Urban Design:

- "Since Parleys Way and Foothill Drive provide primary access into the city, they should be the most attractive streets in the city." The East Bench Master Plan recognizes that attractive and functional streets in gateway locations raise the desirability and value of all properties in the area.

The "Summary" section of the Master Plan alludes to the infancy of urban design concepts at the time it was written:

- "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. New developments should not adversely impact residential neighbors." The Walmart proposal is totally incompatible with the 39-unit condominium complex at 2665 E. Parleys Way, adjacent to the truck entry. These condominiums will be subject to near constant backup alarms of trucks and forklifts near the truck dock and in the turnaround shown on the site plan on file with the City.
- "Urban design will play an increasingly important role in neighborhood maintenance and preservation… Emphasis will continue to shift from regulating new development to managing and preserving established neighborhoods…. 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." It is apparent that the Walmart proposal is for a retail design little changed since 1968 when KMart was built and which takes no urban design tools into consideration.

It is the opinion of the Sugar House Community Council that the proposed master plan amendment substantially contradict's many of the policies, goals and strategies of the East Bench Master Plan and that modifying the master plan would substantially impact the integrity of the community and the master plan.

Zoning Map Amendment

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

Discussion: The following policy documents were considered in evaluating this request: the East Bench Zoning Map (2008), the *Salt Lake City Vision and Strategic Plan* (1993), the *Salt Lake City Transportation Master Plan* (1996), and the *East Bench Master Plan* (1987).

Salt Lake City Transportation Master Plan

- *"The Council discourages through traffic on streets other than arterial streets in residential neighborhoods."*

  Because of the difficulty in turning left from the Stringham stub onto Foothill Drive, customers will exit onto westbound Parleys Way and use use Stringham/ Thunderbird, King or Wyoming Streets to 2100 South, or 2300 East to reach signalized intersections at Foothill Drive. So, while the subject property may be adjacent to state and local arterial routes, customers exiting to the north will use Collector or Local streets.

  Accessing northbound Foothill Drive is problematic for anyone not already on I-215; the Country Club can be crossed only at 20th East. Traffic that uses 20th East to cross I-80 and the Country Club in the 2.7 mile section between I-215 and 1300 East typically uses Lynwood or Maywood Drives, both local streets, to access the site.

Salt Lake City Vision and Strategic Plan

- *"The Salt Lake City Vision and Streategic Plan, adopted in 1993, states a goal of facilitating "development of complimentary retail shopping opportunities in city neighborhoods and commercial areas of the city." A progress indicator is the "new tax dollars generated annually."*

  The following are three studies of many that conclude that tax revenues by the kinds of uses permitted in a CS zone are less than the cost to taxpayers in additional services, generating a net annual deficit.
  Understanding the Fiscal Impacts of Land Use in Ohio - by Randall Gross, Development Economics, August 2004
  Fiscal Impact Analysis of Residential and Nonresidential Land Use Prototypes - by Tischler & Associates, July 2002.
  Understanding the Tax Base Consequences of Local Economic Development Programs - by RKG Associates, 1998

East Bench Master Plan

Appendix I has specific criteria for zoning changes:

- "Proponents must demonstrate that any zoning change is clearly justified by the substantive provisions of this master plan." As shown above, the zoning change clearly does not meet the general goals of the East Bench Master Plan.
- There must be a demonstrated need for the new business proposal and documented community support." The Gray and other surveys do not show a demonstrated need, and the majority and degree of community involvement is in direct opposition to this proposal.

- "Property must be on a street that can handle the additional traffic." Nearby residents recognize that successful development will bring increased traffic. Their concerns are more with traffic circulation and traffic speeds. On Parleys Way excessive speeds, as well as it being considered a gateway to the city, prompted the East Bench and Sugar House Master Plans to recommend the narrowing of street width and installation of a center median and lane narrowing.

  In terms of mass transit, there is one local bus along Foothill Drive with a stop at the corner of 2300 South and Foothill Drive. It should be noted that to get north by mass transit requires a transfer at 4500 South. There is no mass transit route on Parleys Way.

- "Business projects must be of a density, scale and design that will not negatively impact neighboring residential properties." The design and scale of the proposal will negatively impact neighboring residential properties, primarily by relocating the truck docks to the NW corner very near the condominiums at 2665 E. Parleys Way as shown in the site plan on file.

  In the requested CS zone free-standing buildings within shopping centers are allowed pole signs. Though in 2008 the City stated that this would not be considered a shopping center, it is not outside the realm of possibility that the City Attorney may disagree or that future development of Community Shopping property may include a shopping center.

- "Zoning should not be changed to accommodate a new business unless it is adjacent to an existing business." Residents are concerned that this statement may give adjacent property owners more incentive – and legal standing – to request the upzone of their property too.

  Residents feel that all superstores and hypermarkets should be located near each other, as can be seen along the 300 West corridor, so these companies can compete on price and selection while minimizing the distances traveled between stores and their impact on surrounding properties.

- "'Spot or strip' zoning to accommodate new businesses is strongly discouraged." Salt Lake City's Zoning Ordinance defines spot zoning as "the process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners." Residents don't feel that a single property owner should be given preferential treatment, especially after purchasing property that was not zoned to allow their intended building size.

- "New businesses should be designed to be a logical extension of adjacent businesses, maintaining complimentary building design and landscaping motifs." This will be the largest building within a two-mile radius and, as the largest commercially zoned property in the East Bench Community it will not be a logical extension of adjacent businesses.

Finding: The Sugar House Community Council finds that the request to rezone 2705 E. Parleys Way from CB to CS is inconsistent with the purposes, goals, objective and policies of the adopted general plan of Salt Lake City.

The applicant's zoning map amendment request meets few of the standards of review, with the largest shortcomings from: negative impact on neighboring residential properties, being no logical extension of adjacent businesses, and having inadequate documented public support.

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

Discussion: The 2008 Staff Report was inaccurate in this finding. The property *does not* share the Stringham stub access point with Foothill Place apartments. Stringham was truncated by the construction of covered parking for the Foothill Place apartments and now ends at a fence with no curb or gutter at that property line, contributing to the overwhelmed storm drainage along the north end of the Walmart property. This stub has been used only for minor access to KMart and for daytime parking for people working (and running across) Foothill Drive.

The impact on the condominiums at 2665 E. Parleys' Way will be discussed elsewhere in this document.

The three restaurants, coffee shop and convenience store now located to the east of the Walmart property contribute heavily to the walkability score of the Wilshire, Maywood and Lynwood neighborhoods, the Country Club Ridge condominiums and the Foothill Place Apartments. Walkability is a primary element of neighborhood character. Residents have long sought beautification and traffic calming for Parleys Way to slow traffic speeds which often reach 55 to 60 mph as cars pass Wilshire Drive in both directions (45 mph zone) and allow safer and more comfortable pedestrian access to the area from the south. Any development of the Walmart property should seek to improve, rather than degrade, this fragile character element.

Most nearby residents want to improve the neighborhood character by shortening the freeway ramps on the southeast end of Parleys Way and making better use of the land there. Widening the adjacent narrow park and extending Wilshire Drive to the north to improve north-south traffic circulation have been suggested.

A surprising number of people cross Foothill Drive from their offices on the east side to access the restaurants, coffee shop, convenience store and ATM adjacent to the subject property. Even more surprisingly, there have been no fatalities. The Bonneville Shoreline Trail is located along the east side of Foothill drive. The closest pedestrian crossing is the signalized intersection at Stringham / Thunderbird at approximately 2250 South, 1/4 mile away. Few people will walk an extra mile round trip for a cup of coffee or to visit an ATM. An elevated pedestrian crossing is badly needed. In retrospect, the office on the east side of Foothill Drive should not have been built on the property that was listed as the preferred site for the gateway / visitors center in the East Bench Master Plan.

Finding: The proposed zoning map amendment will degrade the already fragile walkability in the immediate area with the exception of property across Foothill drive. There it will only exacerbate an already dangerous situation without extensive improvements made to that state highway.

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

Discussion: The windows and balconies of the 39-unit condominiums at 2665 E. Parleys Way are approximately 15 yards from the truck access easement and only a little further from the truck dock the applicant shows in the site plan on file. This access is necessary for the 53-foot trailers the applicant uses for deliveries. Smaller trucks servicing businesses such as those found in CB zones could enter and exit at Wilshire Drive. These residents will have to endure frequent truck engine noise and fumes, and will have the near constant sound of OSHA-required back-up alarms on trucks and fork-lifts. The L-shaped layout of the condominiums and higher elevation of the truck dock area will concentrate the sound from this area. Because Walmart operates their loading docks 24/7 it is probable that lights, including departing truck headlights, will negatively impact these condominium owners. Erecting screens to address the headlights will spoil the mountain view from some of these condominium units. Although Salt Lake

Valley Health Department noise regulations limit delivery hours, those ordinances are enforced on a complaint basis and so enforcement falls on residents.

Residents south of Parleys Way will mainly be affected by an increase in the number of drivers attempting to travel south without accessing the freeway and turning around when they realize there is no outlet. Several cars per day did this when KMart was open, even with the large “No Outlet” sign at the entrance to the neighborhood. It could easily be a dozen cars and trucks per day with a more successful retail operation like Walmart.

Residents along Maywood and Lynwood Drives will bear near 100% of the traffic that crosses Interstate 80 on 20th East, the only way to cross the interstate highway in the 2.7 mile stretch between 1300 East and Interstate 215. Traffic studies done at the time that the offices and restaurant (now Bombay House) were planned showed a significant percentage of trips involved those two streets. Traffic mitigation (speed bumps) were placed on Maywood Drive and streets to the west as a result.

There are only 19 houses that have a view of the structure, and only a few have a view unobscured by trees. Most of those 19 homeowners have little or no preference between a new or remodeled structure, knowing that an international chain will do its

best to make the structure attractive in either case. Walmart has claimed repeatedly in their public presentations, focus groups and by people paid to collect signatures that the non-conformance status prevents them from doing much more than repainting the structure and erecting a new sign, but Salt Lake City ordinances explicitly show that to be a misleading statement.

Residents east of Foothill Drive will be affected by increased traffic on Foothill Drive and by parking lot lighting.

While competition favors the most efficient businesses and improves our way of life, Walmart, specifically, has received $13MM in state subsidies in Utah, tilting the playing field against the two most nearby competitors – Fresh Value and RiteAid. The impact of those two stores closing, which is probable, will have a very adverse affect on nearby residential and non-residential properties, and on tax revenues as a result. Walmart requiring its employees to pay 41% of employee health insurance premiums, versus an average 16% for all U.S. employers, per a February 2006 SL Tribune article, increases the relative costs for Fresh Value and RiteAid. The difference is borne by Utah taxpayers in the form of Medicaid.

Finding: The proposed zoning map amendment will have unacceptable adverse impacts on neighboring residential properties: the truck and backup alarm noise in the loading dock and truck turnaround area adjacent to the condominiums at 2665 E. Parleys Way (Though Walmart's public presentations have consistently stated that truck egress will be via the Stringham stub to Foothill Drive, parking lot grade and customer / truck interaction make that unworkable. The likely plan is the plan on file with the City.); the lights, including truck headlights, shining into the condominiums at 2665 E. Parleys Way; the increased traffic and vehicles turning around within the Wilshire neighborhood, looking for a way south across I-80; the increased traffic on Maywood and Lynwood Drives for traffic originating south of I-80; the increased traffic on Foothill Drive; and the deep secondary affects that will result with the closure of Fresh Value and RiteAid, the most nearby competitors.

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

Discussion: Applicable City departments and divisions were given the chance to review and comment on the proposed rezoning and site plans for the proposed zoning map amendment, but comments from State and Federal transportation departments are likely to be absent. Foothill Drive, a State highway, is most adversely affected, just as it interfaces with Interstate 215, which is under Federal jurisdiction. Traffic *circulation and traffic speeds* are much greater concerns than traffic *volumes;* increased traffic volumes are to be expected with any successful development, though the scale of mixed use development envisioned within the existing CB zone is expected to generate much less traffic than will the proposal under discussion.

While the traffic surveys may have been conducted according to industry standards, this property presents unusual traffic circulation challenges. It is dangerous to exit to the north on anything but local streets. It is difficult to access the property from eastbound Interstate 80, where during peak hours traffic already backs up into the through lanes.

The traffic survey's largest deficiency is that it neglects traffic generated by the +/- 1.15 acre (50,000 square feet) "Area A" in the south end of the parking lot. While the new store in Walmart's proposal may be smaller than the existing KMart structure, when combined with Area A it could be much larger than the existing structure.

Other deficiencies in the traffic study include documented traffic underestimates given by the Institute of Transportation Engineers handbook for supercenters and hypermarkets, the failure to use advanced traffic calculation software that is warranted by Foothill Drive intersections not fully clearing during peak periods, the failure to consider the traffic that backs up into the #2 through lane of I-80 waiting to merge onto Foothill Drive and Parleys Way, and the failure to consider increased traffic and speeds on Maywood and Lynwood Drives for traffic originating on the south side of I-80. Considering that in two years Foothill Drive has deteriorated from LOS C to LOS E at peak periods, is it surprising that traffic growth rates were not considered.

Traffic study accuracy:

Daily trip generations are determined by a handbook based on retail business type and square footage. Assumptions are made as to ingress and egress percentages. Here, traffic generation is presumed to be lower than for a remodeled store (because a new store would be smaller) but no trip generations are included for the 50,000 square foot pad Walmart identifies as "Area A" to the south of a new building.

- Underestimated trip generation:

  Actual trip generation rates for large retail stores such as Walmart, Target and Lowes was found to be 42% higher than the Institute of Transportation Engineers handbook, used to predict traffic based on store type and size. (Georgiena M. Vivian, *ITE Journal*, August 2006)

- Underestimated delays on Foothill Drive:

  When traffic backs up from one signalized intersection to the next, as it does on Foothill Drive during peak hours, the traffic study is measuring the traffic served and not the traffic demand, which is considerably higher. These cases require special software which was not used for the traffic study provided by Walmart. The intersections along Foothill were not even studied. Specifically 2100 South, which frequently backs up to Thunderbird and to 1700 South.

- Too few intersections were considered:

  Because of the difficulty accessing the site from eastbound Interstate 80 (see below) and the large number of drivers missing the immediate Parleys Way exit

and then turning left into the subject property from northbound Foothill Drive, those intersections should be studied.

Widening the bridge at the Parleys Way exit from northbound I-215 would minimize the stopped traffic at that merge. Under current traffic levels peak traffic occasionally backs up into the eastbound Interstate 80 number 2 through lane as drivers wait to be able to merge with exiting northbound I-215 traffic onto Foothill Drive and Parleys Way on the bridge. That bridge, which serves as an exit ramp to I-215, may be under Federal control, complicating improvements.

Residents along Maywood and Lynwood Drives will bear near 100% of the traffic that crosses Interstate 80 on 20th East, the only way to cross the interstate highway in the 2.7 mile section between 1300 East and Interstate 215. Traffic mitigation was discussed at length and installed on several streets, including Maywood, when the office building east of the Kmart building was built, but was summarily dismissed when mentioned during Walmart's Sugar House Community Council presentation.

- Traffic growth rates were not considered:

  Traffic increase is being generated by residential growth south and east (Kimball Junction) and by business growth in Research Park. Aware that Foothill Drive peak Level of Service has degraded from C to E in two years, it would be negligent not to consider how future traffic growth would affect traffic circulation to and from this site. The recommendation on Page 6 of the East Bench Master Plan to "Limit institutional growth in the University of Utah / Research Park area to the capacity of 1300 East and Foothill Drive and other major streets serving these institutions" has not been implemented.

<u>Truck circulation:</u>

A new store would be best served by a truck turnaround in the NW corner, as shown in the site plan submitted to the City. This would send trucks back out to Parleys Way at an uncontrolled intersection. Unfortunately this turnaround, and the route to and from it, would be just outside the windows and balconies of the luxury condominiums at 2665 East Parleys Way.

- Truck exits to Foothill Drive are problematic:

  The steep grade from the site to the Stringham Avenue stub and Foothill Drive is problematic when dry, and could be impossible for an empty truck in inclement weather. Trucks drag their rear bumpers transitioning to and from the steep grade. Truck traffic exiting to Foothill Drive via the Stringham stub would cross incoming customer traffic from Foothill Drive and then block two lanes of that major arterial, already at LOS E during peak hours, each time they exited the site from this stub of a street.

-

- Taxpayers would pay for improvements to public roads:

  Walmart answered this question at East Bench Community Council, repeatedly saying they would recommend changes to the road owners (SLC Corporation for the Stringham stub and Parleys Way, and the State of Utah for Foothill Drive) but that "whether they want to implement our recommendations would be up to them."

Automobile circulation:

Accessing northbound Foothill Drive is problematic for anyone not already on I-215; within a 2.7 mile section 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:

  Local residents avoid left turns from the subject property onto Foothill Drive, preferring instead to exit onto westbound Parleys Way and use Stringham/ Thunderbird, King or Wyoming Streets to 2100 South, or 2300 East, any of which lead to a signalized intersection at Foothill Drive. In winter, Stringham / Thunderbird often has snow plowed up against the parked cars on both sides, narrowing the street considerably. So, while the subject property may be adjacent to state and local arterial routes, customers exiting to the north will use collector and local streets.

  Residents would like to see Wilshire Drive extended north through this property and through the single Foothill Place Apartment building footprint (when redeveloped) to again connect Wilshire and Maywood with homes and businesses to the north as they were before Kmart was built.

- Eastbound I-80 access is problematic:

  Access to the subject property from eastbound Interstate 80 must exit onto Foothill Drive via a very tight radius curve onto the I-215 off-ramp to Foothill Drive then immediately exit onto Parleys Way after traversing a bridge too narrow to accommodate an acceleration lane. Drivers frequently stop and wait for traffic to clear because of the short acceleration land, backing up into the through lanes of eastbound I-80 during morning peaks. Merging uphill from a stop with northbound Interstate 215 traffic exiting onto Foothill Drive at speeds near 65 mph in an area confined in width is a source of frequent accidents.

- Southbound egress is problematic, but less so:

  Drivers unaccustomed to the area will likely attempt to exit the subject property onto southbound Foothill Drive via the Stringham stup, but will find that drivers who have been delayed in LOS E traffic from 1300 South to Thunderbird will be accelerating to freeway speeds at this point. The Stringham stub joins Foothill Drive at the bottom of a valley; southbound traffic is accelerating due to that, yet traffic exiting the property onto southbound Foothill Drive are often slow to

accelerate up that hill. Lengthening the duration of the red light at Thunderbird to allow more cars (and delivery trucks) to enter Foothill Drive will only worsen the Level Of Service on Foothill Drive.

- Local business Circulation around the site is already poor:

  Local residents wishing to visit Cowboy Grub restaurant or businesses on the east side of that building, the coffee shop or Chevron, typically use the Cowboy Grub entrance onto Walmart property, ignoring the one-way signage placed there because of the narrow paved area. The Stringham stub, which was terminated by construction of covered parking for Foothill Village Apartments in 1973, is lightly used because it is too narrow and has a large hump where the storm drain is located and which causes many vehicles to drag. The Stringham stub typically has cars that belong to workers east of Foothill Drive parked on both sides of the street, further narrowing that access. Pedestrians running across Foothill Drive in the morning and evening hours to and from their cars are a common sight.

Finding: The traffic impact study conducted by Walmart's consultant did not consider the full developed square footage of the proposed site plan and had serious deficiencies in methodology and scope. Though Walmart claims they have made congestion mitigation recommendations on Foothill Drive to the appropriate organizations, they are careful to state that "this is a State road and what the state does with it is their decision." We assume they would make a similar statement for the sharp I-80 eastbound off-ramp and the narrow bridge that prevents an acceleration lane onto the I-215 off-ramp as it becomes Foothill Drive and Parleys way. Both would involve Federal input.

OPTIONS:

Site and Project Options

1. **Approval of master plan amendment and zoning map amendment:** This option is discussed and analyzed in the "Analysis" section.

2. **Denial of both petitions:** Residents recognize that if the master plan amendment and the zoning map amend are both denied, Walmart could still occupy the existing building and operate a supercenter. There is nothing in the Salt Lake City Zoning Ordinance that would preclude Walmart from upgrading the site or the building, or from providing any on-site amenities such as landscaping, regardless of their public statements.

   Walmart would encounter the same access challenges that KMart had, exacerbated by the much longer truck size (53' trailers) of Walmart's modern fleet than KMart's fleet (28' trailers) were at the time this store was constructed.

   There is nothing requiring Walmart to remodel a building that is unsuitable to their needs. Walmart could elect not to remodel the store and instead develop the property according to existing zoning requirements or sell the property to

someone who would. Walmart's "Neighborhood Market" brand would fit the current zoning requirements.

The 2008 Staff Report contains an extensive discussion of the potential feasibility of mixed use development as found in Envision Utah's *Urban Planning Tools for Quality Growth* but makes several erroneous assumptions that drive the feasibility score down. The source of some of those errors include no assumption for the redevelopment of the Foothill Place Apartments, although the redevelopment proposals that emerge for that property every few years include much higher density. Other erroneous or incomplete assumptions include the posted speed limit remaining above 35 mph and lack of crosswalks on Parleys Way, even though that street has been under discussion for a "road diet" to lower speeds and increase pedestrian crossing ease. The assumptions that there would be no on-street parking is in error, if Wilshire Drive was extended through the property as discussed. All in all, it appears that in 2008 City staff viewed this property and the surrounding streets as substandard already, and therefore is amenable to making them worse, while the immediate neighbors of the property want to make it better. This attitude is likely what led to a covered parking structure being built to create the Stringham stub after the construction of KMart already degraded traffic circulation.

SHCC Meeting Minutes, November 3, 2010

Meeting Minutes – November 2010

SUGAR HOUSE COMMUNITY COUNCIL BOARD OF TRUSTEES MEETING

November 3, 2010

The Regular Meeting of the Board of Trustees of the Sugar House Community Council was called to order at 7:00 pm on November 3, 2010 in the meeting room o fthe Sprague Branch Library by the Chair, Cabot Nelson.

Trustees in Attendence: Dolores A. Donohoo, Carlyle Harris, Travis Pearce, Elaine Brown, Jim Brown, Larry Migliaccio, Sheila O' Driscoll, Judi Short, Laurie Bray,Russell D. Callister, Cabot Nelson, Pattie DeNunzio, Benny Keele, Grace Sperry, Christopher Thomas, Ruth A. Price, Philip Carlson, Sarah Carlson, David Mulder, Jason Bradley, Sandra Walsh, Rawlins Young, Amy Barry, Barbara Green, Michael G. Kavanagh, Derek Payne, Sally Barraclough.

Trustees Excused: Robin Bastar, Lynne Olson.

Trustees Unexcused: Greg Carter.

The minutes were read by Trustees individually and approved, without amendment.

Reports were given by Chair Cabot Nelson and Secretary Philip Carlson. The Secretary's report included presentation of Trustee Petitions for Scott Kisling and Annalisa Holcombe, both were approved by the Board.

Public Comments: A student representative of Westminster College reported on upcoming events and Melissa Lichtenstein complained about agenda mailing.

Committee Reports: Reports were given by Judi Short for Land Use and Zoning (LU&Z), Lynne Olsen for Parks Open Space & Trails (POST), Rawlins Young for Transportation, Amy Barry for the Sustainability, Sarah Carlson for Finance and Cabot Nelson for Internet. During reports David Mulder moved the approval of the LU&Z Charter as presented passed Unanimously, and Philip Carlson's motion to disband the Bylaws Committee also passed.

Walmart made a 20 minute presentation lead by Cristina Coronado on their Rezone request from CB to CS for their property at 2705 Parley's Way, followed by 20 minutes of Public Comments then 35 minutes of Trustee Discussion on the topic. During Trustee Discussion the motion by Philip Carlson: “Moves (Resolved) that the SHCC Maintain its opposition to the Walmart zone change request and charge the PFDC to advocate its position with the Planning Commission and City Council.” Debate on the motion was posponed temporarily on Russ Callister's passing motion, but was resumed Grace

Sperry moved to extend debate 15 minutes passed 20-6. The main motion passed.

Scott Workman was recognized and thanked for his work on the Sugar House Park 4th of July Fireworks with a round of applause.

Other Reports: Business Spotlight: All About Coins, 1123 E. 2100 South presented by Bob Campbell. SH Merchants Association report by Barbara Green, Police Report by Tyler Boelter, Mayor's Office Report by Shawn McDonough, City Council Report by Soren Simonsen, Michael G. Kavanagh read letter from Santa and moved that the SHCC donate $500 to SHMA for Holiday Decoration followed by a motion to refer to Finance Committee by Sally Barraclough that Passed 12-8.

The meeting Adjourned at 9:12pm

Philip Carlson, Secretary

Sugar House Community Council Summary
November 3, 2010

Approximately 200 people in attendance

Questions asked and statements made by community (non-trustees):

- Walmarts are not attractive sites

- Previous mention of recycling building materials – will you actually do it
    - Cannot recycle the hazardous materials
    - Materials that can be recycled will be re-used on-site or used on other local projects

- The building is wire reinforced – recycling can't be done
    - It has been done and can be done

- This will have an impact on the entire area – once Walmart is here, it will not go away – it will impact existing stores

- The site shouldn't be commercial – it should be residential

- There is no such thing as an efficient supercenter – it will devastate the local economy – the community does not want it

- Walmart is going there no matter what – what type of building do you want

- Would like Walmart to be there – I want the garden center and tire center to be included

- Do not support the zoning change – other properties will want to rezone if this one is rezoned

- Walmart should build something that complies with our zoning designation

- How many people will be employed at this site?
    - Approximately 300

- Support the existing zoning – Walmart should just remodel – do not want to legalize the nonconforming use

- Is there some other leasing company that would be in the middle of a development agreement – other restrictions?
    - ?

- Opposed to rezoning

- Why put a Walmart there when there are already so many so close?
    - There is a community need

- Support the rezone

Trustee discussion:

- Don't need spot zoning and should not do development agreements
- Don't mind Walmart but keep zoning – it is better to keep the building – oppose to development agreement
- In favor of rezone
- Walmart knew what the zoning was when they purchased the property
- Opposed to rezoning
- Don't understand why Walmart would want a smaller store
- Community wanted CB in '95 – zoning should be kept
- The master plan does not reflect the entire community – only the vocal few
- Don't want abandoned store – Are there things in place that would prohibit a competitor from occupying the site
- The project does not meet the master plan goals
- How tall is the proposed building?
    - Highest point = 33' average = 26'
- Trustee vote – oppose rezone

EAST BENCH COMMUNITY COUNCIL

Wednesday, November 17, 2010
Anderson - Foothill Library
7:00 p.m. – 8:45 p.m.

I. Welcome — Gene Moffitt

II. Pledge of Allegiance

III. Business Items

a. SLC Police Department Report (10 minutes) — Don Quimette – Officer

b. SLC Mayor's Report (10 minutes) — Shawn McDonough

c. Emergency Preparedness — Cathy Knight

d. Wal-Mart -- There will be a vote on which option you prefer..... (1) Remodel the existing building or (2) Build a new building that requires a zone change. Please see opencityhall.com for details and comments.

IV. Items from the Floor

V. Items for the next meeting's agenda

VI. Next meeting will be Wednesday, January 19, 2011

EAST BENCH COMMUNITY COUNCIL

Wednesday, November 17, 2010
Anderson Library
7:00 p.m. – 8:45 p.m.

I. Welcome — Gene Moffitt
II. Pledge of Allegiance — Kim Peterson
III. Business Items

a. SLC Police Department Report — Don Ouimette – Detective 801-330-0246

Detective Ouimette was ill. Sergeant Hatch gave the report.
Vehicles were stolen in the area when people would start their cars to warm up and leave it running while going inside.
Also, please make sure garages are kept closed and doors locked.
Illuminating your property is suggested as is letting neighbors know when you are out of town. Please be cautious to limit these crimes of opportunity.
The community was asked to watch out for "mobile drug deals." Watch for 2 cars meeting up. One person gets in the other car for a few moments and then each car departs. This happens in all neighborhoods.

b. SLC Mayor's Report — Shawn McDonough

Shawn McDonough was ill.
The city website is www.opencityhall.com. Or slc.gov
To find our community council information, Click: Join in, Community Council, East Bench Community Council.

c. Mayor's Breakfast Report — Gene Moffitt

Glendale Community Council reported on their neighborhood. Mayor Becker reported on the Federal Grant for building a street car line into Sugarhouse. Construction will begin in 2011. Eventually the line will connect with other areas, forming a small loop. This will be different than TRAX but rather a streetcar.

d. Emergency Preparedness — Cathy Knight

Peter Cook is working with the city and neighborhoods to form a response team. A clipboard was passed for signing up for CERT training that will be in our area in January 2011.

A signup sheet for Block Captains was also circulated. Block Captains would be responsible for sharing information with the people on their street.

e. Wal-Mart

Gene Moffitt addressed an allegation that he has spoken with the Planning and Zoning Commission. He denied all allegations. He has spoken with them approximately 15 years ago on building his own home.

Everything handed out here in this meeting is acknowledged by the EBCC. Any other flyers are acknowledged/approved by the council.

Wayne Mills, from the City Planning Division, discussed the regulations for zoning issues. He directed people to the opencityhall.com website.

Wal-Mart gave an abbreviated presentation. A team representing Wal-Mart attended. Wal-Mart owns the land and has a building permit and could begin building immediately. This team believes that building a smaller building would be better, thus the request for the re-zoning. Additional landscaping would be added. The building will be reduced in size, more energy efficient, and would NOT be 45 feet tall as some flyers have claimed. Projected traffic would be less with a smaller building rather than simply remodeling the current building.

Information on common questions/comments:

Rezoning will not “allow” Wal-Mart into the area. They already own the space and will be opening a store, hopefully in 2012.
Mixed use is allowed in both zoning structures.
The existing building is 124,000 square feet. They are willing to commit to building a smaller store (currently just under 92,000 square feet).
The current building was built in 1968. A new building would be built using current materials and standards.
Rebuilding would produce a building approximately 25% more energy efficient.
If demolished, 90% of the material is recyclable.
Whether rezoning is approved or not, big box stores will not be kept out of the area.
There will be no outdoor garden center and no automotive care. There will be grocery.

Questions:

Truck traffic: Trucks would make right turns into the parking lot.
Restrictions: Wal-Mart is willing to put some restrictions into an agreement to be bound by.
Energy Efficiency: With a building reduced by 23.5% in size doesn’t that automatically reduce the energy being used? The question was raised if

the building really is more energy efficient than the current site? If a new building is built, skylights reduce the energy for lighting.

The concerns that people have that have not been addressed can be put on opencityhall.com. Walmartonparleys.com will also take comments.

Comments:

Dollars spent at this Wal-Mart will be kept in our neighborhood rather than going into other areas.
Living at the south end of the area many are pleased with the Master Plan and welcome development within that plan. Having a super-center isn't necessary. Traffic will be too dangerous.
I like going to Wal-Mart. It will be nice to have a nicer more efficient store.
Some take offense at the comments about the type of people who shop at Wal-Mart.
I'm voting for the rezoning because of reality. I believe that a new store would be superior to an old store. It is coming either way so I prefer a new better store.
A remodeled store is different than a new store in operations. What is being proposed is superior to a remodeled 40 year old building. I have developed retail and know the difference.
Wal-Mart is coming. I am looking forward to Wal-Mart to give us more options in shopping. I am for the zone change.
We need to get to work and put together a list of concerns that we want in the development agreement. Vote to rezone with conditions. A suggestion to have the council form a committee to produce a letter with these requests.
I am opposed to the rezoning. Will there be walkways for people to walk to the store?
I am not in favor of the rezone. We have never had a zoning change in this neighborhood. I think it is an improved store if you remodel because I have a bigger selection of merchandise – which I won't get in a smaller store. We welcome Wal-Mart to the community but we want the future considered and what will it be like in 20 to 30 years.
I have done research and I feel like there is a lot of Wal-Mart hate speech and traffic concerns and speculation on the future. I don't see a serious downside to rezoning. I do see a nicer newer building that appeals to me with the rezoning.
The city did a city-wide rezone in 1995 and the zoning was changed because the vision was not to have commercial shopping. Zoning runs with the land. A development agreement runs with the land and is difficult to enforce. It was oversight on Wal-Marts part to not change the building when they could.
We were thrilled when K-Mart was built in the 60's. I am for the rezoning.

The City Council will have the final say. Wayne Mills says it will probably be in February 2011. The decision makers need to know the reasons behind the vote taken by the council.

The ballots were counted by the East Bench Community Council members 3 times by different people each time. 46 people voted in favor of the rezoning and 44 voted against.

IV. Items from the floor

None.

V. Next Meeting will be Wednesday January 19, 2011 7 pm Anderson Library

CONTACT INFO:

Gene Moffitt	presmoffitt@aol.com	Kim Peterson	kappilot@mindspring.com
Cathy Knight	cathyadela@hotmail.com	Rob Bauman	rbauman14@yahoo.com
Laurie Sumsion	ljsumsion@gmail.com	Jerry Bergosh	jbergosh@gmail.com
Doug MacLean	douglas1960@comcast.net	Kevin Jones	gkevinjones@hotmail.com

East Bench Community Council Summary
October 20, 2010

Approximately 80 to 90 people in attendance

Walmart summarized proposal including previous proposed rezoning request and current remodel permit

Questions asked and statements made by community:

- Please elaborate on the traffic study
    - Traffic engineer explained study

- Are changes proposed on Parleys Way particularly related to eastbound traffic making a left turn onto the Walmart site?
    - There are no changes proposed other than possibly re-timing the light

- The proposed development plan shows that the site will be re-configured to create a clockwise traffic flow for truck delivery to eliminate trucks having to make a left on Foothill. Can't this happen with a remodel without having to change the zoning?
    - Yes, it can and would happen with the remodel; however, truck circulation behind the building and onto Stringham will be difficult

- Won't trucks exiting onto Foothill create traffic problems?
    - Trucks will be making right turns only so it would be better than trucks making a left turn from Foothill. Also, the configuration of a new store would allow more room between the truck loading dock and the Stringham exit.

- Hours of deliveries?
    - Don't know the specific hours of deliveries now but Walmart principals are for safe and efficient deliveries. This means that trucks would probably not be delivering during peak traffic hours.

- There will be an increase in cars turning left onto the property from Foothill. This will be dangerous.
    - The traffic consultant has proposed changes to the Stringham/Foothill intersection but Foothill is State owned and controlled. It is the State's decision to whether or not changes should be made.

- If the proposed store is smaller than the existing building, will services be reduced?
    - There will not be tire and lube service. All other services will be there, there just won't be the selection of the same type of product that you would find in bigger stores.

- The stop light on Parleys is inefficient. Can direct access from the freeway to the property be constructed?

    - UDOT owns the off-ramps and generally does not allow direct access to private property. There are also grade issues.

- I hear a lot of could do but not will do. Also, what will happen on the 1 acre pad site? Restaurants do not do well.
    - Walmart is committed to doing what they say they will. They say "could" because it depends on City approval. The future use of the pad site is unknown at this time. Want to work with the community to determine best use.

- What uses (services) are planned in the proposed store?
    - Typical Walmart services and products except for the tire and lube center.

- There has not been a lot of growth on the east side. Most of the growth is on the west side of the city. The needs are already met by existing businesses. Is the goal to pull people from outside of the City?
    - The goal is to serve community needs

- The area is over saturated with grocery. Don't want to see vacant sites if they close down.

- Can't Walmart get a variance to allow them to build a new store?
    - Planning responded – would be a use variance which is not permitted by state or city code

- Asking for a change in zoning. Need to focus on that. Why is a change in zoning being requested to build a smaller store?
    - ?

East Bench Community Council Summary
November 17, 2010

Approximately 90 people in attendance

Questions asked and statements made by community:

- Please provide a summary of the new truck circulation
  - Trucks will move in a clockwise motion with right turns in and right turns out
  - Walmart will generate more traffic than the Kmart but streets can handle it
  - Foothill is at capacity at peak hours

- Is Walmart willing to agree to other restrictions that the community wants

- What is the dollar value of the 50% threshold related to the nonconforming use?
  - Do not have the dollar value off hand
  - Can paint and do aesthetic improvements
  - Can do site improvements

- Explain the energy efficiency numbers – they do not make sense. Also, you don't need a rezone to add landscaping. There is a proposed pad site. This will provide additional space for more traffic generators.
  - Nothing is currently proposed on the pad site. I can just be parking if this is what the community wants
  - New building will be more efficient than the existing building

- I currently shop on 3300 South. Tax money should stay in the City. I support Walmart.

- Proposed amendment is not consistent with the community goals and will generate too much traffic.

- Walmart will be there regardless of what happens – I would like a new store

- A new store is superior to a remodeled store. Look at the Centerville store. The City needs to require good design.

- If we are concerned, we need to put together a list of conditions for a development agreement. I support the rezone.

- Opposed to the rezone. Rezones can be denied. Walkways can be constructed without the rezone.

- Rezoning to CS. Examples of CS zoning include Brickyard and Trolley Square. This will bring in more traffic.

- In favor of rezone.

- In 1995 the CB zone was created. There is a big difference between the CB and CS zoning districts. Development Agreements are difficult to enforce.

- In favor of rezone.

- Kmart was never a problem. In favor of the rezone.

Sunnyside East Community Council Summary
November 30, 2010

Approximately 10 people in attendance

Summary:

- Walmart made their standard presentation
- Walmart explained proposed building height
- I provided zoning history and explained noncomplying structure and nonconforming use issue
- Pedestrian access across Foothill is dangerous – something needs to be done
- What is the approximate customer count?
    - 355 pm hour trips – this includes both ingress and egress
- What are the hours?
    - 24 hours 7 days a week
- Regarding traffic mitigation on Foothill – the traffic study proposes an island on Foothill to restrict egress onto Foothill to right out only - UDOT owns and controls Foothill so a permit would have to be obtained from UDOT – the City would have to apply for the permit because Stringham exits onto Foothill, which is a City street – the City could also put in a pork chop island on Stringham to restrict egress to right turn only
- There is a rumor that Walmart's intention is to move into this store in order to put Shopko out of business and then move into that store
    - Walmart reps – that is not our intention – we are investing a lot of money into the kmart property
- Provided summary of Sugar House community council meeting
- Concern is that East Bench Master Plan needs to be updated – a lot of properties along Foothill are ready to be redeveloped – the Master Plan should be updated before any rezones take place
- The City could be more influential in addressing the traffic and pedestrian issues along Foothill
- Foothill is always looked at as a way to move cars – it needs to be looked at for other modes of transportation also (pedestrian, mass transit, etc.)

Attachment E – *Public Comments*

E.1 – Open City Hall Comments
E.2 – Phone Log and Letters/Emails
E.3 – Walmart Support Cards

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

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.

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

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.

All Statements

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 that 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

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

All Statements

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.

All Statements

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

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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.

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william chavez in Salt Lake City — January 24, 2011, 5:47 PM

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 tripat walmart, Ispend 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-today 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! Imay not know the finer points of re-zoninga property, but it seems to me that changing from one retailer to anotherMORE 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 hiremen and women fromevery 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 prefences, 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 NO 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

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 arguements 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 almighy 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 compaign 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.

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

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

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 imput to make it neighborhood friendly

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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

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 stiffling 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

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

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:

All Statements

"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

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.

All Statements

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

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 resturants are identicial 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

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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.

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 — November 10, 2010, 12:21 PM

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

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 — November 10, 2010, 8:13 AM

Yes to Walmart! We need a store in this area.

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

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

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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

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.

All Statements

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.

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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.

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bob moore in Salt Lake City — October 31, 2010, 10:56 AM

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 propaganda put out by unions unsuccesful 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

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

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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.

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, definately 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.

All Statements

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.

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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 derseve 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 than can compete.Bruce Beck

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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

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

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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

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

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 financialy 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 their are denied the zone change, They like money and never pass up a chance to get more, even if it is less that then 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.

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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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,

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

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.

All Statements

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.

Opposed

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.commets@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 desireable 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 zoning!!!

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

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

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

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.

Appeal Letter

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

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

Opposed (new)

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 Elizabeth Yeates

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

Opposed (new)

Mills, Wayne

From: Wanda Gayle [wgayle@slsna.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 byfore ShopKo, Nordtrom'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

"Opposed (email)

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

Opposed (new)

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 trafic 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

Opposed (new)

Mills, Wayne

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

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 Wallmart 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.

Opposed (new)

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 (cont)

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

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

Opposed (new)

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
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www.archnexus.com <http://www.archnexus.com/>

Opposed (mm)

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

Opposed (mine)

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

opposed (mw)

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 convienance 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.

Opposed (email)

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

Opposed (new)

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

Opposed (new)

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

opposed (new)

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 is approximately the same size as the old K-Mart.

Andy Pierce

Opposed (rec'd)

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 though 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

Opposed (new)

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

opposed (Chan)

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

Opposed (x-ref)

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

opposed (mail)

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

Appeal (misc)

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

Proposal (new)

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

Opposed (new)

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

Opposed (new)

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.

Opposed (new)

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.*

- 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

Opposed (mail)

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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Appeared (new)

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 if it's land needs to change. Multi-Use Development, with housing, shopping and office space that is easily accessibly 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 it's 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

Appeal (Cont.)

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)

Opposed (new)

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

Opposed (2011)

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.

Opposed (new)

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

Opposed (new)

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 (new)

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

Planning Comm (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

Opposed (mail)

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 exisiting store will consider the unique neighborhood that they bouoght 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!

Planning Comm

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

Opposed (mm)

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

Opposed (new)

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 dditional 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

Opposed (new)

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.

Opposed (new)

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

HE 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 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.

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

Appendix I

Zoning Change Compatibility Considerations

ROPOSALS 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

ROJECTS 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

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

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

"Planning Comm"

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.

opposed (new)

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

Approval (cont.)

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 (e-mail)

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 (mw)

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

opposed (comm)

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

Opposed (cont.)

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."

Opposed (new)

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,

Janice Brittain

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 neighbor-hoods 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

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 through 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 through 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@slcgov.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

Support

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 communitdy 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

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

Support (new)

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.

- Reponses 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 @ 2705 E. PARLEYS WAY, SO THEY CAN DEMO THE EXISTING & CONSTRUCT A NEW 92,000SF WALMART STORE BUILDING AT THIS SITE. PLEASE EXPEDITE, & THANK YOU. Phil & Bonnie Shea

Opposed (new)

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 (new)

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

Refinance Rates at 2.8%
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Mortgage.LendGo.com

In support (yes)

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

Support (new)

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 asnwer 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 shoud be for a 120,000 sq ft. Here are the embodied enrgy 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

*Embodied Energy Investment**

Calculate Clear

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. = 864000000 BTU

*Demolition Energy**

Calculate Clear

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, Willford; Gray, Frank
Subject: Re: Architect's calculations of energy consumption - Walmart rezone

Categories: Other

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To build new: 67,200,000 MBTU
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Cecilia

Cecilia Uriburu, AIA
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(Direct) 801-517-4326
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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:slkisling@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 embody 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 it 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 knowledgable 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
>>
>>
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>

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 wih 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.

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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.

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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 motorist 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 trailer 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.

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451 S. State Street, Room 406
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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.

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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 accomodations, 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
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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.

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 motorist 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 trailer 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

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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 feet 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 additonal property tax and sales tax revenue to the City thus enablling the City to pay for such improvments. I've never felt that developers ought to be in the business of being a City. If the City financially benefits from a new commerical project it ought to pay for whatever public improvements are necessary. If it is shown that the cost of improvements out-weigh 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 makign the rent payemnts 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 its 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 buildigns 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 communitdy 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 Antommaria [Armand.Antommaria@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. Antommaria
2455 Emerson Ave
Salt Lake City, UT 84108

E.2 *– Walmart Support Cards*

Walmart on Parleys

☐ 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!

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

Example

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 Marinez	Salt Lake City	UT
Adriana Tellez	SLC	UT
Adriene Wright	Salt Lake City	UT
Adrienenee 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 Comum	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 Bliner	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 Shimmary	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 Bicic	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 McConkie	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 Merilove	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 Cohney	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 Schmiett	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 Cobrero	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 Dharcal	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
Billie 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 Picttirbs	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	Slc	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 Hle	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 Tuleno	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 Carrosco	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 Alur	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 Bohen	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 Coembs	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 Pfee	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 Zabriale	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 Schiwail	Salt Lake City	UT
Dareld A. Smith	Salt Lake City	UT
Dareld A. Smith	SLC	UT
Darin DiGirolamo	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
Derrik 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 Hiltervand	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 Soll	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
Ellene 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
Emest Flynn	SLC	UT
Emile Holfeltz	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 Kincaid	SLC	UT
Flora Nguyen	Salt Lake City	UT
Flora Praag	Salt Lake City	UT
Floyd Smart	Salt Lake City	UT
Flroa 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
Georga 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
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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
Haller 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 Holftein	Salt Lake City	UT
Howard Jackman	Salt Lake City	UT
Howard Lehman	SLC	UT
Howard O. Bradshaw	SLC	UT
Howard Stavaghlin	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 Sicel	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 Esquivel	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
Isaias 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 Suitter	Salt Lake City	UT
J. Chandler	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 Barcenas	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 Bohen	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
Jayme 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
Jeana 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 Klonizos	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 Bloswick	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. Auria	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 Maleos	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	SIC	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 5	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
Kaarin 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 Ernstsen	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
Kielver 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-Afil	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 McConkie	SLC	UT
Lindsay Mounteer	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 Kiphilane	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
Marrilo 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 Margerel	Salt Lake City	UT
Mary Marordas	SLC	UT
Mary McCarthy	SLC	UT
Mary McCord	Salt Lake City	UT
Mary McCreedy	SLC	UT
Mary Moagl	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
Mel Mapa	Salt Lake City	UT
Mel Lewis	SLC	UT
Mel Riley	Salt Lake City	UT
Melaime 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 Kelrnes	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 Beselsa	SLC	UT
Mercy Herrara	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 Piesls	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 Mdibell	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 Sivels	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	SlC	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
Octavio 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
Olver 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 Ilca	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 Iao	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 Mounteer	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
Queennie 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
Rajnesh Malhi	Salt Lake City	UT
Ralf Oipollei	Salt Lake City	UT
Ralph A Elrzondo	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 Bermal	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	SlC	UT
Rebecca White	Salt Lake City	UT
Rebekah Fuentas	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	
Richard Jenson	Salt Lake City	UT
Richard L. Bruzdía Sr.	SLC	UT
Richard Mac Donald	Salt Lake City	UT
Richard MacDonald	SLC	UT
Richard Madsen	SLC	UT
Richard Petlus	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. Mariscol	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
Sal 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 Gorringe	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 Schieleta	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 Cuellar	SLC	UT
Seth Dashee	SLC	UT
Seth M. Dashee	SLC	UT
Seth Mayer	SLC	UT
Shade Kastner	Salt Lake City	UT
Shahin Maeimliveli	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 Christennsen	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 Guerreno 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 Frecrickson	Salt Lake City	UT

Slone 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
Sosala 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
Stephania Crawfield	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 Tupola	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 McCaims	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 Demoes	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 Pellum	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
Viliami 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

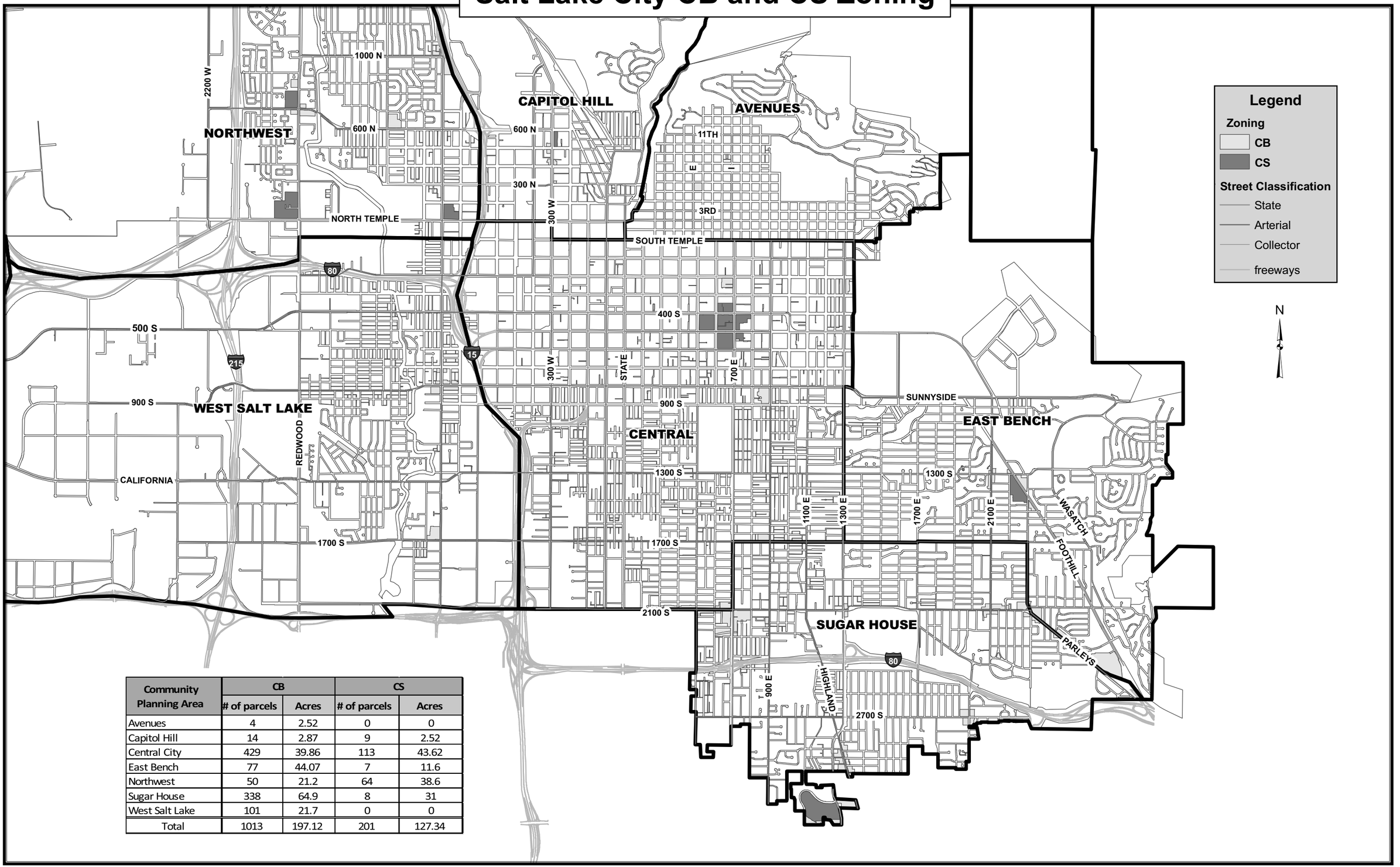
Weining Volim	SLC	UT
Wendee Butler	Salt Lake City	UT
Wendie McKinley	SLC	UT
Wendy Babcock	Salt Lake City	UT
Wendy birch	Salt Lake City	UT
Wendy Cannon	Salt Lake City	UT
Wendy Capener	Salt Lake City	UT
Wendy Deuisan	Salt Lake City	UT
Wendy Drake	Salt Lake City	UT
Wendy Fackrell	SLC	UT
Wendy Morris	SLC	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 Wefler	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
Winny 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
Yeva 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 Ulem	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

Attachment F

Map of CB and CS Zoning Districts

Salt Lake City CB and CS Zoning

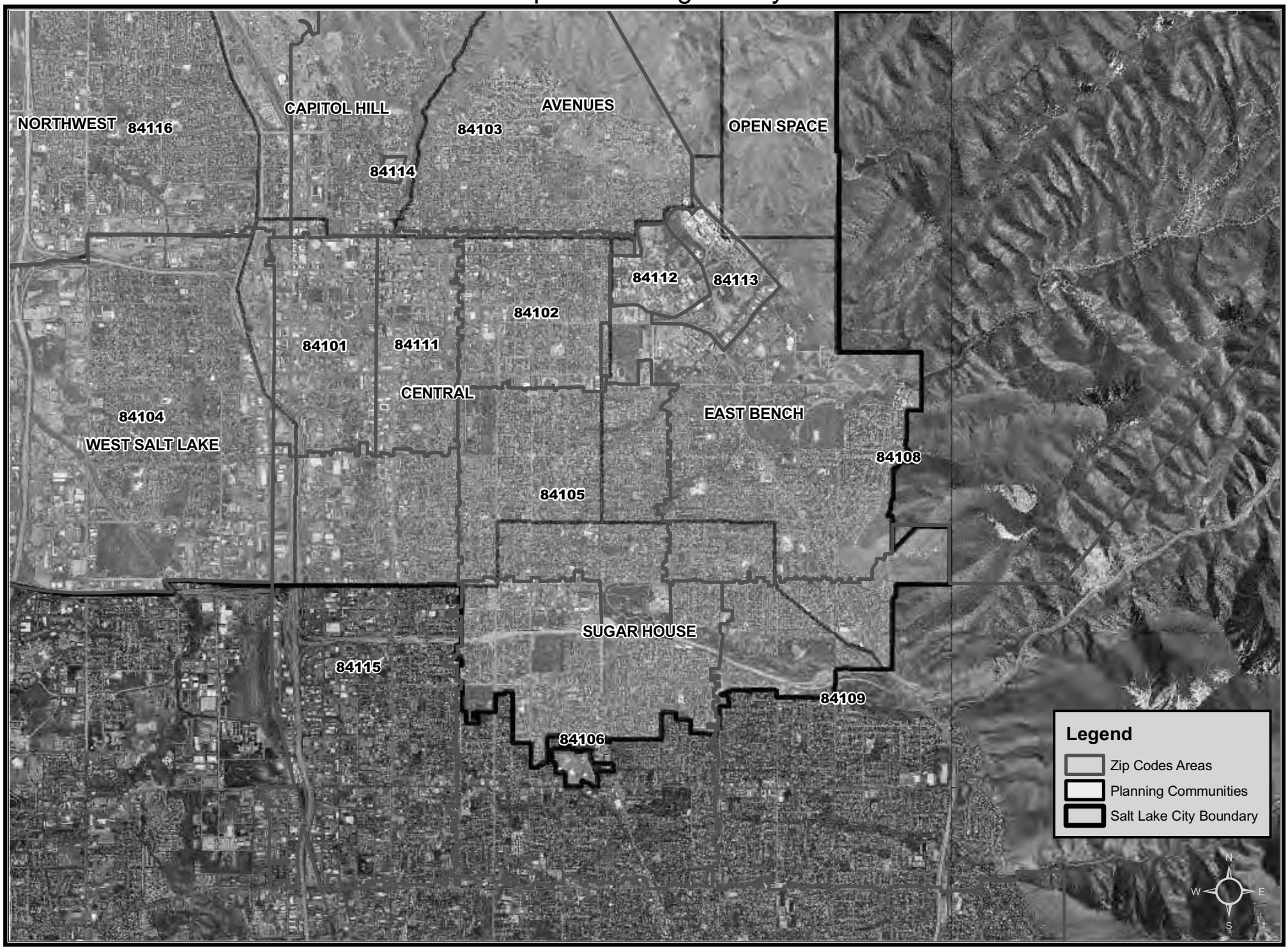


Community Planning Area	CB		CS	
	# of parcels	Acres	# of parcels	Acres
Avenues	4	2.52	0	0
Capitol Hill	14	2.87	9	2.52
Central City	429	39.86	113	43.62
East Bench	77	44.07	7	11.6
Northwest	50	21.2	64	38.6
Sugar House	338	64.9	8	31
West Salt Lake	101	21.7	0	0
Total	1013	197.12	201	127.34

Attachment G

Capture/Leakage Analysis

Capture/Leakage Study



FACTOR	VALUE	SOURCE	
County Population	898,387	2000 Census	
County Per Capita Income	20,190	2000 Census	
County Sales (Retail Categories)		Utah State Tax Commission - 2009 Salt Lake County Taxable Sales	
Bldg & Garden	763,660,042		
Gen Merchandise	2,099,367,050		
Food Stores	1,681,854,431		
Apparel & Access	640,346,951		
Furniture	767,322,917		
Misc.	1,516,248,789		
Trade Area Population	21,239	2000 Census - Zip Code 84108	
Trade Area Per Cap Income	32,585	2000 Census - Zip Code 84108	
Trade Area Sales		Utah State Tax Commission - 2009 Zip Code Level Sales (84108)	
Bldg & Garden	2,000		
Gen Merchandise	0		
Food Stores	46,570,603		
Apparel & Access	7,962,080		
Furniture	1,250,000		
Misc.	18,280,628		
	Potential Sales Formula	(Trade Area Population) X (County Sales/County Pop) X (Trade Area per Capita Income/County per Capita Income)	
		$B$12*(X /$B$2)*($B$13/$B$3)	
		X=County sales by retail category	
Bldg & Garden			
Potential Sales	Actual Sales	Capture (Leakage)	
29,137,486	2000	(29,135,486)	
		99.9% leakage	
Gen Merchandise			
Potential Sales	Actual Sales	Capture (Leakage)	
80,101,452	0	(80,101,452)	
		100% leakage	
Food Stores			
Potential Sales	Actual Sales	Capture (Leakage)	
64,171,238	46,570,603	(17,600,635)	
		27% leakage	
Apparel & Access			
Potential Sales	Actual Sales	Capture (Leakage)	
24,432,469	7,962,080	(16,470,389)	
		67% leakage	
Furniture			
Potential Sales	Actual Sales	Capture (Leakage)	
29,277,243	1,250,000	(28,027,243)	
		96% leakage	
Misc.			
Potential Sales	Actual Sales	Capture (Leakage)	
57,852,546	18,280,628	(39,571,918)	
		68% leakage	

84108, 84112, 84113, 84102, 84105, 84106 - County Comparison

FACTOR	VALUE	SOURCE	
County Population	898,387	2000 Census	
County Per Capita Income	20,190	2000 Census	
County Sales (Retail Categories)		Utah State Tax Commission - 2009 Salt Lake County Taxable Sales	
Bldg & Garden	763,660,042		
Gen Merchandise	2,099,367,050		
Food Stores	1,681,854,431		
Apparel & Access	640,346,951		
Furniture	767,322,917		
Misc.	1,516,248,789		
Trade Area Population	95,619	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106	
Trade Area Per Cap Income	24,768	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106	
Trade Area Sales		Utah State Tax Commission - 2009 Zip Code Level Sales 84108, 84112, 84113, 84102, 84105, 84106	
Bldg & Garden	9,815,764		
Gen Merchandise	41,500,000		
Food Stores	239,015,506		
Apparel & Access	73,925,499		
Furniture	53,863,705		
Misc.	139,576,493		
	Potential Sales Formula	(Trade Area Population) X (County Sales/County Pop) X (Trade Area per Capita Income/County per Capita Income)	
		$B$12*(X /$B$2)*($B$13/$B$3)	
		X=County sales by retail category	
Bldg & Garden			
Potential Sales	Actual Sales	Capture (Leakage)	
99,709,245	9,815,764	(89,893,481)	
		90% leakage	
Gen Merchandise			
Potential Sales	Actual Sales	Capture (Leakage)	
274,109,278	41,500,000	(232,609,278)	
		85% leakage	
Food Stores			
Potential Sales	Actual Sales	Capture (Leakage)	
219,595,665	239,015,506	19,419,841	
		Actual sales exceed potential sales	
Apparel & Access			
Potential Sales	Actual Sales	Capture (Leakage)	
83,608,552	73,925,499	(9,683,053)	
		12% leakage	
Furniture			
Potential Sales	Actual Sales	Capture (Leakage)	
100,187,497	53,863,705	(46,323,792)	
		46% leakage	
Misc.			
Potential Sales	Actual Sales	Capture (Leakage)	
197,972,937	139,576,493	(58,396,444)	
		29% leakage	

84108, 84112, 84113, 84102, 84105, 84106, 84109 - County Comparison

FACTOR	VALUE	SOURCE	
County Population	898,387	2000 Census	
County Per Capita Income	20,190	2000 Census	
County Sales (Retail Categories)		Utah State Tax Commission - 2009 Salt Lake County Taxable Sales	
Bldg & Garden	763,660,042		
Gen Merchandise	2,099,367,050		
Food Stores	1,681,854,431		
Apparel & Access	640,346,951		
Furniture	767,322,917		
Misc.	1,516,248,789		
Trade Area Population	119,648	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106, 84109	
Trade Area Per Cap Income	25,066	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106, 84109	
Trade Area Sales		Utah State Tax Commission - 2009 Zip Code Level Sales 84108, 84112, 84113, 84102, 84105, 84106, 84109	
Bldg & Garden	10,615,764		
Gen Merchandise	41,520,000		
Food Stores	315,966,401		
Apparel & Access	76,141,637		
Furniture	55,599,228		
Misc.	203,797,106		
	Potential Sales Formula	(Trade Area Population) X (County Sales/County Pop) X (Trade Area per Capita Income/County per Capita Income)	
		$B$12*(X /$B$2)*($B$13/$B$3)	
		X=County sales by retail category	
Bldg & Garden			
Potential Sales	Actual Sales	Capture (Leakage)	
126,267,263	10,615,764	(115,651,499)	
		92% leakage	
Gen Merchandise			
Potential Sales	Actual Sales	Capture (Leakage)	
347,119,553	41,520,000	(305,599,553)	
		88% leakage	
Food Stores			
Potential Sales	Actual Sales	Capture (Leakage)	
278,085,987	315,966,401	37,880,414	
		Actual sales exceed potential sales	
Apparel & Access			
Potential Sales	Actual Sales	Capture (Leakage)	
105,878,078	76,141,637	(29,736,441)	
		28% leakage	
Furniture			
Potential Sales	Actual Sales	Capture (Leakage)	
126,872,901	55,599,228	(71,273,673)	
		56% leakage	
Misc.			
Potential Sales	Actual Sales	Capture (Leakage)	
250,703,945	203,797,106	(46,906,839)	
		19% leakage	

Attachment H

Site Photos

Commercial buildings east of subject property

Commercial buildings east of subject property

Looking south from northeast corner of existing building

Stringham Ave looking towards Foothill

South side (back) of existing building

Existing walkway between subject property and Foothill Place Apartments

Looking east

West side of existing building

Maywood Drive

PROJECT CHRONOLOGY
Petition # PLNPCM2010-00556 and PLNPCM2010-00557

August 27, 2010	Applications submitted
September 1, 2010	Petition assigned to Wayne Mills, Senior Planner
September 20, 2010	City Department/Division Review Memorandum prepared and routed
September 20, 2010	Presented petitions to Sugar House Community Council Land Use and Zoning Committee
October 20, 2010	Established website on Open City Hall
October 20, 2010	Presented petitions to East Bench Community Council. The purpose of the meeting was to present the petitions. The Community Council did not take a vote at this meeting.
November 3, 2010	Presented petitions to the Sugar House Community Council
November 17, 2010	Final presentation to the East Bench Community Council
November 30, 2010	Presented petitions to the Sunnyside East Community Council
January 26, 2011	Presented petitions to the Wasatch Hollow Community Council
January 27, 2011	Planning Commission Notice of Public Hearing posted on property
January 28, 2011	Mailed Planning Commission Notice of Public Hearing
January 28, 2011	Planning Commission Notice of Public Hearing posted on Utah Public Meeting Notice website
January 29, 2011	Planning Commission Notice of Public Hearing in Salt Lake Tribune
February 4, 2010	Staff report posted on Planning Division website
February 9, 2011	Planning Commission public hearing. Planning Commission voted unanimously to transmit a recommendation of denial to the City Council
February 23, 2011	Planning Commission ratified minutes of February 9, 2011 meeting

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding the following petitions:

2705 E. Parleys Way Master Plan and Zoning Map Amendment – a request by Ballard Spar LLP representing Walmart Stores, Inc. to amend the East Bench Community Master Plan and the zoning map for the property located at 2705 E. Parleys Way. The amendments are proposed to facilitate the construction of a new Walmart store.

a. **PLNPCM2010-00556: Master Plan Amendment** – a request to amend the future land use classification of the subject property from Community Business to Community Shopping as shown on the East Bench Master Plan future land use map.
b. **PLNPCM2010-00557: Zoning Map Amendment** – a request to rezone the subject property from CB Community Business to CS Community Shopping.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

Date:
Time: 7:00 p.m.
Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please call Wayne Mills, Senior Planner, at 535-7282 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at wayne.mills@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at (801) 535-7971; TDD 535-6021.

WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712-8050

RICE, SCOTT L & BEVERLY B; JT
5 COLDBROOK
RVINE, CA 92604

CBC FINANCIAL CORPORATION
2900 S HIGHLAND DR #17D
LAS VEGAS, NV 89109-1075

FALKINBURG, KIMBERLY
175 S 1850 E
HEBER CITY, UT 84032-4404

KWON, YONG
67 W 100 S
SALT LAKE CITY, UT 84101-1507

DUMKE, KATHERINE W; TR
2159 S 700 E #200
SALT LAKE CITY, UT 84106-1227

TOP HAT INVESTMENTS LLC
2323 S FOOTHILL DR #100
SALT LAKE CITY, UT 84109-1949

HATCH, RONALD L; TR
2615 E MAYWOOD DR
SALT LAKE CITY, UT 84109

CASSITY, F BURTON; TR (SRBM TRUST)
2642 E MAYWOOD DR
SALT LAKE CITY, UT 84109-1616

HICKEN, KARL & SHIRLEY; JT
2478 E PARLEYS WY
SALT LAKE CITY, UT 84109-1218

LAKE FAMILY INVESTMENTS LIMITED PARTNERSHIP
5225 N 46TH ST
PHOENIX, AZ 85014

PCCP JSP FOOTHILL LLC
500 WASHINGTON ST #700
SAN FRANCISCO, CA 94111

ASTOR, RONNIE & MARK B; TC
1318 YOUNG AVE
MARYVILLE, TN 37801

CLARK, RICK & SHAUNNA; TRS
4773 S BRON BRECK ST
HOLLADAY, UT 84117-6413

BASTAR, ROBIN W & SHIRLENE; JT
1791 E 2100 S
SALT LAKE CITY, UT 84106-4164

COUNTRY CLUB, THE
2400 E COUNTRY CLUB DR
SALT LAKE CITY, UT 84109

BERG, DANIEL K & CARY; JT
2606 E LYNWOOD DR
SALT LAKE CITY, UT 84109

TODD, BRYAN B & RUTH J; TRS
2626 E MAYWOOD DR
SALT LAKE CITY, UT 84109-1616

YEATES, CHERYL A
2646 E MAYWOOD DR
SALT LAKE CITY, UT 84109-1616

EVANS, AIMEE; TR (AE REV TRUST)
2660 E PARLEYS WY
SALT LAKE CITY, UT 84109-1641

RIVERA, MICHAEL; ET AL
8929 KLINEDALE AVE
PICO RIVERA, CA 90660-5535

PCCP JSP FOOTHILL LLC
500 WASHINGTON ST #700
SAN FRANCISCO, CA 94111

BOLLINGER, K JERRY & JUDY R; JT
3499 E MACINTOSH LN
COTTONWOOD HTS, UT 84121

BICKLE, MARVA L & LEWIS, JOHN S; JT
2140 RIO VERDE
MOAB, UT 84532

ALDRICH, DEBRA A; TR (DAA REV FAM TRUST)
2220 S 2300 E
SALT LAKE CITY, UT 84109-1246

FOOTHILL CONSORTIUM
2295 S FOOTHILL DR
SALT LAKE CITY, UT 84109-3957

SMITH, LEONARD C & LESLIE A; TC
2610 E MAYWOOD DR
SALT LAKE CITY, UT 84109-1616

HARRISON, THOMAS R; TR ET AL
2640 E MAYWOOD DR
SALT LAKE CITY, UT 84109-1616

CORP OF PRES BISHOP OF CH OF JC OF LDS
50 E NORTHTEMPLE ST #2225
SALT LAKE CITY, UT 84150-0022

APGOOD, MARSHA
2665 E PARLEYS WY #305
SALT LAKE CITY, UT 84109

ATKIN, ANGELA E; TR (AEA REV TR)
2665 E PARLEYS WY #301
SALT LAKE CITY, UT 84109-1673

BOSWELL, ANNEMARIE
2665 E PARLEYS WY #104
SALT LAKE CITY, UT 84109-1247

BRADY, MARY ANN; TR (MAB TRUST)
2665 E PARLEYS WY #206
SALT LAKE CITY, UT 84109-1252

BRIGGS, ERIC
2665 E PARLEYS WY #109
SALT LAKE CITY, UT 84109-1672

COLEMAN, JERRY W; TR
2665 E PARLEYS WY #302
SALT LAKE CITY, UT 84109

COUNTRY CLUB RIDGE CONDOMINIUM ASSOCIATION
2665 E PARLEYS WY
SALT LAKE CITY, UT 84109-1617

DAINES, STEVEN M
2665 E PARLEYS WY #105
SALT LAKE CITY, UT 84109-1247

DAVIS, BETTY LYNN; TR
2665 E PARLEYS WY #213
SALT LAKE CITY, UT 84109-1241

DRURY, SCOT D & PAULA; JT
2665 E PARLEYS WY #116
SALT LAKE CITY, UT 84109-1252

GATES, CHANEL & KEVIN P; JT
2665 E PARLEYS WY #114
SALT LAKE CITY, UT 84109-1672

JOHNSON, ANDREW B & WHITNEY M; JT
2665 E PARLEYS WY #308
SALT LAKE CITY, UT 84109

OKLAND, JEANNE G
2665 E PARLEYS WY #207
SALT LAKE CITY, UT 84109-1252

PETERS, LINDA P; TR (LPP TRUST)
2665 E PARLEYS WY #205
SALT LAKE CITY, UT 84109-1241

PIERCE, TRACY & PURHONEN, STEVEN; JT
2665 E PARLEYS WY #201
SALT LAKE CITY, UT 84109-1241

RIVERA, MICHAEL & NANCY; JT
2665 E PARLEYS WY #108
SALT LAKE CITY, UT 84109-1244

SALISBURY, LOIS P & DAVID E; JT
2665 E PARLEYS WY #309
SALT LAKE CITY, UT 84109

SCHNEIDER, ALLIE
2665 E PARLEYS WY #112
SALT LAKE CITY, UT 84109-1247

SPIGELMAN, MARGOT; ET AL
2665 E PARLEYS WY #110
SALT LAKE CITY, UT 84109-1244

STAATS, JOHN E
2665 E PARLEYS WY #102
SALT LAKE CITY, UT 84109-1247

STILLMAN, GARY
2665 E PARLEYS WY #303
SALT LAKE CITY, UT 84109

TUCKER, MARJORIE N & RANDY; TC
2665 E PARLEYS WY #307
SALT LAKE CITY, UT 84109

WHITE, CHARLES E & ANNE P; JT
2665 E PARLEYS WY #210
SALT LAKE CITY, UT 84109-1252

WOOLLEY, CALVIN N
2665 E PARLEYS WY #111
SALT LAKE CITY, UT 84109-1247

WOOLLEY, JAMES W & JEANETTE M; TC
2665 E PARLEYS WY #113
SALT LAKE CITY, UT 84109-1247

JBJ LIMITED PARTNERSHIP; ET AL
2675 E PARLEYS WY
SALT LAKE CITY, UT 84109-1617

LORDS, NICHOLAS E & KERI B; TRS
2690 E PARLEYS WY
SALT LAKE CITY, UT 84109-1645

NEVILLE, ROBERT G & ALICE R; JT
2700 E PARLEYS WY
SALT LAKE CITY, UT 84109

HAMMER, DAVID R & LINDA J (JT)
2706 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

SWENSON, STUART P & KIMBERLY; JT
2714 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

BROOM, ARTHUR D. & MARY JO
2718 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

WALKOWSKI, ALOYSIUS J; TR ET AL
2726 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

EASTLAND REGENCY CO
2733 E PARLEYS WY #300
SALT LAKE CITY, UT 84109-1243

EASTLAND REGENCY CO
2733 E PARLEYS WY #300
SALT LAKE CITY, UT 84109-1243

EASTLAND REGENCY CO
2733 E PARLEYS WY #300
SALT LAKE CITY, UT 84109-1243

EASTLAND REGENCY, L.C.
2733 E PARLEYS WY #200
SALT LAKE CITY, UT 84109-1662

LAKELINE PROPERTIES, LC
2733 E PARLEYS WY #300
SALT LAKE CITY, UT 84109-1243

VINCENT, JUDY S
2734 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

HUEFNER, DAVID S & MARYANN G (JT)
2756 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

BROOM, ARTHUR D & MARY JO; JT
2762 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

SWENSEN, JOSHUA
2770 E PARLEYS WY
SALT LAKE CITY, UT 84109-1647

HUNT, GEORGE A & MARY A M; TRS
PO BOX 45678
SALT LAKE CITY, UT 84145-0678

HUNT, GEORGE A & MARY A M; TRS
PO BOX 45678
SALT LAKE CITY, UT 84145-0678

MENLOVE, DEAN & COLEEN; JT
3614 S TANNER GARDENS CT
SALT LAKE CITY, UT 84109

PIERCE, ANDREW W & ANDREW J; JT
2448 S WILSHIRE CIR
SALT LAKE CITY, UT 84109-1627

BAPIS, NICK M
2476 S WILSHIRE CIR
SALT LAKE CITY, UT 84109-1627

BAPIS, NICK M & ELAINE M (JT)
2476 S WILSHIRE CIR
SALT LAKE CITY, UT 84109-1627

BAUCOM, SIDNEY F & TERI L; JT
2491 S WILSHIRE CIR
SALT LAKE CITY, UT 84109-1637

FLETCHER, RAYMOND S; TR (RSF R L TRUST)
2420 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1664

ROSENBLATT, DONALD & JACQUELINE; TRS
2424 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1664

HENDERSON, THOMAS & ALISA; JT
2435 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1665

CHRISTENSEN, MARY L; TR
2446 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1664

LINDGREN, THOMAS E & M JILL; JT
2701 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

FLANDRO, DANIEL A & CAROLYN K; JT
2709 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

NIELSEN, DEBORAH K
2713 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

PETERSEN, CAROL
2721 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

SOWBY, KENNETH & DANA; JT
2729 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

STOKER, DAVID S & JANET; JT
2737 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

BONS, JOE P & JEFFERIES, TIFANI A; JT
2743 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

BRITTAIN, JANICE P;
2751 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

WIRTHLIN, MATTHEW T & MARY B; JT
2757 E WILSHIRE DR
SALT LAKE CITY, UT 84109-1632

MECHAM, MARION D; TR
2442 S WILSHIRE DR
SALT LAKE CITY, UT 84109

RIDGES, CHERRY M
2444 S WILSHIRE DR
SALT LAKE CITY, UT 84109

BAPIS, NICK M & ELAINE; JT
2450 S WILSHIRE DR
SALT LAKE CITY, UT 84109

HATCH, TIMOTHY E & KAMI L; JT
2455 S WILSHIRE DR
SALT LAKE CITY, UT 84109

BAPIS, ELAINE M
2460 S WILSHIRE DR
SALT LAKE CITY, UT 84109

BAPIS, MICHAEL
2468 S WILSHIRE DR
SALT LAKE CITY, UT 84109

JACLIN LLC
2132 S YUMA ST
SALT LAKE CITY, UT 84109-1107

MADIGAN, MARIAN T & RICHARD T; TC
10079 S DIMPLE DELL RD
SANDY, UT 84092-4542

CORBETT FOOTHILL LLC; ET AL
2621 S 3270 W
WEST VALLEY, UT 84119-1119

CORBETT FOOTHILL LLC; ET AL
2621 S 3270 W
WEST VALLEY, UT 84119-1119

ANDERSON, JOHN E & SUSAN; JT
2233 NUT TREE LOOP SE
OLYMPIA, WA 98501

FLETCHER LUCAS INVESTMENT CO.
2420 S WILSHIRE DR
Salt Lake City, UT 84109

WOODBURY CORPORATION
2733 E PARLEYS WAY #300
Salt Lake City, UT 84109

CHRISTIE'S CUTAWAY HAIR CO.
2645 E PARLEYS WAY #3
Salt Lake City, UT 84109

NELSON: JANICE D
2319 S FOOTHILL DR #275
Salt Lake City, UT 84109

FOUR AND TWENTY SAILORS
2645 E PARLEYS WAY
Salt Lake City, UT 84109

MINA G NAGAHI
2645 E PARLEYS WAY
Salt Lake City, UT 84109

KEMP & ASSOCIATES, INC.
2677 E PARLEYS WAY
Salt Lake City, UT 84109

FOOTHILL ANIMAL CLINIC
2675 E PARLEYS WAY
Salt Lake City, UT 84109

INTERWEST SPECIALTY SYSTEMS
2735 E PARLEYS WAY #203
Salt Lake City, UT 84109

NIELSON LINDA B MSWPC
2319 S FOOTHILL DR #275
Salt Lake City, UT 84109

WALSH JOHN ATTORNEY AT LAW
2319 S FOOTHILL DR #270
Salt Lake City, UT 84109

COWBOY GRUB RESTAURANT THE
2350 S FOOTHILL DR
Salt Lake City, UT 84109

MOONEY INVESTMENTS LLC
2645 E PARLEYS WAY
Salt Lake City, UT 84109

FOOTHILL FITNESS SYSTEMS
2350 S FOOTHILL DR
Salt Lake City, UT 84109

BOMBAY HOUSE
2731 E PARLEYS WAY
Salt Lake City, UT 84109

WESTFIELD PROPERTIES INC
2749 E PARLEYS WAY #310
Salt Lake City, UT 84109

RETIREMENT SYSTEMS MANAGEMENT
2749 E PARLEYS WAY #320
Salt Lake City, UT 84109

PENSIONS PLUS INC
2749 E PARLEYS WAY #320
Salt Lake City, UT 84109

TITLE WEST
2735 E PARLEYS WAY #305
Salt Lake City, UT 84109

CORBETT DON M
2319 S FOOTHILL DR #275 D
Salt Lake City, UT 84109

SANDRA MOIZER
2645 E PARLEYS WAY
Salt Lake City, UT 84109

LINDA J CURRY
2645 E PARLEYS WAY
Salt Lake City, UT 84109

SCOTT D WAGSTAFF PC
2749 E PARLEYS WAY #310
Salt Lake City, UT 84109

AFFILIATED GENETICS INC
2749 E PARLEYS WAY #100
Salt Lake City, UT 84109

NRT UTAH INC
2733 E PARLEYS WAY #202
Salt Lake City, UT 84109

LOKKEN & ASSOCIATES PC
2733 E PARLEYS WAY #204
Salt Lake City, UT 84109

AXIAL BIOTECH LLC
2749 E PARLEYS WAY #200
Salt Lake City, UT 84109

GENEMASS GENETICS & NELSON CONSULTING
2749 E PARLEYS WAY #100
Salt Lake City, UT 84109

SAGE CREEK VENTURES PC
2733 E PARLEYS WAY #304
Salt Lake City, UT 84109

JEANETTE WILSON
2645 E PARLEYS WAY
Salt Lake City, UT 84109

ACTIVE LIFE CHIROPRACTIC
2645 E PARLEYS WAY
Salt Lake City, UT 84109

MARGUERITE PENDLETON
2645 E PARLEYS WAY
Salt Lake City, UT 84109

H & R BLOCK TAX SERVICES INC
2356 S FOOTHILL DR
Salt Lake City, UT 84109

BODY INTEGRATED
2681 E PARLEYS WAY #203
Salt Lake City, UT 84109

SOUND & LIGHT
2681 E PARLEYS WAY #206
Salt Lake City, UT 84109

PRUDENTIAL UTAH REAL ESTATE
2735 E PARLEYS WAY #203
Salt Lake City, UT 84109

WASATCH EXOTIC PET CARE
2675 E PARLEYS WAY
Salt Lake City, UT 84109

EARTH AND SKY ACUPUNCTURE
2681 E PARLEYS WAY #203
Salt Lake City, UT 84109

CASTLE & COOKE MORTGAGE LLC
2735 E PARLEYS WAY #305
Salt Lake City, UT 84109

SHANA RIDDLE
2645 E PARLEYS WAY
Salt Lake City, UT 84109

IFREEDOM DIRECT CORPORATION
2363 S FOOTHILL DR
Salt Lake City, UT 84109

BMW BANK OF NORTH AMERICA
2735 E PARLEYS WAY #301
Salt Lake City, UT 84109

CLAIM FACILITATORS
2643 E MAYWOOD DR
Salt Lake City, UT 84109

HIGHLAND COMMERCIAL INC
2733 E PARLEYS WAY #304
Salt Lake City, UT 84109

BODY RESTORATION
2681 E PARLEYS WAY #203
Salt Lake City, UT 84109

TAUERET LABORATORIES INC
2749 E PARLEYS WAY #100
Salt Lake City, UT 84109

FIRST AMERICAN TITLE INSURANCE AGENCY LLC
2733 E PARLEYS WAY #208
Salt Lake City, UT 84109

LINCOLN MORTGAGE GROUP
2749 E PARLEYS WAY #102
Salt Lake City, UT 84109

WINDERMERE REAL ESTATE UTAH
2350 S FOOTHILL DR #2ND FL
Salt Lake City, UT 84109

TERESA LYNN NELSON
2319 S FOOTHILL DR #275
Salt Lake City, UT 84109

AXIOM FINANCIAL LLC
2733 E PARLEYS WAY #202
Salt Lake City, UT 84109

KRA LLC
2725 E PARLEYS WAY #120
Salt Lake City, UT 84109

NEW MEDIA STRATEGISTS
2725 E PARLEYS WAY #120
Salt Lake City, UT 84109

HUMAN PEFORMANCE CONCEPTS INC
2665 E PARLEYS WAY #106
Salt Lake City, UT 84109

KONA CONTRACTORS LLC
2319 S FOOTHILL DR #200
Salt Lake City, UT 84109

ADM VENTURES, INC.
2319 S FOOTHILL DR #285
Salt Lake City, UT 84109

SUMMIT APPLIED ANTHROPOLOGY
2319 S FOOTHILL DR #120
Salt Lake City, UT 84109

PECULIAR PEN CREATIVE SERVICES
2296 S FOOTHILL DR #308D
Salt Lake City, UT 84109

RICHARD D CHRISTENSEN, D.D.S.
2319 S FOOTHILL DR #210
Salt Lake City, UT 84109

WILD SAGE SALON & SPA INC
2725 E PARLEYS WAY #140
Salt Lake City, UT 84109

MATTHEW SNYDER D.D.S. PC
2681 E PARLEYS WAY
Salt Lake City, UT 84109

RDLABS2 LLC
2319 S FOOTHILL DR #100
Salt Lake City, UT 84109

TOP STOP CONVENIENCE STORE C-23
2362 S FOOTHILL DR
Salt Lake City, UT

FIRST PRIORITY CAPITAL GROUP LLC
2319 S FOOTHILL DR #230
Salt Lake City, UT 84109

BREEZE SKI RENTALS
2354 S FOOTHILL DR
Salt Lake City, UT 84109

RNB STUDIOS
2319 S FOOTHILL DR #265
Salt Lake City, UT 84109

MCBRIDE & MORIARTY PLLC
2319 S FOOTHILL DR #220
Salt Lake City, UT 84109

NAVIGEN
2725 E PARLEYS WAY #110
Salt Lake City, UT 84109

ALPINE SPORTS MEDICINE
2645 E PARLEYS WAY
Salt Lake City, UT 84109

FOOTHILL SPORTS MEDICINE & PHYSICAL THERAPY
2645 E PARLEYS WAY #6
Salt Lake City, UT 84109

OMEGA LEASING, LLC
2323 S FOOTHILL DR #100
Salt Lake City, UT 84109

JUNEAU BIOSCIENCES
2749 E PARLEYS WAY #210
Salt Lake City, UT 84109

DAVANZAS AT FOOTHILL
2352 S FOOTHILL DR
Salt Lake City, UT 84109

KENT ANDERSON, JD, LCSW
2319 S FOOTHILL DR #240
Salt Lake City, UT 84109

PLANSWIFT
2725 E PARLEYS WAY #160
Salt Lake City, UT 84109

BJORNS BREW
2358 S FOOTHILL DR
Salt Lake City, UT 84109

BOAT DRINK CALL CENTERS UTAH, LLC
2725 E PARLEYS WAY #170
Salt Lake City, UT 84109

LIGHT AND ENERGY WORK INC
2681 E PARLEYS WAY #203
Salt Lake City, UT 84109

Z MASSAGE
2681 E PARLEYS WAY
Salt Lake City, UT 84109

GREYSAGE LLC
2665 E PARLEYS WAY #203
Salt Lake City, UT 84109

FOOTHILL PLACE APARTMENTS
2260 S FOOTHILL DR
Salt Lake City, UT 84109

SYLVAN LEARNING CENTER
2645 E PARLEYS WAY
Salt Lake City, UT 84109

Residents
2646 E PARLEYS WAY
Salt Lake City, UT 84109-1641

Residents
2200 S FOOTHILL DR
Salt Lake City, UT 84109-3965

Residents
2208 S FOOTHILL DR
Salt Lake City, UT 84109-3964

Residents
2216 S FOOTHILL DR
Salt Lake City, UT 84109-3969

Residents
2224 S FOOTHILL DR
Salt Lake City, UT 84109-3970

Residents
2232 S FOOTHILL DR
Salt Lake City, UT 84109-3963

Residents
2240 S FOOTHILL DR
Salt Lake City, UT 84109-3962

Residents
2256 S FOOTHILL DR
Salt Lake City, UT 84109-3971

Residents
2264 S FOOTHILL DR
Salt Lake City, UT 84109-3972

Residents
2288 S FOOTHILL DR
Salt Lake City, UT 84109-3961

Residents
2625 E STRINGHAM AVE
Salt Lake City, UT 84109-3974

Residents
2629 E STRINGHAM AVE
Salt Lake City, UT 84109-3967

Residents
2630 E STRINGHAM AVE
Salt Lake City, UT 84109-3975

Residents
2635 E STRINGHAM AVE
Salt Lake City, UT 84109-3976

Residents
2636 E STRINGHAM AVE
Salt Lake City, UT 84109-3966

Residents
2641 E STRINGHAM AVE
Salt Lake City, UT 84109-3968

Residents
2660 E PARLEYS WAY
Salt Lake City, UT 84109-1641

Residents
2666 E PARLEYS WAY
Salt Lake City, UT 84109-1641

Residents
2660 E PARLEYS WAY
Salt Lake City, UT 84109-1641

Residents
2666 E PARLEYS WAY
Salt Lake City, UT 84109-1641

Residents
2705 E PARLEYS WAY
Salt Lake City, UT 84109-1619

Residents
2707 E PARLEYS WAY
Salt Lake City, UT 84109-1619

Residents
2200 S FOOTHILL DR
Salt Lake City, UT 84109-3965

Residents
2208 S FOOTHILL DR
Salt Lake City, UT 84109-3964

Residents
2216 S FOOTHILL DR
Salt Lake City, UT 84109-3969

Residents
2224 S FOOTHILL DR
Salt Lake City, UT 84109-3970

Residents
2232 S FOOTHILL DR
Salt Lake City, UT 84109-3963

Residents
2240 S FOOTHILL DR
Salt Lake City, UT 84109-3962

Residents
2256 S FOOTHILL DR
Salt Lake City, UT 84109-3971

Residents
2264 S FOOTHILL DR
Salt Lake City, UT 84109-3972

Residents
2288 S FOOTHILL DR
Salt Lake City, UT 84109-3961

Residents
2625 E STRINGHAM AVE
Salt Lake City, UT 84109-3974

Residents
2629 E STRINGHAM AVE
Salt Lake City, UT 84109-3967

Residents
2630 E STRINGHAM AVE
Salt Lake City, UT 84109-3975

Residents
2635 E STRINGHAM AVE
Salt Lake City, UT 84109-3976

Residents
2636 E STRINGHAM AVE
Salt Lake City, UT 84109-3966

Residents
2641 E STRINGHAM AVE
Salt Lake City, UT 84109-3968

Residents
2365 S FOOTHILL DR
Salt Lake City, UT 84109-1403

Residents
2446 S WILSHIRE DR
Salt Lake City, UT 84109-1664

Residents
2435 S WILSHIRE DR
Salt Lake City, UT 84109-1665

Residents
2690 E PARLEYS WAY
Salt Lake City, UT 84109-1645

Residents
2700 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2706 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2714 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2718 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2726 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2734 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2740 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2748 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2756 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2762 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2770 E PARLEYS WAY
Salt Lake City, UT 84109-1647

Residents
2749 E WILSHIRE DR
Salt Lake City, UT 84109-1632

Residents
2424 S WILSHIRE DR
Salt Lake City, UT 84109-1664

Residents
2424 S WILSHIRE DR
Salt Lake City, UT 84109-1664

Residents
2446 S WILSHIRE DR
Salt Lake City, UT 84109-1664

Residents
2444 S WILSHIRE DR
Salt Lake City, UT 84109-1664

Residents
2615 E STRINGHAM AVE
Salt Lake City, UT 84109-3902

Residents
2348 S FOOTHILL DR
Salt Lake City, UT 84109-1404

Wayne Mills
1023 Austin Ave
Salt Lake City, UT 84106

Terry Thomas
1848 Stallion Lane
Salt Lake City UT 84116

Elke Phillips
839 S Washington Street
Salt Lake City UT 84101

Cabot Nelson
984 Simpson Ave
Salt Lake City UT 84106

Brad Bartholomew
871 N. Poinsettia Dr.
Salt Lake City UT 84116

Thomas Mutter
228 EAST 500 SOUTH
Salt Lake City UT 84111

Angie Vorher
1988 Sir James Dr.
Salt Lake City UT 84116

Esther Hunter,
East Central & Univ. CC
1049 Norris Place
Salt Lake City UT 84152-1809

Gordon Storrs
223 North 800 West
Salt Lake City UT 84116

DeWitt Smith
328 E. Hollywood Ave.
Salt Lake City UT 84115

Mike Harman
1044 West 300 South
Salt Lake City UT 84104

Randy Sorenson
1184 S. Redwood Dr.
Salt Lake City UT 84104-3325

George Kelner
1000 Military Drive
Salt Lake City UT 84105

Katherine Gardner
606 De Soto St
Salt Lake City UT 84103

Mark Brinton
1869 Logan Ave
Salt Lake City UT 84108

Jim Jenkin
212 5th Ave
Salt Lake City UT 84103

Pete Taylor
933 S. 2300 E.
Salt Lake City UT 84108

Gene Fitzgerald
1385 Butler Ave
Salt Lake City , UT 84102

Ellen Reddick
2177 Roosevelt Ave
Salt Lake City UT 84108

D. Christian Harrison
336 W. Broadway, #308
Salt Lake City UT 84101

R. Gene Moffitt
1410 Chancellor Way
Salt Lake City UT 84108

Community Council Chairs
Last update from CC website 12.1.10

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, February 9, 2011 at 6:30 p.m. or immediately following the Work Session

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00p.m. in Room 126.

Work Session: 5:30 in Room 326. The Planning Commission will hold a work session from approximately 5:30-6:30. During the Work Session the Planning Staff will brief the Planning Commission on pending projects, discuss project updates and minor administrative matters. This portion of the meeting is open to the public for observation.

Briefing

1. **PLNPCM2010-00614: Sustainability Code Amendment Project: Recycling and Construction Waste Management proposed regulations** – A request by Salt Lake City Mayor Ralph Becker to add Recycling and Construction Waste Management regulations to the Zoning Ordinance and possibly to the Site Development ordinance in order to implement sustainability goals. (Staff contact: Ana Valdemoros at (801) 535-7236 or ana.valdemoros@slcgov.com)

- **Approval of Minutes**
- **Report of the Chair and Vice Chair**
- **Report of the Director**
- **Public Hearings 6:30 or immediately following the work session**

Public Hearing

Administrative Petitions

1. **PLNPCM2010-00800 - Alpine Auto Brokers Conditional Use**: A request by Tyson Aoki for conditional use approval of an automobile sales business located at 749 South State Street. The subject property is located in the D-2 (Downtown Support) Zoning District in Council District 4, represented by Luke Garrott. (Staff contact: Thomas Irvin at 801-535-7932 or thomas.irvin@slcgov.com)

Legislative Petitions

2. **2705 E. Parleys Way Master Plan and Zoning Map Amendment** – a request by Ballard Spar LLP representing Walmart Stores, Inc. to amend the East Bench Community Master Plan and the zoning map for the property located at 2705 E. Parleys Way. The amendments are proposed to facilitate the construction of a new Walmart store. The property is located in Council District 7 represented by Søren Simonsen. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)

    a. **PLNPCM2010-00556: Master Plan Amendment** – a request to amend the future land use classification of the subject property from Community Business to Community Shopping as shown on the East Bench Master Plan future land use map.

    b. **PLNPCM2010-00557: Zoning Map Amendment** – a request to rezone the subject property from CB Community Business to CS Community Shopping

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com

Ent 11485480 Bk00

Mayne Mills c/o
Salt Lake City Planning Division
451 S State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

NOTICE OF HEARING

SALT LAKE CITY CORPORATION
PLANNING DIVISION
PO BOX 145480
451 SOUTH STATE STREET RM 406
SALT LAKE CITY, UT 84114-5480

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GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to staff and the Hearing Officer in advance of the meeting if they are submitted prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should focus their comments on the agenda item. Ex repetitive comments should be avoided.
7. Salt Lake City Corporation complies will all ADA guidelines. P ties may make requests for reasonable accommodation no later than 48 hours in advan this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This ... accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

S.L. TRIBUNE

921—Sport Utility Vehicles

'08 HONDA CRV Exl, Awd, Nav. $18,974 1-866-703-7307 Text: Deal B172A to 801411 www.willeyhonda.com

WILLEY HONDA

'08 HONDA Pilot EX-L $23,881 Murdock Chev 866-279-9054 Text: NoRegrets P23953 to 801411

'07 Honda Pilot 4x4 EXL Silver ext./gray int. One owner, no smoke $19,950 part finance considered. Brand new tires. Excel. cond. 801-359-7361

'07 HONDA Pilot $21,479 866-775-5047 Tim Dahle See pics, specs, & free Carfax text TDM 2113140A to 801411

'06 HONDA Crv ex, Loaded, Low Mi. On Sale $16,579 1-866-703-7307 Text: Deal B185A to 801411 www.willeyhonda.com

WILLEY HONDA

'04 HONDA Element EX $11,881 Murdock Chev 866-279-9054 Text: NoRegrets P23898 to 801411

'04 HONDA Pilot EXL, DVD, new tires, lthr, runs great, hwy mi, tlr. hitch. $7500. 801-915-5299

'10 HYUNDAI Santa Fe GLS $18,771 Murdock Chev 866-279-9054 Text: NoRegrets P23745 to 801411

'03 INFINITI FX45 Premium extremely clean. No smoke/food. $17,850 Ogden 801-540-3535

RENT TO OWN

'09 JEEP Patriot $299 Deposit 888-862-0283 KandJauto.com

'09 JEEP Wrangler X $16,661 Murdock Chev 866-279-9054 Text: NoRegrets P23743 to 801411

'07 JEEP Patriot black, low mi only $13,395 dlr#6769 801-335-0800

'07 JEEP Wrangler Unlimited Sahara #9745U 801-386-7592 www.willeyford.com

'03 JEEP LTD ed. Excel. cond. 115K mi. Red/blk. int. Looks & runs like new $8,500. 801-410-3715

'77 JEEP Cherokee Chief 401 cu. in. engine rebuilt (w/ 30,000 mi) Turbo 400 auto trans. Quadra Trac w/hubs. Dana 44 axles, custom 4" lift $1500 obo 801-750-7835

'07 KIA SORRENTO 6 cyl gray 4WD $12,750/obo 801-576-1623 OR 801-557-3166

'07 LAND ROVER HSE 4WD #9682N 801-386-7592 www.willeyford.com

'05 LEXUS Rx330 Nav. Loaded $17,790 1-866-703-7307 Text: Deal B242A to 801411 www.willeyhonda.com

WILLEY HONDA

'09 LINCOLN Navigator 4WD white #9490H

925—Vehicles Wanted

CASH NOW!! For Your Car/Truck/Van Runs or Not- Top Dollar! Worth Your Time To Call! 801-485-5111 DI 6731 CarSoldForCash.com

$275 Minimum Cash for junk cars, trucks, SUVs 801-633-7230 or 801-637-3968 DM#8124

CASH to you in 1hr or less for your car, truck or SUV. Free Towing. 801-688-9053 DL 4025

926—Trucks

'08 CHEV Silverado 2500 H/D $40,991 Murdock Chev 866-279-9054 Text: NoRegrets 23274A to 801411

'08 CHEV Silverado 2500 H/D $34,991 Murdock Chev 866-279-9054 Text: NoRegrets P23935 to 801411

'07 CHEV Avalanche $23,421 Murdock Chev 866-279-9054 Text: NoRegrets P23910 to 801411

'07 CHEV Avalanche LT $17,421 Murdock Chev 866-279-9054 Text: NoRegrets 23884A to 801411

'07 CHEV Avalanche 1500 LTZ $25,991 Murdock Chev 866-279-9054 Text: NoRegrets P23668 to 801411

'07 CHEV Silverado Crew Cab LT 4x4 #9603N 801-386-7592 www.willeyford.com

'07 CHEV Silverado 1500 $18,421 Murdock Chev 866-279-9054 Text: NoRegrets 23634A to 801411

'06 CHEV Silverado 2500 H/D $27,991 Murdock Chev 866-279-9054 Text: NoRegrets 23573A to 801411

'03 CHEV Avalanche 2500 $13,991 Murdock Chev 866-279-9054 Text: NoRegrets 23496B to 801411

'73 CHEV 1 ton, 454. Runs. Needs gas tank installed. As is $2,000. 801-793-3368

'08 DODGE Ram 1500 SLT $21,771 Murdock Chev 866-279-9054 Text: NoRegrets 23284B to 801411

'10 FORD ext cab, 3000 low miles. Make offer. Loaded. Rudy 801-953-8717

'08 FORD F150 Crew Cab $27,991 Murdock Chev 866-279-9054 Text: NoRegrets 23715A to 801411

'08 FORD F-150 Supercrew Lariat 4x4 $25,890 1-866-703-7307 Text: Deal 15085F to 801411 www.willeyhonda.com

WILLEY HONDA

'08 FORD Ranger 4WD Xcab #9652P 801-386-7592 www.willeyford.com

'07 FORD F350 Super Duty, LB, 4dr, auto, diesel, black, loaded. $23,900 Denis 801-792-7225

'06 FORD F150 XLT, ext. cab, white, 38K mi., many extras, as new, don't miss. $18,900. 801-558-7001

'06 FORD F150 $15,991 Murdock Chev 866-279-

930—Trucks

'99 FORD F150 Lariat, 4X4, ext cab, excel cond, many extras. $9500 obo. 801-654-0274

'98 FORD F250 white, 4x4, good cond, must see only $5,995 dlr#6769 801-335-0800

'97 FORD RANGER ONLY 30K original miles. Dual fuel CNG Tax credit available. Like new. $6,100. 801-712-4977

'96 FORD RANGER, pick-up with shell. Runs good. Stick shift. Licorice color. $2,500. 801-634-8211

'94 FORD F250 Xcab 4x4 #9668U 801-386-7592 www.willeyford.com

'89 FORD F150 4x4 w/ shell $1800 obo. IM/inspections done. Tony 801-493-9854

'07 GMC Sierra 1500 W/T $8,991 Murdock Chev 866-279-9054 Text: NoRegrets 22942A to 801411

'08 MAZDA B4000 Supercab 4x4 $19,890 1-866-703-7307 Text: Deal 15095 to 801411 www.willeyhonda.com

WILLEY HONDA

'09 NISSAN Frontier $21,976 Tim Dahle See pics, specs, & free Carfax text TDM 83890 to 801411

'04 NISSAN Titan SE Crew Cab, silver, only 37k mi, like new, must see & save! dlr#6769 801-335-0800

'08 TOYOTA Tundra Crew Max Limited #9531N 801-386-7592 www.willeyford.com

940—Campers

'76 HALE 4 horse trailer, $2,500. Cabover camper with 10 gal. propane tank $300 801-728-3441 Roy

945—Motor Homes

'00 DUTCH STAR Nemar 38' sleeps 4 Cummins auto trans. 63K mi. 7,000 Watt Gen. 205 hrs. 90% rubber Michelin, satellite t.v. & radio, 2 slides, recent service, oil analysis avail. $58,995 801-362-9031or 801-491-6221

'06 Winnebago Adventurer 36', showroom clean, 3 slides, full body paint. Loaded w/extras, 8.1 V8, 6 sp allison, 18k mi. Garaged. 801-473-7651

'86 CHEVY Sun Vista New tires, new blinds, seperate shower, fold out awning. Call for more information. Good condition, $5000. 801 561-9113

'84 27' SUNSTREAM CLASS A, 454 GMC. Onan generator. Rear bed. 34K mi. $6,500/or best offer 801-272-4748

'05 HURRICANE Class A 30' 11000 mi., Exc. cond. clean, slideout, loaded $55,000. 801-274-0183

'03 COUNTRY Coach Allure 40' 3 slide outs, take over my pymts. No cr. needed 520-471-0635

950—Travel Trailers

955—Motorcycles

'87 DUCATI Vintage 750 Paso, 4 bros. pipes, 19k mi. yellow. $3,200 or best offer 801-243-3252 or 801-266-2918

'08 MILANO Eagle Scooter, sport windshield, new battery. Reduced to $775 obo 801-278-9329

'04 V STAR 650 Under 5k miles. Blue/Blue. $5,000/obo. Helmet included. 801-916-1664

965—Boats and Motors

'04 MAXUM 2200 SR, 350 mercruiser, dual props, 151Hrs, tower. Seldom used, excel cond. $24,500. 801-560-1998

MUST SELL! '70 18 FT STARCRAFT Stemdrive. Runs Great. Rcnly rebuilt, Plenty of Power $1995 obo 801-509-0928

'77, 20' Fiberform 302 Ford I/O, tandem trailer, fishfinder, access. $2,495 obo. Call 801-879-6731

GENERAL

010—Special Notices

SALT LAKE CITY
Zoning Text Amendments

On February 9, 2011, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

2705 E. Parleys Way Master Plan and Zoning Map Amendment – a request by Ballard Spar LLP representing Walmart Stores, Inc. to amend the East Bench Community Master Plan and the zoning map for the property located at 2705 E. Parleys Way. The amendments are proposed to facilitate the construction of a new Walmart store. The property is located in Council District 7 represented by Søren Simonsen. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)

a. PLNPCM2010-00556: Master Plan Amendment – a request to amend the future land use classification of the subject property from Community Business to Community Shopping as shown on the East Bench Master Plan future land use map.

b. PLNPCM2010-00557: Zoning Map Amendment – a request to rezone the subject property from CB Community Business to CS Community Shopping.

The public hearing will begin at 6:15 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT. For more information or for special ADA accommodations, which may include alternate formats, interpreters, and other auxiliary aids or

020—Auction Sales

CONSTABLE SALE
Utah Tax Commission vs A&W Diesel Sales & Service 1/31/2011 at 11 am Address 2006 Commerce Way in Ogden, Utah Contents of shop and office, tools, equip., jacks & inventory. Preview 10am

LARGE MODEL HOME FURNITURE SALE. Sat. Feb 5th, 10am. 3532 W 8550 S For details visit funutahauctions.com or call Tyler at 801-608-9829

CONSTABLE AUCTION. SAT. 9 AM. Electronics, DVDs, TVs, VCRs, etc. 644 E. Union Square (9400 So.) Sandy, UT

045—Legal Services

BANKRUPTCY
Zero Down Financing Available. Please call 801-466-7021

BANKRUPTCY/DIVORCE A debt relief agency. We file bankruptcies. Scott Mitchell 942-7048

$0 DOWN Bankruptcy! (filing costs only). Call debt relief Attorney Perry Bsharah 801-718-3113

050—Adoptions

ADOPT: Loving couple will give your baby endless love. Exp. pd. Geralyn/Mike 877-266-8556

055—Dating Services

ALL KINDS OF SINGLES Match & Reply FREE! Straight 801-736-2222 Curious 801-595-0005 Free Code 7613, 18+

HOT Friends with GREAT Benefits! Call (801) 931-3644 Try FREE! Use code: 6672 or call 800-210-1010

Curious About Men? Other guys are too Talk Discreetly with Men like you Call 801-984-0791 18+

Where local Girls Go Wild! Call (801) 931-3642 Try FREE! Use code: 9607

060—Merchandise

AAA MASSAGE Cathy, Goher, Geri, Nonna & Anne 6909 S. State St. 801-565-0511 #375616

065—Tickets-Buy or Sell

Tom's Tickets- JAZZ, CONCERTS & EVENTS 801-942-2694, 24/7 www.tomsticketsonline.com

070—Garage, Yard Sale

A1 ESTATE SALE: SLC 1940 S. 500 E. Rear of Property. FRI. & SAT. 10AM-3PM Catholic Convent Closing, Good Useful Furniture, glassware, china sets,

603—Garage, Yard Sale

WEST VALLEY ESTATE
Estate includes antiques & collectibles, art (some LDS themed), jewelry, furniture, tools, crafts, linens, hospital bed, household & more. House & garage are full! TODAY 10-3. 4832 West 3850 South. ESTATES-R-US

605—Restaurant Equipment

WALK-IN COOLER, 11'-7" x 14' x 8'-5"H. Includes one 50" x 81" door and refrigeration equipment. $2,500 Call Stan 480-522-9834

700—Want to Buy

BUY AND SELL! Men's magazines, comics, LDS books. 327 S Main St. 801-359-4391

810—Junk (yours, mine & ours)

CASH For Your Vehicle Free Towing. DI 6731 Lost Title? I Can Help. Worth Your Time To Call! Wes 801-571-9401

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$275 Minimum Cash for junk cars, trucks, SUVs 801-633-7230 or 801-637-3968 DM#8124

AAA AUTO - Some Quick $ for vehicles. Will haul. Problems passing SI/IM Come see us. 363-6086

CASH to you in 1hr or less for your car, truck or SUV. Free Towing. 801-688-9053 DL 4025

CA$H 4 JUNK CARS Free Pick up 7 days a wk. Call 801-597-7314

CALL ME LAST cash paid for your car, etc 801-560-9933

815—Diamonds, Gold, Coins

COIN SHOW
Fri & Sat. Jan 28th & 29th 10am -7pm SLCC Miller Conference Ctr. 9750 So. 300 West. Admission/ $3.00; Family/$5.00

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PAWS CLAWS & MORE

505—Animal Services

SANCTION B Match Sun. Jan. 30, Davis County Fairgrounds. Building #3. Entry 9-11. Judging 11:30 No CH. 801-791-3920

510—Dogs

BERNESE Mountain puppies, 2 females, 4 males, AKC reg. $1000 each, shots & wormed. 937-515-9426

515—Dogs

GOLDENDOODLE puppies, 7 weeks, great family dog, intelligent, hypo allergenic $450-$500.801-898-3303

LAB PUPS Black/Choc, blackheads, purebred, dew claws, 1st shots, $300. 801-520-7026

LABS - AKC reg. yellow & black, champ lines, dew claw & shots $250 -$300. 801-510-1733

MINI DACHSHUND CKC, shots,vet check, male, choc rare color. On site parents $450. Get em B4 gone! Papers. 801-808-7753

$2,995

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SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, February 9, 2011

Present for the Planning Commission meeting were Chair Michael Fife, Vice Chair Angela Dean, Commissioners Emily Drown, Babs De Lay, Kathleen Hill, Charlie Luke, Susie McHugh, Matthew Wirthlin and Mary Woodhead. Commissioner Michael Gallegos was excused.

A field trip was held prior to the meeting Planning Commissioners present were: Michael Fife, Emily Drown, Charlie Luke, Matthew Wirthlin, and Mary Woodhead. Staff members in attendance were Nick Norris, Wayne Mills, and Thomas Irvin

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilf Sommerkorn, Planning Director; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Wayne Mills, Senior Planner; Thomas Irvin, Principal Planner; Ana Valdemoros, Associate Planner; Paul Nielson, Land Use Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes:

Planning Commissioners visited the following locations:

PLNPCM2010-00800-Alpine Auto Brokers, 749 South State Street. Staff gave an overview of the proposal including the issue of future expansion to include outside sales and display. Questions were asked regarding the Conditional Use in the future if needed for outdoor space

PLNPCM2010-00556 and PLNPCM2010-00557, 2705 E Parley's Way Master Plan and Zoning Map Amendment. Staff gave an overview of the proposal.

Questions were asked regarding:

- Process, particularly the Non Conforming issue and re-using existing building versus rezoning.
- Responsibility of drainage issues. Draining issues were explained by staff.
- What Commissioners can comment about at the Public Hearing. Staff answered that Notice was given so Planning Commissioners can make a recommendation if they chose to.
- Parking and site plan. Staff explained those issues would be addressed if the zoning change was approved or through the site plan review process.
- Other uses allowed in the CS zoning. Staff defined others uses allowed in CS zones versus CB zones.

5:33:32

Work Session

PLNPCM2010-00614: Sustainability Code Amendment Project: Recycling and Construction Waste Management proposed regulations – A request by Salt Lake City Mayor Ralph Becker to add Recycling and Construction Waste Management regulations to the Zoning Ordinance and possibly to the Site Development ordinance in order to implement sustainability goals.

Chairperson Fife recognized Ana Valdemoros as staff representative. She stated this item was part of the Sustainability Code Amendment that the Mayor had proposed, it related to recycling and waste reduction.

Ms. Valdemoros stated that there were many purposes for the new amendments to the ordinance. She noted that an important item was as a City to better manage and extend the life of our landfills by encouraging recycling and waste reduction practices and that would lessen the amount of materials added to the landfill.

The four proposed regulations include:

1. Indoor and Outdoor facility for recycling for all zones
   - Commercial, Industrial, or Multi-Family would need to provide recycling station area.
   - ***Excludes*** single residential zones.
2. A Centralized Neighborhood Recycling Station.
   - Applies only to new residential subdivisions.
3. Converting parking spaces to accommodate Recycling Stations.
4. Require a waste management plan for new construction and demolition.

Ms. Valdemoros asked for direction on two issues from the Planning Commission.

1. Conversion of Parking Spaces
   - Appropriateness
   - Street Parking
2. Centralized recycling pickup areas.
   - In new residential, pickup would be handled by citizens.

Questions from the Commissioners

Commissioner De Lay asked about the parking conversion and asked who would enforce the new green standards.

Mr. Norris responded that the primary mechanism for enforcement was actually through the permit and inspection process. The problems would incur with follow up, and that would fall under the zoning enforcement process.

Commission De Lay asked what type of recycling processes we had at this point. She asked if the City would require the recycling of newspaper, plastic, cans, and glass.

Commissioner McHugh stated that the recycling of glass was through community bins.

Commissioner De Lay added that the City did not require recycling, will we require new developers to recycle, including glass.

Ms Valdemoros stated that we would

Commissioner Dean stated that there should be some research done on what other items could be recycled other than what was on the list, in terms of construction/demolition debris. Items like chip board, carpet, glass, foam products, cardboard, insulation were all recyclable.

Commissioner Dean asked about the sizes of the recycling rooms and suggested larger spaces would be required for recycling. She also suggested using the IBC occupancy levels to indicate size for recycling.

Commissioner De Lay asked if recycling would be tied to the other sustainability ordinances, would they be looked at as one package or would they be submitted independently.

Mr. Norris stated that they would be submitted independently.

Commissioner Woodhead stated her support of the code amendment.

Commissioner Dean asked about the expansion of what was happening, and the different stages and steps. She noted that on page 3 of the staff memo, a list of goals in the purpose statement and specifically number 4, which states a reduce in need for all materials creating a civic infrastructure buying and utilized recycled products, and number 6 which talks about the economic drivers. Commissioner Dean asked what the economic drivers would be, would we be giving recyclers more incentive and opportunities to come into the City.

Ms Valdemoros stated that they had not looked into that, but certainly could.

Commissioner De Lay stated her agreement with Commissioner Dean and asked about adding a five cent glass tax.

Mr. Norris stated that it was not part of the Planning Commission scope.

Commissioner Hill stated that she agreed that new developments should be required to have recycling services.

Mr. Norris asked for direction regarding recycling centers in new developments, staff is concerned about a fairness issue because residents of the new developments would need to take their recycling to a recycling center rather than place it in a blue bin on the curb. Staff wondered if it would be a “disincentive” to not recycle because of the added effort.

Commissioner Dean stated that it was dependent on how the other trash was picked up, if they had to bring their refuse to a common location or if they placed it on the curb.

Mr. Norris stated that it might be something that with the increase in use would change.

Commissioner Woodhead added the distance would be an important element.

Mr. Norris stated that the ordinance stated that there would be one center for every certain number of lots, and it was also dependent on the size of the lot. The larger the lot, the further the center would be.

Chairperson Fife suggested that it might need to be a specific number of feet, and also added that it did not seem like a fairness issue because there are cluster boxes for mail in new developments.

Assistant Director Cheri Coffey asked if it would be helpful if the Recycling Coordinator from the City to speak

The Commissioners agreed that it would be helpful.

5:51:35

Open of Public Hearing

5:51:50

Approval of Minutes

Commissioner Woodhead made a motion to approve the minutes.

Commissioner Wirthlin seconded the motion.

Commissioners Drown, Dean, De Lay, McHugh, Wirthlin, and Woodhead all voted "aye" Commissioners Luke and Hill abstained, the motion passed.

5:52:05

Report of the Chair

Chairperson Fife stated he had nothing to report.

Report of the Vice Chair

Vice Chairperson Dean referred to Commissioner De Lay to report on the subcommittee findings

Commissioner De Lay stated that there were four meetings, two that were subcommittee meetings regarding bill boards. She noted the time restraint of a decision by April to make decisions. She noted that CED Director Frank Gray had attended a meeting and clarified the Mayor's position that management wants all billboards to be taken down in the City and not allow billboards. He said they did not add value to the City and should not be protected by amortization.

She stated that the options for the Planning Commission were to:

1. Create an ordinance
2. Not to create an ordinance, making the petition lapse, thereby allowing all sign companies to go electric
3. Prohibit or place a moratorium on them.

Commissioner De Lay stated that there was not a map that illustrated where the billboards were, and the City had no budget for policing the existing signs.

Commissioner De Lay noted the discussion about incentives for sign companies to move existing signs from residential areas and reduce density.

Commissioner De Lay stated that Doug Dansie and Nick Norris were to look at other places within the County where the signs companies could place new signs in new commercial areas and place billboards in fair trade.

Commissioner De Lay said that there would be one additional meeting and thus far had no recommendation to the Planning Commission.

Chairperson Fife asked when the next meeting was scheduled.

Mr. Norris stated that the next meeting available would be February 23, 2011.

Chairperson Fife asked if an option was to disband electronic billboards in the City.

Mr. Norris stated that only the electronic billboard section had a time constraint. Mr. Norris added that if action was not taken, the default to the current regulations that indicate that electronic billboards would be allowed.

Commissioner McHugh asked if discussion was made regarding moving billboards out of residential areas.

Commissioner De Lay stated that there had been and stated that the hope was to find a reasonable compromise.

Chairperson Fife said that an idea would be to prohibit them for the current time, and later address the issue.

5:59:10

Report of the Director

Mr. Sommerkorn had nothing to report.

6:00:57

Public Hearing

PLNPCM2010-00800 - Alpine Auto Brokers Conditional Use: A request by Tyson Aoki for conditional use approval of an automobile sales business located at 749 South State Street. The subject property is located in the D-2 (Downtown Support) Zoning District in Council District 4, represented by Luke Garrott.

Chairperson Fife recognized Thomas Irvin as staff representative.

Mr. Irvin stated that this was a request by Tyson Aoki to open an automobile dealership at 749 South State Street. Mr. Irvin said the location was currently a D-2 zone, the property surrounding

it was also zoned D-2 with the exception of an area to the east where there was an RMF-75 apartment complex.

Mr. Irvin stated that although this was listed as a car dealership, the business would be more of a brokerage and all sales would be handled within the building. The owner did not intend to use the lot to the south of the property; vehicle access would be off of 8th South pedestrian access would be off of State Street. The applicant did not intend to be open during business hours, and would be appointment only and his customers would be from the internet.

Mr. Irvin stated there was another dealership that was located on the other side of 8th South, and was more of a traditional auto dealership.

Mr. Irvin said that the zoning review noted that there was not to be auto repair on premise or auto storage on the lot.

Mr. Irvin added that the Community Council suggested that a stipulation be placed that if the applicant did seek to expand their conditional use to use the outdoor area of the lot for vehicle sales and that the applicant would need to repeat the application process.

Mr. Irvin stated that staff recommends approval with the two conditions listed on the staff report.

6:02:48

Questions from the Commissioners

Commissioner De Lay asked for the definition of 'storing automobiles'.

Mr. Irvin answered that there were sections in the ordinance that discussed automobile lots that require extra buffering and landscaping requirements, storage facilities that require screening. Mr. Irvin stated that in this case, it was not taken into consideration for this application because there will be no automobile storage.

Comments from the Applicant

Mr. Aoki stated that the sales would be by appointment only.

Commissioner Dean asked what if there would be changes to the façade.

Mr. Aoki stated that other than adding a sign, there would be no major changes.

Public Comment

Michelle Wirthlin, was the owner of the property. She stated that she wanted to be clear that classic cars were kept on property that had no bearing on the applicant.

6:06:47

Motion

Commissioner De Lay made the motion in regard to **PLNPCM2010-00800 - Alpine Auto Brokers Conditional Use** based on the findings of the staff report and testimony heard this evening, I move that the Planning Commission approve the request for conditional use for automobile sales business located at 749 South State Street subject to conditions 1 and 2 as listed on the staff report.

Commissioner McHugh seconded the motion.

6:07:01

Vote

Commissioners Drown, Dean, De Lay,Fife, Hill, Luke, McHugh, Wirthlin and Woodhead all voted "aye". The motion passed unanimously.

6:08:15

2705 E. Parleys Way Master Plan and Zoning Map Amendment – a request by Ballard Spar LLP representing Walmart Stores, Inc. to amend the East Bench Community Master Plan and the zoning map for the property located at 2705 E. Parleys Way. The amendments are proposed to facilitate the construction of a new Walmart store. The property is located in Council District 7 represented by Søren Simonsen. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)

a. **PLNPCM2010-00556: Master Plan Amendment** – a request to amend the future land use classification of the subject property from Community Business to Community Shopping as shown on the East Bench Master Plan future land use map.

b. **PLNPCM2010-00557: Zoning Map Amendment** – a request to rezone the subject property from CB Community Business to CS Community Shopping

Commissioner De Lay recuesed herself from the hearing.

Commissioner Woodhead disclosed that in her professional capacity as a lawyer, she had represented clients who were adverse to Wal-Mart, however, had not represented them for more than five years and were not land use related.

Commissioner McHugh stated that she did not feel it was a conflict.

Commissioner Dean agreed.

Chairperson Fife reminded the Commission that this was regarding zoning only, and not whether or not this was to approve Wal-Mart.

Chairperson Fife recognized Wayne Mills as staff representative.

Mr. Mills stated that this was a request by Ballard Spar LLP, representing Wal0-Mart stores to amend the East Bench Community Master Plan and the zoning map for the property located at 2705 E Parley's Way. The request was to rezone the property from CB Community Business to CS

to Community Shopping, and to also amend the future land use map in the East Bench Master Plan.

Mr. Mills gave a PowerPoint presentation that illustrated the area surrounding the proposed site.

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Mr. Mills provided a brief history of the property which included:

- Kmart was the prior occupant and received a building permit in 1968 to open a retail store.
- The property was zoned B3, a zoning designation that no longer exists.
- Retail stores were permitted uses at that time.
- In 1995 the City had a comprehensive zoning re-write, and amended the zoning for the entire City, and the area was changed from B3 to community business
- Retail stores were still included as a permitted use and Kmart was still considered a permitted use.
- 1995 the structure became a non complying structure.
- CB building regulations changed and the building became a non complying because it was too large and did not the building configuration standards.
- In 2004 the City adopted an ordinance that added additional definitions for retail type uses. The new uses included department stores, mass merchandising stores and super stores.
- In 2005 the City Council adopted another ordinance amending the commercial land use charts.
- In November 2005, CB zone retail goods establishments became the only allowed uses in that zone.
- Kmart became a nonconforming use with a non conforming structure.
- February 2005, Wal-Mart purchased the property.
- 2008 Kmart closes.
- 2008 Wal-Mart requests a change in zoning.

Mr. Mills stated that the current status of the property is a non-complying structure with a non conforming use. The Kmart type use could continue on the property, but it was strictly regulated. This applied to what portion of the building could be demolished before you lose the non-conforming use right. A rezone would allow Wal-Mart to demolish the building and rebuild new.

Mr. Mills said that in the event that the property was not rezoned, Wal-Mart can still occupy the building and currently had a building permit with the City to do remodeling and move in.

Mr. Mills noted that there were two petitions before the City, the first being the amendment to the East Bench future land use map. The East Bench Master Plan was adopted in 1987, and was one of the oldest Master Plans in the City. At the time of the Master Plan, Kmart was in business and the Land Use Map designated the area as 'neighborhood business' which was the B-3 Zoning, in 1995, the entire City was rezoned, all Master Plans were also amended to reflect the new zoning.

Many Master Plans in the City have been updated, and follow the new regulations, however, the East Bench Master Plan had not been updated, and the text references some very old land use regulations with the City.

The request from the applicant was to amend the future land use map and the East Bench Master Plan from CB, Community Business to CS, Community Shopping.

Mr. Mills stated the second petition was the consideration for the rezone. The existing zoning was CB and the purpose of that district is to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods and the design guidelines were intended to facilitate retail that was pedestrian in its' orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The requested rezone would be to CS; the purpose of that district is to provide an environment for efficient and attractive shopping center development at community level scale.

Mr. Mills added that both zoning districts allow many of the same types of land uses such as mixed use, retail, office, and residential. The CS allows uses that require larger land areas, such as big box retail.

Through the study process staff received a lot of public comment. The petitions were presented to Sugarhouse, East Bench, Sunny Side East, and Wasatch Hollow Community Councils.

Mr. Mills clarified an error in the staff report where he stated that the property was located in the East Bench Community Council area, it was actually located in the Sugarhouse Community Council area but in the East Bench Master Plan area.

Sugarhouse Community Council recommended denial of the petitions. The East Bench Community Council recommended approval. The Sunny Side East and Wasatch Hollow Community Councils did not make a formal recommendation or denial.

Staff created a site on Open City Hall and received 97 comments from that site along with a multitude of emails and letters that have been documented were included in the staff report for review.

Mr. Mills stated that there were two alternatives for consideration for denial.

- Denial based on it not being in the best interest for the City.
- Denial until the East Bench Master Plan was reviewed and updated if necessary.

Mr. Mills added the two considerations for approval were

- Approval with no conditions.
- Approval with the condition of a development agreement.

Mr. Mills stated that if the application was denied, the Planning Commission was an Advisory Board, a recommendation board in this matter. The decision by the Planning Commission was a recommendation that would go the City Council who would be the final decision maker. If the City Council chooses to deny the petitions, Wal-Mart will still be able to move into the building with site remodeling and operate under the non-conforming use stipulation. If the petition was approved, Wal-Mart would be required to request plan development approval. In the CS zoning district, all new construction or new uses require plan development approval by the commission.

Mr. Mills noted that staff recommendation on the staff report was to hold a public hearing, accept public comment and schedule a vote at a later date. However, the hearing had been advertised in such a way that the Planning Commission can make their recommendation at the current meeting.

6:25:28

Questions from the Commissioners

Commissioner McHugh stated that the vote was 46-44 in the Sugarhouse Community Council. She asked about leakage and asked if changing the zone was actually necessary to fix the leakage in the roof.

Mr. Mills stated that it did appear that way.

Commissioner Luke asked for clarification on the location in the Sugarhouse Community Council.

6:27:32

Comments from the Applicant

Christina Coronado introduced the team representing Wal-mart in the two applications presented to the Planning Commission. Troy Herald, CLC Associates, project engineer; Joe Perrin, A-Trans Engineering, traffic engineer; Shad Vermesh, BRR Architecture; Delia Garcia from Wal-Mart.

Delia Garcia spoke stating that she manages public affairs for Wal-Mart, in Utah and stated that she was part of the team working on the proposal for 18 months.

Ms. Garcia stated that they spent the majority of the prior year determining whether they would move forward with the application.

Ms. Garcia answered the question of why they were here. She stated that they had developed a proposal that would achieve the goal of servicing their customers on the East Bench, but also achieve the concerns address with the prior application. She noted the specifics of building size, sustainability features and traffic impact.

Ms. Garcia stated that they had conducted a poll, met with stakeholders and council members to ensure they met the concerns. They met with supporters and opponents. They read Open City Hall, created their own website and really tried to determine what the issues were. The determination was that there were four key messages:

- Wal-Mart could do better than remodel the existing building.
- Size matters, people really do care about the reduction in building size.
- Resource conservation. How could they be more efficient.
- Traffic, would reducing building size improve traffic.

Ms. Garcia stated that they have a better proposal that has more beneficial impact.

The rezone had been requested because Wal-Mart proposes to build a new, smaller, more energy efficient supercenter.

Two factors prevent it:

- Super Center is a non-conforming use.
- Salt Lake City zoning caps demolition of non-conforming uses at 50% of the value of the building.

Ms. Garcia gave a PowerPoint presentation of the proposed building.

The proposal includes 92,000 sq feet, the height the maximum would be 33 feet in the front to screen a/c, but the average height of the building would be 26 feet. The landscaping would be increased.

Ms. Garcia described other benefits that would relate to rebuilding.

- Park and Ride
- Lighting and energy savings
- Water usage
- Traffic impact
- Adding pedestrian walk-ways
- How would they fit into a transportation corridor

Benefits of Rezoning

- Building a new smaller more energy efficient building
  - 23% smaller building
  - Achieving energy savings
  - Water savings
- Fulfilling community priorities
  - Redevelop an existing property and make it better.
  - Reducing trip miles
  - Integrating adjacent mixed uses
  - Creating and connecting pedestrian walkways
  - Connecting trails and transit systems
  - Installing water detention facilities
  - Civil engineering elements
    - Redoing parking lot
    - Lowering the building on the site by 2', making the profile lower
    - Addressing the water detention issues that currently exist, i.e. grading
- Improving community experience
  - Landscaping
  - Planting more trees and shrubs
  - Improving the truck circulation in an around the site
  - Pedestrian level lighting
  - Shaded walkways
  - Reducing hardscape

6:44:46

Questions from the Commissioners

Commissioner Woodhead asked about the possibility of an approval with a development agreement. Would Wal-Mart enter into a development agreement?

Ms. Garcia stated that they would be.

Commissioner Hill asked if that would include architectural design or urban design details.

Ms. Garcia stated that they would be happy to include that in a development agreement.

Commissioner Woodhead asked about the building permit for a remodel and wondered if Wal-Mart had figured out a way to do a re-model consistent with the City's 50% requirement.

Ms. Garcia stated that it was possible to remodel the building, but it would not be an ideal situation.

Commissioner McHugh stated that Clarion and Associates was hired by the City because of the expertise on sustainability. They presented on December 2, 2010 and discussed transportation management. Commissioner McHugh asked Clarion and Associates if traffic could be reduced by reducing the size of a building. The response was that it would not

Ms. Garcia answered that she was not familiar with that report, but had a traffic engineer available.

Dr. Joseph A. Perrin of A-Trans Engineering spoke. He stated that the report was absolutely wrong, and that the empirical data came from IT Trip Generation Manual, Kevin Young of Transportation had reviewed the information and determined that square footage is how traffic is calculated, and it was a direct relationship based on actual empirical data.

Commissioner McHugh stated she felt the information was controversial.

Dr. Perrin stated his credentials and assured her of his qualifications and stated that the numbers were based on the size of the building and the type of the business. He stated that there are other Wal-Marts in the valley that have had traffic counted, and the data supported his statements.

Commissioner Luke asked about the building permit and asked what control staff would have over the remodel.

Mr. Norris responded that there would be very little control

Commissioner McHugh asked if it were possible to do energy efficient things with a remodel.

Ms. Garcia stated that they could, but Wal-Mart could be even more energy friendly, efficient by rebuilding and reducing the size of the building.

Commissioner McHugh asked if they had intentions of LEED certification . She stated that they would need to offer more than just a smaller building.

Ms. Garcia stated that they had discussed LEED, Wal-Mart does not subscribe to LEED membership, and their buildings are not LEED certified. Ms. Garcia noted that they do subscribe to LEED principles on sustainability. They work with EngeryStar and are working toward green standards.

Commissioner McHugh offered the idea of wind power.

Ms. Garcia stated that they were not planning on it for this building, but they were open to different ideas.

Commissioner Dean asked if it would be possible for the application to go through a plan development with the current CB zone.

Mr. Norris replied that they could not. It would not apply because the use is not permitted.

Commissioner Hill asked if Wal-Mart was willing to change the plan for the development that the public was really looking for.
Ms. Garcia stated that are constraints with this property.

Commissioner Luke asked if Wal-Mart would be willing to be LEED certified as part of the development plan.

Ms. Garcia stated that she did not have an answer, that it would be need to be evaluated.

Mr. Norris clarified that an applicant cannot receive LEED certification prior to a building being constructed and occupied. The City did not have an enforcement mechanism for that.

Mr. Norris added that could be done would be that they could make recommendations like water efficiency similar to what would be recommended for a LEED certified building.

Commissioner Dean stated that she thought that it might be a difficult way to go, and asked for examples of what had been done in the past and how successful had they been.

Planning Director Sommerkorn stated that he could not give specific examples, but it had been done in the past, but not recently. He stated he did not favor it because it amounted to 'contract zoning' and everyone in the zone should be treated the same. He stated that was not in favor doing development agreements as a condition for a rezone.

Commissioner Luke asked if the conditions could be part of the planned development phase if the Commission decided to rezone the property.

Mr. Norris responded that if the Commission were to place conditions on a planned development, they have to be tied to the approval standards for the planned development and meet the objectives of the planned development.

7:09:58

Public Hearing

Kim Peterson, First Vice Chair of the East Bench Community Council said the after a vote, the Community Council would be in **SUPPORT** of the rezoning of the old Kmart on Parley's Way to accommodate a new Wal-Mart facility that meets building code and uses green or high efficiency standards would be preferable to remodeling a 40+ year old building.

Mr. Peterson stated that he personally was in **SUPPORT** of the rezone. He would like to see a new small building as opposed to a remodeled larger building.

Commissioner Woodhead asked if the vote was 44-42.

Mr. Peterson clarified and stated it was 46-44.

Judi Short, Land Use Chair for the Sugarhouse Community Council spoke in **OPPOSITION** to the rezone. She complimented Planner Wayne Mills for his job on the staff report.
She stated that approximately 25% were in favor of the rezone and 75% were against. The Parley's Foothill development committee report to NOT support the rezone was approved by the Sugarhouse Community Council three separate times.

The following Community Members were in **OPPOSITION** to the rezoning: Judi Short, Jan Brittain, Robert Neville, Rosalie Neville, Bret Jordan, Rawling B. Young, Andrea Burrows, Travis Pearce, Susan Lewon, Thomas Lindgren, Karen Curtin, Heather Barth, Eric Hartman, Betty Lynn Davies, Marjorie N. Tucker, Tim Harker, Jeffery S. Carter, Annie Cannon, Jill Burke, Jan Haug, Martha Farney, Jay Lems, Wayne Adams, Becky Richards, Rob Richards, Jean C. Stringham, Bill Wegesser, Cecilia Uriburu, Rob Wilkinson, Kathy Adams, Sarah Carlson, Philip Carlson, Monica Strong, Richard Kanner, Kenner Kingston, Jaelene V. Myrup, Maureen Mathison, Scott Kisling, Sheila O'Driscoll, Mary Mabey, Grant Stringham, David Noall, Peter Barth, Kathleen Kingston.

Points of Discussion were:

- The Zone Change would allow Wal-Mart to much freedom; Wal-Mart has not proven to act responsibly.
- The area within a two mile radius is not dense enough.
- Traffic increases.
- Noise due to trucks stocking store after hours.
- Unattractive parking lot
- No public transit.
- Against livability of the neighborhood.
- Concern about conformity to Master Plan.
- Concern about Wal-Mart reselling the property.
- Noise problems.
- The site, infrastructure and neighborhood is not compatible with the site.
- Amendments proposed are not well suited to the Foothill Corridor Area.
- CS zoning would be extremely detrimental to the cohesive feel of the City's neighborhoods CS zoning by its very nature will encourage people to drive to the destination vs walking. This contradicts the City's goal and clean air.
- Salt Lake County recorded lists the building in fair to good condition.
- Concern about other stores closing due to Wal-Mart.
- A Wal-Mart at the entrance to the City would give Salt Lake a negative look and would not be as attractive as other smaller businesses would be.
- Garage Bays should be used for auto repair.
- Wal-Mart does not listen to what the community wants.
- Concern for safety of children and ruin the sense of community.
- Concern for drop in home values in the area.
- Concern of lack of full disclosure of what would actually be built there.
- Rebuild is unnecessary.

The following community members were in **SUPPORT** of the rezone: Pati Allred Sorenson, Steven Parkin, Craig Swett, W.J. Christiansen, Todd Lindsey, Dan Ellison, Debbie Workman, Tarilyn Powell, Emilee Curl, Tvae Lybbert, Rebekah Schaff, Amanda Bitner, Debra Cayias, Frank Corbett, Melanie Wolctt-Klein, Boyn Vogeler, Greg Cayias, Amanda Duce, Gail Groves, Stephen Hertz, Janee Bales, M. Blaine Hofeling, Elaine Brown, G. Kevin Jones,Kim A. Peterson, Grace Sperry, Carleen Wallace, Ed Sperry, Edward Golden, Daniel Ivan, Jim Brown, Steven Maese, Kelly Ann Booth, Jonathan Williams, Nancy Lou Day, Dennis Walker, Scott Workman, David Bitner, Bill Bleak, Michael Oakford, Sadie Arave, Annette Powell, Jessica Jones, Randall Young, Lael Carter, Samantha Moll, Bruce Jensen, Lisa Seig, Ray Pugsly.

Points of Discussion were:

- Rezone allows for more extensive beautification of site, specifically the correction of current slop in parking lot which is too steep for comfortable parking.
- Would allow for more landscaping and additional trees.
- Huge improvement of building.
- Better use of property.
- Better more efficient building, more aesthetically pleasing.
- If there has to be a Wal-Mart, it should be the best one possible.
- Wal-Mart owns the property; they should be able to do with it whatever they want, especially if it is ecologically friendly.
- Wal-Mart is a helpful and useful place with reasonable prices.
- Excitement over improvements.
- A new building would be earthquake safe, green and public friendly, the improvements would improve the neighborhood.
- A remodel would not be better than a new building and is not progressive.
- A rebuild would create construction jobs.
- Wal-Mart provides jobs.
- Any business that occupies the space should have to come up to code, a new building is the only way to accomplish that.
- Wal-Mart would be a good neighbor.
- There are not enough places to shop in the area; especially the East Bench and Wal-Mart would add jobs.
- The current building is an eye sore.
- The name Wal-Mart should not be the reason a new store cannot be build.
- The current facility is too big, and too old. A new facility would serve the community better.
- Other businesses would benefit from additional traffic in the area.
- We can't improve the future by remodeling the past.

9:17:16

Close of Public Hearing

Final Comments

Ms. Garcia stated that she had a conversation who was not in favor of the rezone, and that person asked whom she thought would win tonight. Ms. Garcia responded that it was not about winning, but about sharing information and that Wal-Mart customers win either way.

Ms. Garcia stated that goal was balancing priorities and Wal-Mart wanted to be sure to address the concerns of the community, reducing the building size, reducing traffic and reducing energy consumption.

Ms. Garcia added that a zoning was the only avenue available to fulfill the concerns of the community and be able to build a more energy efficient, smaller store.

Remodeling versus rebuilding, remodeling would only be greener in principle, but when the principle was applied to the specific building, in order to make the existing building as energy efficient as a new building, the demolition would place them above the 50% demolition rule.

The hope was that they would be able to build a new building with skylights; a remodel would not have them because the roof would have to be removed.

Wal-Mart knew what they were going into, in 2005; they bought a non-complying structure that would have allowed up to 75% demolition, which was implemented after in November in 2005.

Ms. Garcia agreed that there would indeed be additional traffic, in part because there was no store currently in operation there. The goal would be to minimize the traffic impact; the way to do that would be to reduce the size of the building.

In closing, Ms. Garcia said the final question was whether the site itself was appropriate for CS. The size of the parcel was over 10 acres, consistent with CS zoning, it is at the connection of two arterial roads and the freeway interchange and those characteristics support the rezone.

Commissioner Luke asked what the competing interest Wal-Mart was weighing. If Wal-Mart was unable to build the energy efficient model it hoped to, will it still open a remodeled less efficient building. Would the green pursuit trump the opening of the store.

Ms. Garcia stated the ultimate goal would be to serve its' customers. If the only option were to be to open a remodeled store, they would.

Commissioner McHugh stated that West High was over 100 years old and was retro fitted, was earthquake safe, and was not on the list of endangered schools. She stated that it could be done.

Commissioner Dean made the point that the building was not the issue, but focus again on the Master Plan. The question should be was the Master Plan appropriate, was it outdated.

9:26:48 pm

Comments from the Commissioners

Commissioner Luke stated the position was not a good one to be in as a Planning Commissioner. The piece of property had a big box built on it 40 years ago, the Master Plan had changed since then, the zoning had changed since then, but the store remained. Now what was left was a building with a non-conforming use. Now if the owner of that property wanted to have a big box store there, they could.

Commissioner Luke added that his personal experience of remodeling his small brick bungalow and the expense involved proved to him that it would have been cheaper to tear the existing home down and rebuild than to add the energy efficient elements and remodel the current structure.

He believed that if the desire was to push Wal-Mart out of that property hoping the City could wait it out, that Wal-Mart would tire of their old energy deficient building, it would still be their building to sell. As long as the structure is there, it would always be a non-conforming use.

Regardless of the zoning, the only way to have a say as to what goes onto the property would be through a rezoning.

Mr. Luke noted that if the parcel was rezoned, Wal-Mart would have to come back to planned development where the Commission could place conditions on the property. Without that, Wal-Mart was not obligated to do anything. The remodel would then be on Wal-Mart's terms.

Mr. Luke said waiting it out would not be planning, but would be patience.

The right and responsible thing to do would be to rezone and therefore enable the Planning Commission to ensure the changes.

Commissioner Drown thanked the audience for participating in the public process. Commissioner Drown discussed the exiting movement toward green building, green energy and growth and the future.

Commissioner Drown stated that she felt that the decision would have to be what would be what is best for her, her children, her family and each member of the community.

Commissioner Wirthlin stated that the meeting was a robust discussion and appreciated it.

Commissioner Wirthlin pointed out that much of the discussion was irrelevant to the issue before the Planning Commission. The discussion really needed to be whether the current zoning of CB was most appropriate vision for the site, or if it would be more appropriate to rezone to a CS zone.

Talk of a new store, or new owners, type of store, or green store was frankly irrelevant. The issue was really what was wanted long term for the property.

Commissioner Wirthlin stated that it had been done; the Master Plan was a thoughtful, deliberate, careful process. He stated that he was not hearing anything different now or over the past 12 years he's lived in the community to suggest that there was anything appropriate for the site other than what was currently zoned, even though the current use of the site was a non conforming use.

Commissioner Wirthlin stated that was what a non-conforming use statute, if there was a use that was non-conforming, the idea was that the community would want it to go away, disappear. Regardless of who owns it, or the beauty of the building.

Commissioner Wirthlin stated that patience was needed for the statute to take effect.

Commissioner Wirthlin added that the last time this issue was placed before the Planning Commission, there was a unanimous denial. Nothing had changed. The Master Plan was still in place, the community had not changed their minds as to whether it was an appropriate zone for the site.

Mr. Wirthlin stated that the Master Plan might be outdated, but the particulars regarding this site were not. The community closest to the site say they feel the same way.

Commissioner Dean stated that she completely agreed with Commissioner Wirthlin. She stated that there should not be a rush to modify. She felt that 25 years was not too long for a Master Plan and was comfortable with the CZ zone as is.

Commissioner McHugh chose not to speak.

Commissioner Woodhead stated that she agreed Commissioner Wirthlin, and wanted to express her appreciation of the people from Wal-Mart and their openness to discussion with the community. Commissioner Woodhead felt the zoning was appropriate.

Commissioner Hill agreed with Commissioners Wirthlin and Woodhead. Commissioner Hill discussed the importance of vision and the Master Plan.

Commissioner Hill stated that Wal-Mart needed to take into consideration the desires of Salt Lake City's residents for a sense of community that had been undermined by the suburban model. Salt Lake wanted a neighborhood feeling, commercial districts, that encourage small business and walkability. Commissioner Hill stated that if you want success, first you must define the outcome. That is the idea behind the Master Plan. She added that the land belongs to the people and it's the stewardship of the developers, citizens and Planning Commissioners to make sure they do the right things with the land.

Commissioner Fife stated his appreciation of the comments from the community and the Planning Commissioners. He agreed with Commissioner Wirthlin and found the current zoning appropriate.

9:44:48

Motion

Commissioner Wirthlin made the motion that based on the robust discussion, the community input and the reasoning set forth in the materials presented in the staff report and the evidence received this evening in respect to PLNPCM2010-00556

Master Plan amendment and PLNPCM2010-00557 Zoning Map amendment, he moved that the Planning Commission forward a recommendation of denial of both petitions.

Commissioner McHugh seconded the motion.

Comment:

Planning Director Sommerkorn noted that there was discussion regarding the Master Plan, he stated that the Master Plan was 25 years old, and did not use the same terms that we use today. The East Bench Plan from 25 years ago only refered to one commercial area and it called it neighborhood business. It designated this area as neighborhood business, but also designated Foothill Village as neighborhood business.

Planning Director Sommerkorn added that currently the zoning for Foothill Village was CS, but this parcel was CB. The zone is not the same as it was in 1995. Mr. Sommerkorn said that the plans really need to be rewritten so that the Commission could be apples to apples.

Vote: Commissioners Drown, Dean, Hill, McHugh, Wirthlin and Woodhead all voted "aye". Commissioner Luke voted "nay" The motion passed.

9:48:20 PM

Meeting adjourned

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on February 9, 2011.

_____
Angela Hasenberg

6. ADDITIONAL PUBLIC COMMENTS
(Post Planning Commission Meeting)

From: Amy Jameson [amy@aplusbworks.com]
Sent: Wednesday, February 09, 2011 8:53 PM
To: Mills, Wayne
Subject: Support Rezoning for Parley's Walmart

Categories: Other

Dear Wayne:

I support the re-zoning proposed for the new Walmart on Parley's. The old KMart store is terrible and a new, more green store just makes sense. It will be much better to let them tear down the old store and build something nicer that fits the community. Those opposed to this plan seem intent on punishing Walmart for being Walmart, which will only end up hurting our community in the end. They are here to stay, and we might as well have a nicer, greener building.

Please support the re-zoning and do what is right for our community.

Sincerely,
Amy Jameson
1737 Logan Avenue
SLC 84108

From: Brandon Jameson [brandon@aplusbworks.com]
Sent: Wednesday, February 09, 2011 9:08 PM
To: Mills, Wayne
Subject: Walmart on Parleys

Categories: Other

I'm not a big fan of Walmart, but they own the old Kmart building and since they are going to build on that property either way, I favor the rezoning that would allow them to build a more sound, environmental building. They are going out of their way to do the job right and it makes no sense to attempt to punish them by withholding the rezoning, resulting in a facility that is limited by the parameters of the 43-year-old building that now stands there. All emotions aside, the best decision now is to facilitate the smaller, greener, more landscaped property that has been proposed and will better serve a community. Many in the community will benefit from this store. Whether we patronize it or not, we will all reap the benefits of a more environmentally friendly store.

From: Sommerkorn, Wilford
Sent: Monday, February 14, 2011 9:20 AM
To: 'Kate Hansen'
Cc: Hasenberg, Angela; Coffey, Cheri; Norris, Nick; Mills, Wayne
Subject: RE: Support for Wal-Mart Store in Sugarhouse

Categories: Other

Mike and Kate, thanks for your input on the proposed rezone for Wal-Mart at Parley's Way. You'll likely be glad to know that a final decision on this has not yet been made - the final decision on a rezone is made by the City Council. The action taken by the Planning Commission last week is a recommendation, as required by state code and city ordinance. It is not a final decision. The information gathered at the Planning Commission meeting and the motion voted upon will now be forwarded to the City Council for their consideration and action.

As such, there is no need nor purpose in "appealing" the decision of the Planning Commission. As explained, it is not a final action, but a recommendation. Please feel free to express your thoughts on this issue to the City Council office, and watch for the notices advertising when this will be heard and decided by the Council (likely in a few months' time).

Thanks again for your comment, which I will pass on to the planner who handled this application to include in his public comments section, and please let me know if you have any other questions.

Wilf Sommerkorn
Director
Salt Lake City Planning Division

-----Original Message-----
From: Kate Hansen [mailto:kbhansen58@yahoo.com]
Sent: Sunday, February 13, 2011 10:14 PM
To: Sommerkorn, Wilford
Subject: Support for Wal-Mart Store in Sugarhouse

Dar Mr. Sommerkorn,

It was with dismay and disbelief that we read a small news blip on page B2 of the SLC Tribune Sunday edition today, February 13th, that briefly mentioned that the SLC Planning Commission voted 6-1 against Wal-Mart's request for a rezone and master plan amendment to build a store on the site of the vacated K-Mart along Parley's Way. We cannot imagine why the Planning Commission would seek to deny residents in this part of Salt Lake County convenient access to a brand-name retailer, or suitably repurpose a commercial building that has been sitting vacant for better than a year, or turn down the added tax base that a Wal-Mart store at this location would generate or snub it's collective nose (...save the one enlightened member who did vote his/her support for Wal-Mart's petition) at the chance to bring jobs and employment opportunities to the city of Salt Lake.

We are very disappointed with this vote and shall write the Wal-Mart company to recommend that they challenge the Board's decision. Likewise, we hereby state our in-parallel request that the Board reverse what we feel is a quite short-sighted position in the event that Wal-Mart renews its petition to the LSC Planning Commission Board.

Regards,
Mike and Kate Hansen
3575 E. Millcreek Road
Salt Lake City, UT 84109

From: Sommerkorn, Wilford
Sent: Thursday, February 10, 2011 8:54 AM
To: Mills, Wayne; Hasenberg, Angela
Cc: Norris, Nick
Subject: FW: Walmart decision

Categories: Other

Include in public comment on this

Wilf Sommerkorn
Director
Salt Lake City Planning Division

From: Shane Orians [mailto:shane.orians@gmail.com]
Sent: Thursday, February 10, 2011 3:01 AM
To: babs.delay@slcgov.com; Hill, Kathleen; Sommerkorn, Wilford
Subject: Walmart decision

Ms. De Lay and Ms. Hill:

I am very disappointed in your recent decision to thwart Walmart's plan to redevelop the vacant Kmart property on Parleys Way. Your personal dislike for "big box" stores should in no way influence your decision. Many residents, including myself, would welcome the use and rehabilitation of a building that has become an eyesore for the neigborhood. Walmart's presence can only help the businesses which are in the proximity of the Kmart property.

I invite you to drive through the Kmart proprety on any weekday morning. You will find people sleeping in cars, abandoned vehicles and a variety of problematic behavior. This is the result of a property which has no occupant and, thanks to your decision, no prospect of occupancy.

I the relevant submissions to your body I could not locate any reliable survey data which would truly represent the feelings of the local community. You are letting the vocal minority drive the agenda.

Finally, to couch opposition in terms of increased traffic ignores the already massive amount of traffic on Foothill every morning and evening. If the issue is traffic then the commission should concentrate on ways to make Foothill more usable by eliminating smaller cross streets in favor of cul de sacs.
This would increase traffic flow to and from the University of Utah which is the main source of Foothill traffic. Since Kmart and Walmart did not create the traffic problem I can only conclude this red herring is now being used as an excuse for an anti-business agenda.

Thank you for your time.

best regards,
Shane Orians
2533 Wilmington Ave.
Salt Lake City

7. ORIGINAL PETITION

Remarks:

Also see PLNPCM2010-00557 - Zoning Amendment

Petition No: **PLNPCM2010-00556**

By: **Ballard Spahr LLP on behalf of Walmart Stores, Inc.**

Master Plan Amendment

Date Filed: August 27, 2010

Address: **2705 E Parleys Way**

Please see Planning Commission Staff Report (Attachment 1 in Exhibit 1) for petitioner's application submittal.

Remarks:

Also see PLNPCM2010-00556 – Master Plan Amendment

Petition No: **PLNPCM2010-00557**

By: **Ballard Spahr LLP on behalf of Walmart Stores, Inc.**

Zoning Amendment

Date Filed: August 27, 2010

Address: **2705 E Parleys Way**

Please see Planning Commission Staff Report (Attachment 1 in Exhibit 1) for petitioner's application submittal.