


ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Blake Thomas  
Director

## CITY COUNCIL TRANSMITTAL

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

Lisa Shaffer, Chief Administrative Officer

**Date Received:** 04/05/2023

**Date sent to Council:** 04/05/2023

**TO:** Salt Lake City Council  
Darin Mano, Chair

**DATE:** April 5, 2023

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



**SUBJECT:** North Rose Park Lane Annexation and Zoning Map Amendment (Petitions  
PLNPCM2021-01124 and PLNPCM2021-01134)

**STAFF CONTACT:** Daniel Echeverria, Senior Planner, [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com), 801-  
535-7165

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** The Planning Commission voted to recommend denial of the annexation and the requested zoning map amendment designation of R-MU for the two involved private properties.

**BUDGET IMPACT:** No direct budget impact. If annexed, the properties would be subject to receiving City services for such things as fire, police, and utilities.

**BACKGROUND/DISCUSSION:**

JWright Communities, LLC, property owner and applicant, is requesting a zoning map amendment for an approximately 6-acre parcel of land located at 2350 N Rose Park Lane. The applicant is requesting a rezone from the AG-2, Agricultural, zone to the R-MU, Residential/Mixed-Use zone. The zoning is intended to support future development of an 1,800-unit multi-family residential development. No formal plans have been submitted for that development. The property is currently within Salt Lake City boundaries.

In conjunction with the rezone request, the property owner filed a petition to annex approximately 28 acres of property located at approximately 2441 N Rose Park Lane. The annexation process requires that the City apply a zone at the same time a property is annexed into the City. The City Council reviewed the annexation petition in April 2022 and referred the annexation petition to the Commission for a recommendation on the proposed zoning.

The properties involved and the requested zones are below:

1. 2440 N Rose Park Lane
  - a. This is a City-owned property and has been shown as a future Regional Athletic Complex phase in City plans.
  - b. The City proposed to zone the property OS, Open Space, to support future recreational use.
2. 2441 N Rose Park Lane (“Hunter Stables”)
  - a. This is a privately owned parcel, owned by the applicant, JWright.
  - b. The applicant is proposing the R-MU, Residential/Mixed-Use, zone to support an 1,800 dwelling unit development.
3. 2462 N Rose Park Lane
  - a. This is a State-owned property utilized as part of the State’s Jordan River Off-Highway Vehicle State Park.
  - b. The City proposed to zone the property OS, Open Space, to support continued recreational use.



Map of the rezone and annexation properties, showing the OHV State Park, RAC, and a planned “North Access Road.”

**Planning Commission Hearing and Recommendation**

The Planning Commission reviewed the zoning map amendment and annexation zoning requests at their March 8<sup>th</sup> meeting and forwarded a negative recommendation on both requests. [The meeting can be viewed here with this particular item beginning at 1:55:53](#). The vote on the motion was 6 to 4. The Commission’s motion to recommend denial was the following, recommending denial of:

1. The zoning map amendment, for the reason that it does not comply with the stated zoning goals of the small area master plan (*Rose Park Small Area Plan*).

2. The annexation, based on *Plan Salt Lake* and the access to open space are not met. And the 2016 Salt Lake Housing Policy points of emphasizing the value of transit-oriented developments and the livability of neighborhoods.

For the zoning map amendment, the Commission's motion refers to the *Rose Park Small Area Plan* (2001) which has policies that call for the Open Space or Agricultural zoning in the future for the rezone and associated annexation property. The requested R-MU zone does not align with those specific zones.

For the annexation, the Commission's motion refers to the citywide plan, *Plan Salt Lake*, and one of its policies that encourages access to parks and recreational spaces within a half mile of all residents. In its discussion, the Commission noted that despite the property being adjacent to the Regional Athletic Complex (RAC), use of the RAC is generally restricted to organized groups, such as leagues, and future residents of the conceptual 1,800 dwelling unit development wouldn't be able to freely use the facility. The Commission's motion also refers to the City Council's adopted "Housing Policy Statements" from 2016 that emphasize transit-oriented development and livability of neighborhoods. The full referenced policies are as follows:

- Emphasize the value of transit-oriented development, transit accessibility, and proximity to services;
- Address the livability of neighborhoods and concentrations of ageing adults, and plan and implement strategies that will allow residents to Age in Place.

There are similar policies in both *Plan Salt Lake* and the City's adopted housing plan *Growing SLC* (2017.)

The Commission's motion and discussion were focused on the R-MU requests and the Commission did not offer any concerns regarding the proposed zoning designation of Open Space for the City and State properties involved in the annexation; however, since the zoning of these properties was included in the same petition, the Commission simply recommended denial of the entire petition.

Nine individuals addressed the Commission during the public hearing, including a representative of the Westpointe Community Council. Comments at the public hearing addressed limited resident access to the RAC, traffic from the RAC, concerns with limited infrastructure, easement impacts on the developable area of the property, loss of the horse boarding facility and agricultural lifestyle, piecemeal annexations of this area of the City, safety related to mosquitoes and canals, parking issues and congestion on Rose Park Lane, air quality impacts from I-215, and RAC/OHV negative impacts on potential residents. A comment questioning why this area was appropriate for housing, while properties to the west in the Northpoint area were not, was also made.

### ***Planning Staff Recommendation to the Planning Commission***

The Commission recommendation was opposite that of the Staff recommendation. The Staff recommendation was to forward a positive recommendation with several conditions related to infrastructure requirements, water quality, air quality, and noise. Those are detailed on the second page of the staff report. Two additional conditions regarding HVAC system air filters to mitigate health impacts from the freeway and mitigation of construction impacts on adjacent property owners, were added after staff report publication in response to late arriving public comments. These conditions are located on the attached Staff presentation slides (Exhibit 2b).

The Staff recommendation acknowledged the *Rose Park Small Area Plan's* future land use map designations of Open Space and Agriculture do not correspond with the requested R-MU zone, but cited the plan's policy reason for that zoning, which was to ensure those properties maintain compatibility with the RAC and OHV properties. The recommendation noted that residential and low-intensity commercial uses are generally compatible with recreational uses. The recommendation also relied on general policies from *Plan Salt Lake* and *Growing SLC* that support more housing throughout the City, including policies supporting housing with access to recreational uses (RAC/Jordan River Trail), existing infrastructure (I-215 freeway, new "North Access Road,") and using underutilized properties for housing.

Since the Commission forwarded a negative recommendation, an ordinance has not been prepared by the Attorney's Office for the zoning map and annexation requests. If the City Council indicates support for the requests, the Attorney's Office will draft an ordinance at that time.

### **PUBLIC PROCESS:**

The proposal followed the City's public input requirements required for a zoning amendment. The annexation was processed following the same input process. Details on that process are located in [Attachment H of the Planning Commission staff report](#).

The applicant met with the applicable community council on two occasions, but the community council did not provide any formal written comments to Planning Staff. A community council representative attended the Commission hearing and their comments focused on the limited or no access to the RAC facility that any new residents would have due to the facility's current use policies.

### **Planning Commission (PC) Records**

- a) [PC Agenda of March 8, 2023](#) (Click to Access)
- b) [PC Minutes of March 8, 2023](#) (Click to Access)
- c) [PC Staff Report of March 8, 2023](#) (Click to Access Report)

### **EXHIBITS:**

- 1) Project Chronology

- 2) Planning Commission – March 8, 2023
  - a) Additional Written Public Comments
  - b) Staff Presentation
  - c) Applicant Presentation
- 3) Notice of City Council Hearing
- 4) Original Petitions
- 5) Mailing List

## **EXHIBITS**

- 1. CHRONOLOGY**
- 2. NOTICE OF CITY COUNCIL HEARING**
- 3. PLANNING COMMISSION – March 8, 2023**
  - a. Additional Public Comments**
  - b. Staff Presentation Slides**
  - c. Applicant Presentation Slides**
- 4. ORIGINAL PETITIONS**
- 5. MAILING LIST**

## **1. CHRONOLOGY**

## PROJECT CHRONOLOGY

**Petitions:** PLNPCM2021-01124 and PLNPCM2021-01134

- November 1, 2021** Applicant submits original annexation petition that includes only the applicant's property at 2441 N Rose Park Lane.
- November 3, 2021** Applicant submits rezone petition for 2350 N property to Planning Division.
- November 18, 2021** Applications assigned to John Anderson, Planning Manager. Applications subsequently put on hold as applicant works with City and County to adjust the boundary request of their annexation to include the 2440 N (City) and 2462 N (State) properties in order not to create a new peninsula of County land.
- March 22, 2022** Salt Lake County Council approves resolution number 5956 agreeing to requested annexation to Salt Lake City. County Council reviewed the annexation request as the annexation property leaves a peninsula of County land. County resolution also encourages City to annex additional land in the area.
- March 24, 2022** Applicant resubmits annexation petition to City, now including the 2440 N and 2462 N properties.
- April 5, 2022** Salt Lake City Council approves [Resolution 6 of 2022](#) agreeing to accept annexation petition for further consideration. Petition is forwarded to Planning Division for a Planning Commission recommendation on the zoning.
- May 5, 2022** Applications re-assigned to Dave Gellner, Senior Planner, for processing.
- May 16, 2022** Notice sent to Westpointe community council. Open house webpage posted to the Planning website.
- May 17, 2022** Mailed noticed provided to nearby property owners within 300 feet of the properties.
- October 4, 2022** Applications re-assigned to Daniel Echeverria, Senior Planner, for processing.
- February 8, 2023** For the February 22<sup>nd</sup> public hearing, public hearing notice signs posted on the properties, notices mailed to properties and residents within 300 feet, and notices posted on City and State websites. Notices sent on Planning Division listserv.
- February 22, 2023** Public hearing canceled due to weather.
- February 23, 2023** Project re-noticed for March 8<sup>th</sup> public hearing. Notice signs, mailers, online notice, and listserv notice all re-sent out.



**March 8, 2023**

Planning Commission holds public hearing and provides negative recommendation on both the zoning amendment and annexation requests.

## **2. NOTICE OF CITY COUNCIL HEARING**

## NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **petitions PLNPCM2021-01124/01134:**

JWright Communities, LLC, property owner, is requesting a zoning map amendment for a ~6 acre parcel of land located at 2350 N Rose Park Lane. In conjunction with this request, the property owner has filed a petition to annex approximately 28 acres of property located at approximately 2441 N Rose Park Lane. The following petitions are associated with this proposal:

- 1. Annexation (PLNPCM2021-01124)** – A petition to annex into Salt Lake City approximately 28 acres of property generally located at approximately 2441 N Rose Park Lane. The annexation requires designating a zone for each property within the annexation area. The properties are proposed to be zoned as follows:
  - a. 2440 N Rose Park Lane – OS, Open Space
  - b. 2441 N Rose Park Lane – R-MU, Residential/Mixed-Use
  - c. 2462 N Rose Park Lane – OS, Open Space
- 2. Zoning Map Amendment (PLNPCM2021-01134)** – A petition to rezone property located at approximately 2350 North Rose Park Lane from AG-2 – Agricultural to R-MU, Residential Mixed Use. The zoning is intended to support future development of an 1,800-unit multi-family residential development. The property is currently within Salt Lake City boundaries.

The annexation process requires that the City apply a zone at the same time a property is annexed. Although the petition proposes specific zones for the properties, the Council may consider other zones. The properties at 2350 and 2441 N are currently used for horse boarding and outdoor equipment storage. The properties at 2440 N and 2462 N are currently vacant. The properties are in or near Council District 1, represented by Victoria Petro-Eschler.

On March 8, 2023, the Planning Commission held a public hearing and voted to recommend denial of the associated petitions by the City Council.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petitions. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night of the public hearing. The hearing will be held:

**DATE: TBD**

**TIME: 7:00 PM**

**PLACE: Electronic and in-person options.  
451 South State Street, Room 326, Salt Lake City, Utah**

**\*\* This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit [www.slc.gov/council/virtual-meetings](http://www.slc.gov/council/virtual-meetings). Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an**

**email to [council.comments@slcgov.com](mailto:council.comments@slcgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Daniel Echeverria at 801-535-71765 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).

The application details can be accessed at [www.slcpemits.com](http://www.slcpemits.com), by selecting the “planning” tab and entering the petition numbers PLNPCM2021-01124 or PLNPCM2021-01134. Additional information is also available on the Planning webpage here: <https://bit.ly/slc-openhouse-01124>

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two weeks in advance. To make a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), (801)535-7600, or relay service 711.

**3. PLANNING COMMISSION – March 8, 2023**  
**a. Additional Public Comments**

**From:** cindy cromer  
**Sent:** Wednesday, March 8, 2023 5:09 PM  
**To:** SLC Planning Commission  
**Subject:** Fw: comments about Rose Park Lane

1 It is part of the piecemeal annexation process which guarantees poor enforcement and coordination of services. Please ask for a briefing on how the Special Improvement District, not the County, is in charge and what has to happen to get to a comprehensive process instead of proceeding the way we have been. It is essential to the health of the Great Salt Lake that we have coordination of governmental efforts near the Lake.

2 This staff report is amazing and contains one of the longest lists of conditions of approval I have ever seen. But it doesn't require that the necessary road improvements occur PRIOR to construction. We are seeing a nightmare play out in Northpoint on 2200 West as the trucks for a million sq. ft. facility make their way down a country road which is no longer a safe place to travel on foot or by bicycle. And the permits from the County were NOT in place. Neither was the road you were promised, leading back to my first point about annexation.

3 It is inconceivable that you could conclude that there is no opportunity for housing in Northpoint, west of 215, but room for 1800 units immediately east of the freeway. It is unreasonable to decide that future airplane traffic above Northpoint makes it unusable for residences, but the noise and pollution from the freeway is just fine on Rose Park Lane next to an off-road vehicle park. It is hard for me to imagine a place more ill-suited for high density residential use than this one. And you took all sort of precautions with a hotel property in terms of noise attenuation when you removed it from the airport overlay at the expense of the organization providing the supported housing, but I see nothing about measuring ambient levels of sound here.

## Echeverria, Daniel

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**From:** Mark Sweet [REDACTED]  
**Sent:** Tuesday, February 21, 2023 3:54 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning 2441 N Rose Park Lane

Questions on purpose and funding.

Question the wisdom of cramming 1,800 condos onto 34 acres between I-215 and a flood control canal.(testing positive for West Nile Virus).

Or will the DNR's ATV facility be used for this development?

The area is served by a dead end road that is barely two lanes wide. And the nearest fire station is four and half miles away.

Is the developer paying the impact fees for the cost of;

- 1- water line upgrades
- 2- sewer lines.
- 3- power lines
- 4- the canal contains gasoline, diesel and Lord knows what other contaminants.
- 5- how many causeways/culverts will there be.
- 6- rebuilding/upgrading North Rose Park Lane
- 7- sound barriers along the freeway.

Will any of these units be designated low income?

The bond issue voted on 20 years ago for the Regional Athletic Complex; called for a dozen plus soccer fields and a similar number of baseball/softball fields. Are the fields still to be built? Or are they to be replaced with high density housing?

On days of soccer matches, traffic is terrible/obscene. Adding some 2,000 plus residents to the area will make it all the more worse.

Mark Sweet

Dear Commission Members:

RE: PLNPCM2021-01124 and PLNPCM2021-01134: North Rose Park Lane Annexation and Zoning Amendment

It has been well established in extensive research (cited herein) that residents, schools, and workers close to major highways are hugely affected negatively health wise. This new development proposal sits back to back on I 215, recently opened to heavy diesel truck traffic. 1800 units speaks loudly to the number of citizens that will be affected. There also will be a sound issue given heavy diesel truck traffic.

While PM2.5 particulates are the major concern, it is known that some PM 2.5 contains black carbon (soot produced by incomplete combustion of fossil fuels)

Additionally, the OHV park will be a major contributor to dust issues, acknowledged by the staff report

This development needs to be required to:

1. Install the latest air filtration technology in every apartment and public space in the development. Either have HEPA install a central system, or provide each apartment with a HEPA filter system;
2. Require that UDOT plant a major pollution absorbing tree barrier on the west side of the property;
3. The developers work with the state and Davis County to plant a tree buffer at **Jordan River OHV State Recreation Area; and,**
4. Notice the applicants leasing/purchasing of the health risks associated with living close to a major highway as is noted in the staff recommendation for the sound issue.

<https://www.healtheffects.org/publication/mortality-air-pollution-associations-low-exposure-environments-maple-phase-2>

BOSTON, MASSACHUSETTS, JULY 14, 2022 – A comprehensive new study published today by the Health Effects Institute (HEI) reports increased risks of mortality in millions of Canadian citizens, including at the lowest levels of exposure to fine particulate matter air pollution (PM2.5), levels that fall below current U.S. and other ambient air quality standards. Long-term outdoor PM2.5 exposures as low as 2.5 micrograms per cubic meter were associated with increased risk of death, suggesting that lowering regulatory standards could yield further health benefits.



<http://jhr.uwpress.org/content/57/3/747.short>

## **ABSTRACT**

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We examine the effect of traffic pollution on student outcomes by leveraging variation in wind patterns for schools the same distance from major highways. We compare within-student changes in achievement for students transitioning between schools near highways, where one school has greater levels of pollution because it is downwind of a highway. As students graduate from elementary/middle school to middle/high school, their test scores decrease, behavioral incidents increase, and absence rates increase when they attend a downwind school, relative to when they attend an upwind school in the same zip code. Even within zip codes, microclimates can contribute to inequality.

<https://link.springer.com/article/10.1007/s11356-021-18458-3>

Continual exposure to toxic metals through road dust might develop lifetime cancer risk in local inhabitants.

## Clark, Aubrey

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**From:** Terry Marasco [REDACTED]  
**Sent:** Tuesday, February 21, 2023 4:56 AM  
**To:** Clark, Aubrey  
**Cc:** Mendenhall, Erin; Petro-Eschler, Victoria; Norris, Nick; Kevin Parke; Westpointe 2  
**Subject:** (EXTERNAL) Re: Please pass this document to all Commissioners

Aubrey, please pass these also. Daniel Medoza at the U led these"

<https://www.mdpi.com/1660-4601/17/18/6931>

More frequent peak exposures were associated with reduced math and ELA proficiency, as was greater school disadvantage. High frequency peak exposures were more strongly linked to lower math proficiency in more advantaged schools. Findings highlight the need for policies to reduce the number of days with peak air pollution.

<https://iopscience.iop.org/article/10.1088/1748-9326/abbf7a>

Pollution reduction benefits would be greatest in schools located in socioeconomically disadvantaged areas. Heterogeneity in exposure, disproportionately affecting socioeconomically disadvantaged schools, points to the need for fine resolution exposure estimation. The economic cost of absences associated with air pollution is substantial even excluding indirect costs such as hospital visits and medication. These findings may help elucidate the differential burden on individual schools and inform local decisions about recess and regulatory considerations for localized pollution sources.

Terry Marasco  
Salt Lake City, Utah  
[REDACTED]

*"Objects in the mirror are closer than they appear"*

On Mon, Feb 20, 2023 at 1:56 PM Terry Marasco <[REDACTED]> wrote:

Re: PLNPCM2021-01124 and PLNPCM2021-01134: North Rose Park Lane Annexation and Zoning Amendment

Thank you!

Terry Marasco  
Salt Lake City, Utah  
[REDACTED]

*"Objects in the mirror are closer than they appear"*

**PLANNING COMMISSION – March 8, 20233**  
**b. Staff Presentation Slides**

PLNPCM2021-01124/01134

# **NORTH ROSE PARK LANE ANNEXATION AND ZONING AMENDMENT**

**2350, 2440, 2441, AND 2462 N ROSE PARK LANE**

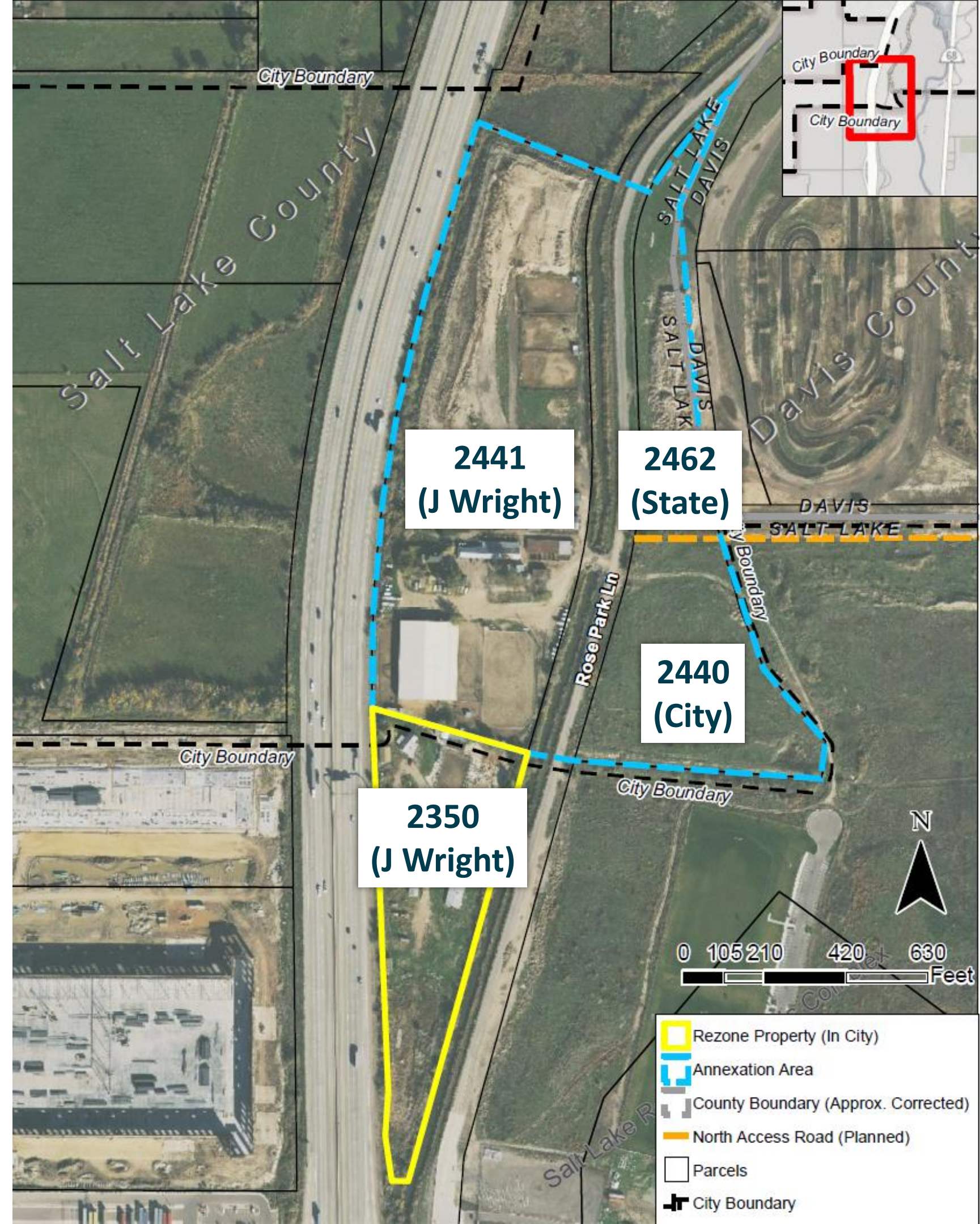
**PLANNING COMMISSION // MARCH 8, 2023**



# REQUEST





- Requests by JWright Properties (2350/2441 N)
- Two requests:
  - Zoning Map Amendment (2350 N Rose Park Lane)
    - From AG-2, Agricultural
    - To R-MU, Residential/Mixed Use
  - Annexation from County to City – Zoning Requests
    - Apply R-MU to 2441 N
    - Apply OS to 2462 N
    - Apply OS to 2440 N
- Intended to accommodate an 1,800 unit multi-family development on the 2350 N and 2441 N properties
- City and State properties not involved in development

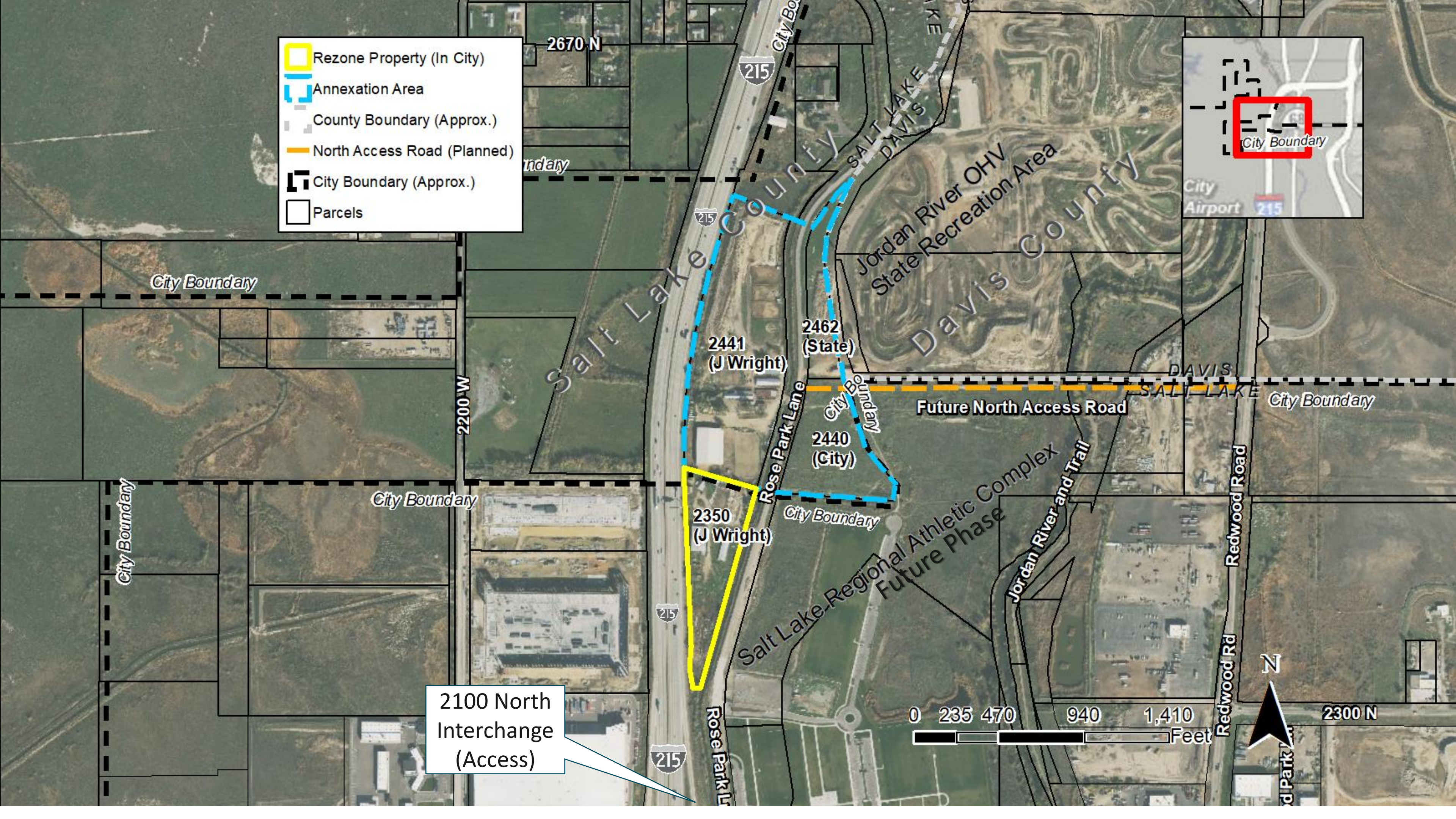
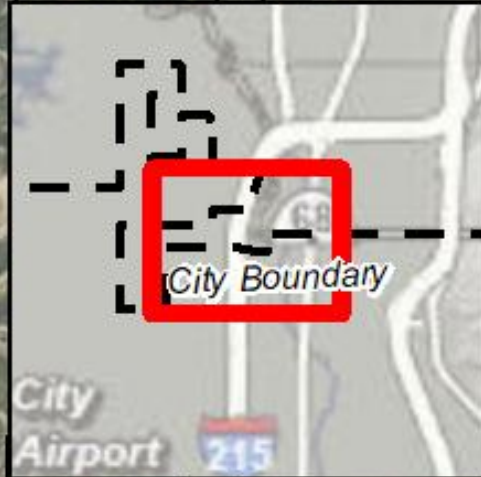
**Recommendation:** Staff is recommending a positive recommendation to the City Council with several conditions



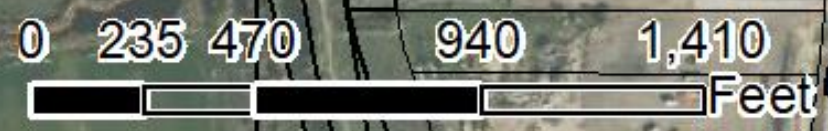


# CONTEXT

-  Rezone Property (In City)
-  Annexation Area
-  County Boundary (Approx.)
-  North Access Road (Planned)
-  City Boundary (Approx.)
-  Parcels



2100 North Interchange  
(Access)





# PROCESS AND ZONE



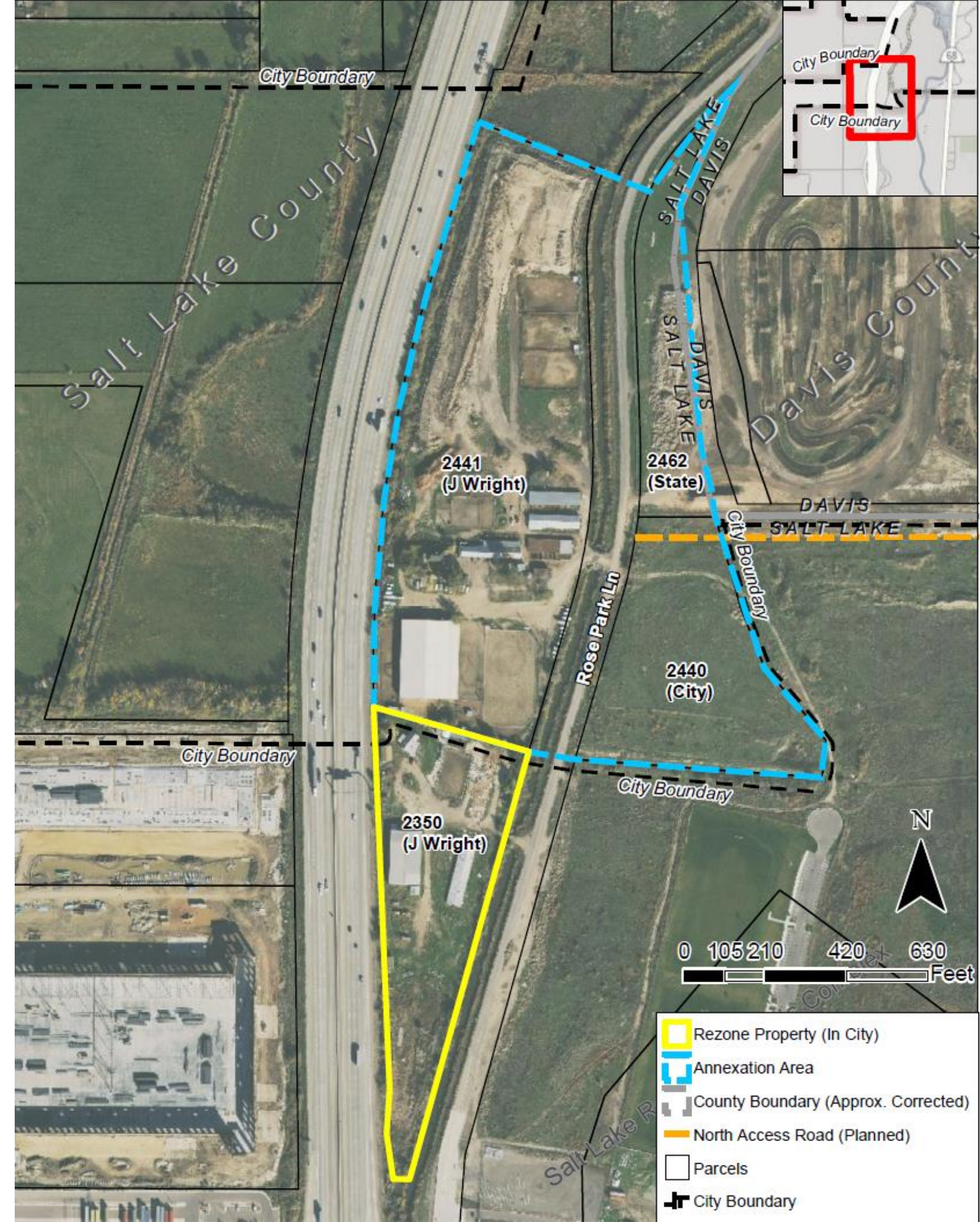
# ZONING AMENDMENT & ANNEXATION PROCESS

## Zoning Map Amendment

- Requires review against standard City considerations
- Consistency with plans, compatibility, impacts to services

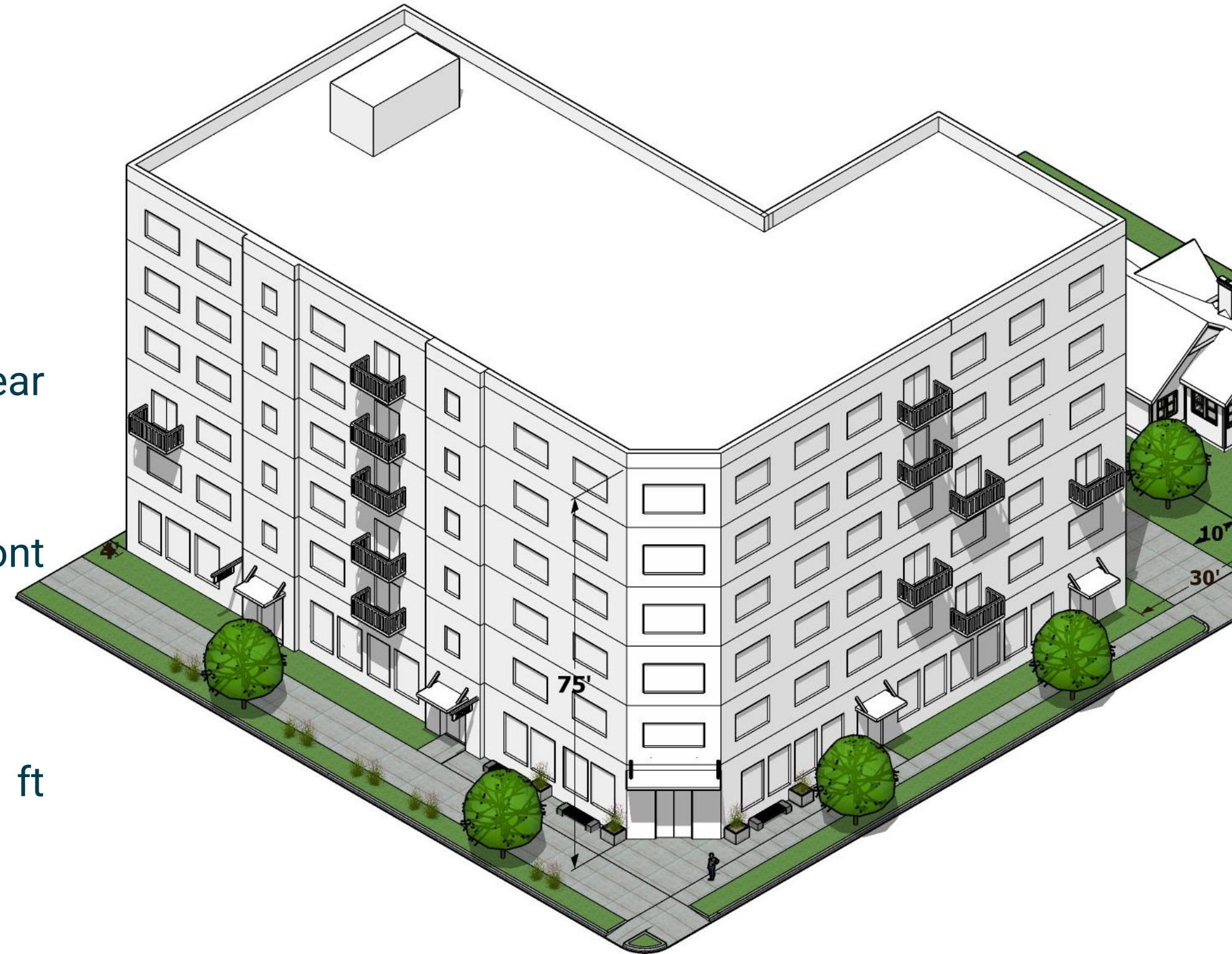
## Annexation:

- No consideration standards
- City & State property included to comply with State law regarding creating “peninsulas”
- Requires a zone be applied when annexed
- Council forwarded the annexation to Commission for a zoning recommendation
- Staff utilized considerations for a rezone



# R-MU - RESIDENTIAL/MIXED USE

- Proposed Zone for J Wright (private) properties
- Height:
  - Max. 75' (multi-family/mixed-use),
  - Max. 45' (non-residential)
- Setbacks:
  - No front/side; min. 25% lot depth/up to 30' rear setback
- Max. Setback/Build-to Line:
  - Min. 25% of building must be within 15' of front lot line
- Open Space: 20% of lot area
- Freeway Landscape Buffer:
  - 20' wide, shade tree for every 300 sq ft (equivalent to every 15' feet)
- Allowed Use Examples:
  - Multi-family, retail, restaurant, office





# KEY CONSIDERATIONS

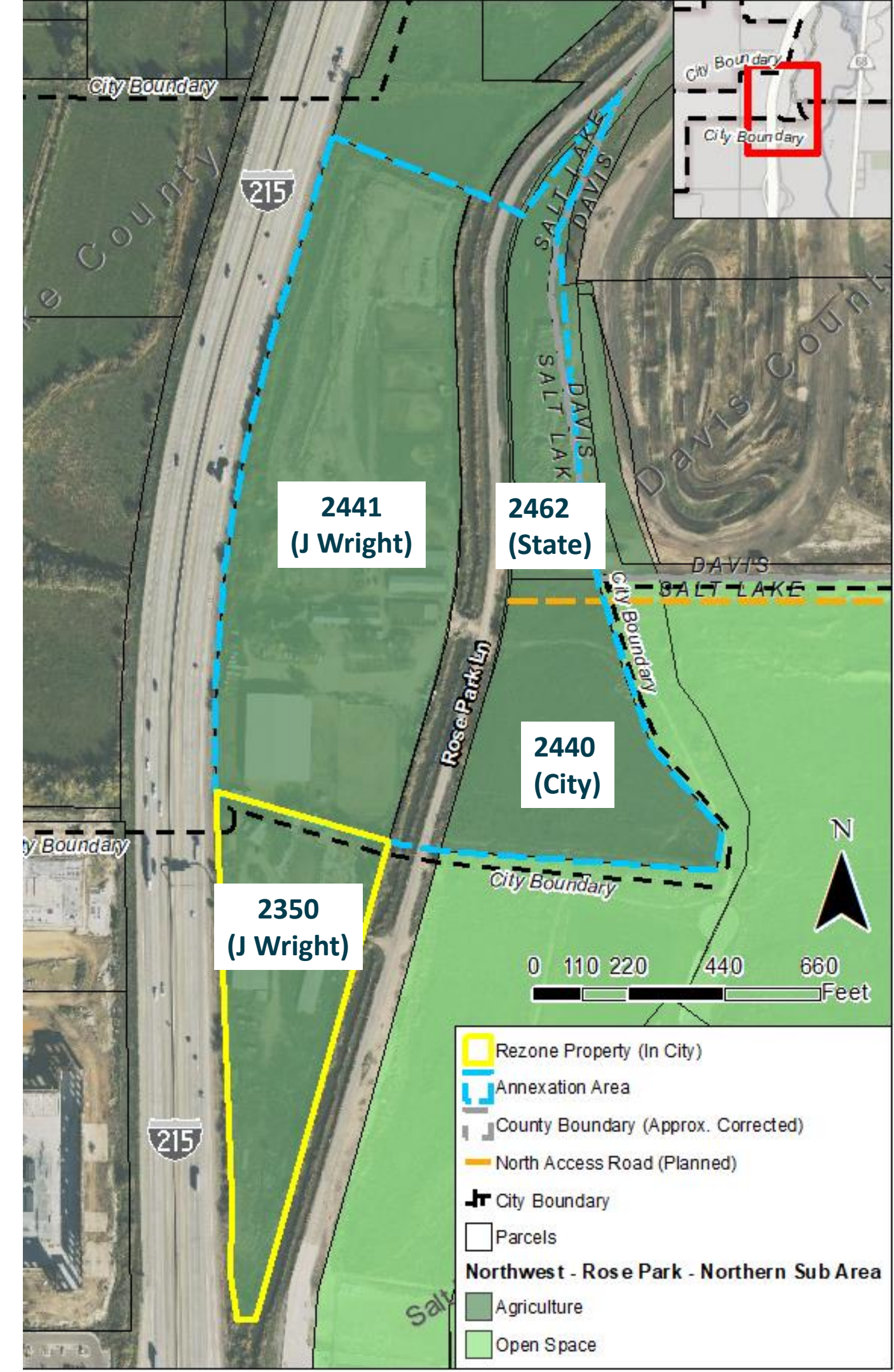
# PLAN CONSIDERATIONS

## 2440 (City) & 2462 (State):

- *Rose Park Plan* (2001) calls for Open Space (OS) or Agriculture (AG)
- Proposed OS –will be used for park/recreation - RAC and OHV facility

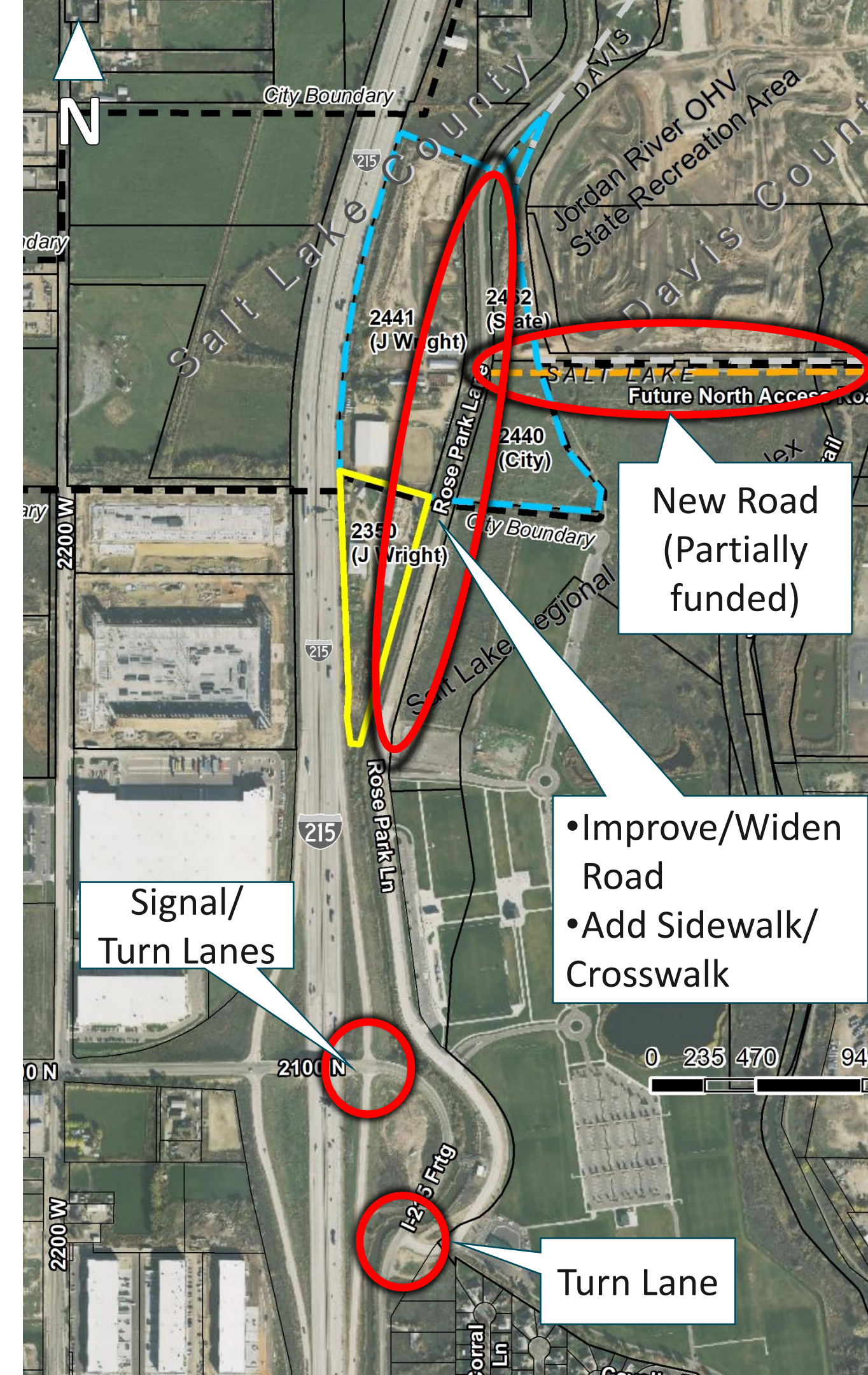
## 2350 & 2441 (JWright)

- *Rose Park Plan* policy:
  - Zone properties OS or AG
  - “to be compatible with the State recreational (OHV) and open space land uses (RAC)”
- Residential compatible with recreational uses
- Citywide policies support additional housing throughout City
  - Access to healthy lifestyle (recreational access – sports/trail)
  - Redevelopment of underutilized property
  - Locating near existing infrastructure (significant planned improvements)
- Compatibility and Citywide policies support requested zone



# PUBLIC IMPROVEMENTS

- Traffic study shows need for road improvements
- Abutting roadway is only semi-improved (no curb/gutter/etc.)
- Inadequate utilities
- **Recommended conditions:**
  - Phased improvements identified in traffic study
  - Roadway improvements to widen/improve adjacent street (Rose Park Lane)
  - Sidewalks and crosswalk to link development to existing sidewalks at RAC
  - All necessary utility improvements



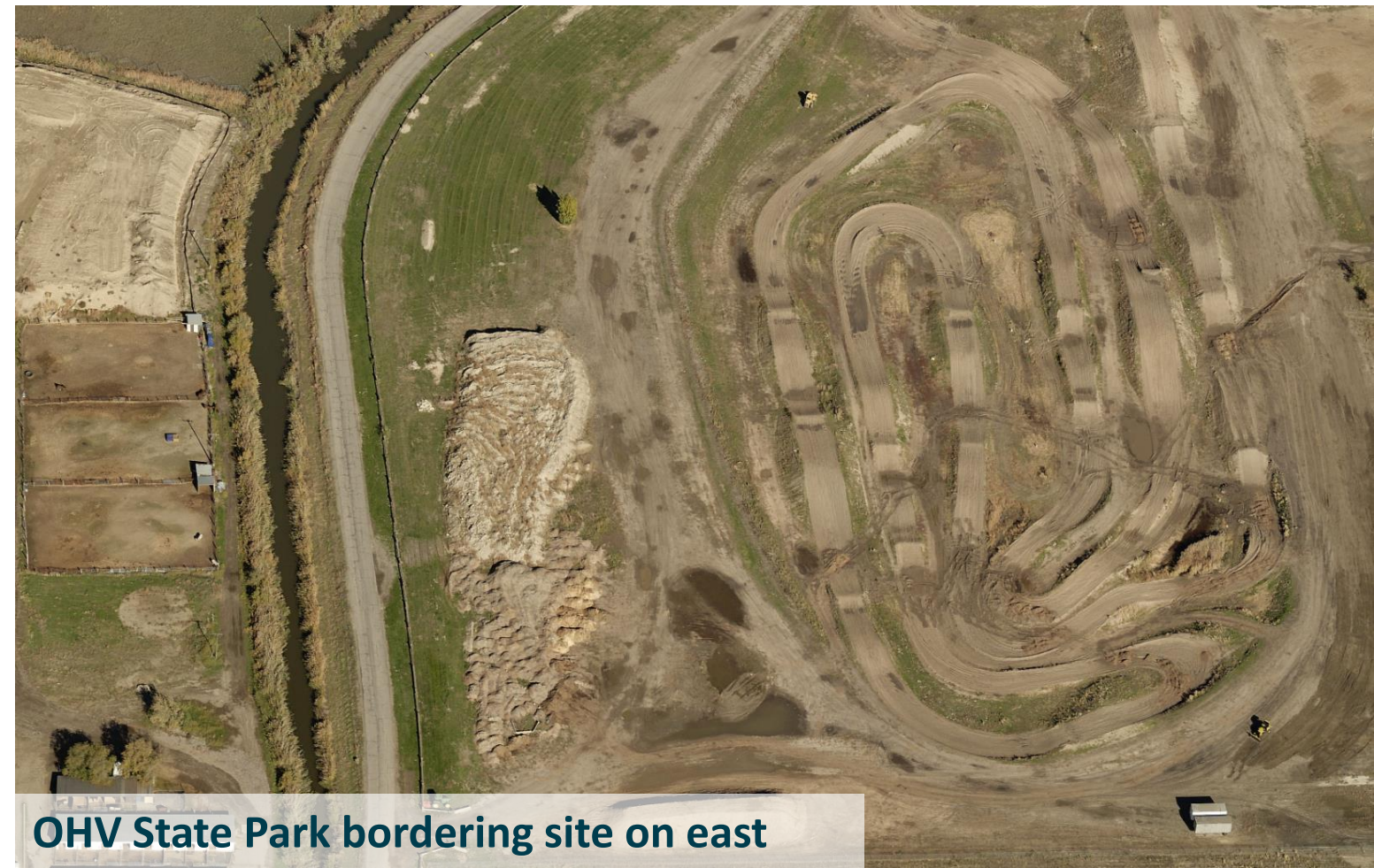
# R-MU ZONE CONDITIONS

- **R-MU has no parking requirement**
  - Mostly mapped in higher transit areas
  - Site has no current transit access
  - Recommend “General Context” intended for low/no transit access areas
    - Ex: 1.25 parking stalls for 2-bedroom units, 2 spaces for every 1,000 sq ft for retail
- **R-MU has a maximum front setback (15')**
  - Public Utilities recommending condition for 50' setback for canal water quality
  - Setbacks conflict (15' vs 50')
  - Recommend condition waiving R-MU setback where canal setback conflicts



# FREEWAY NOISE/POLLUTION

- **Freeway - Noise and pollution from vehicles**
  - Noise attenuation requirements condition
    - 30 dbs attenuation for bedrooms/25 dbs elsewhere
  - Freeway landscaping (already required) help mitigate pollution
  - New condition not in report:
    - MERV 13 rated air filters in HVAC systems to reduce PM 2.5 air pollution from the freeway
- **OHV Park (ATVs) - Noise and dust from ATVs:**
  - Intermittent noise can be very loud
  - Dust has negative health impacts
  - Recommend sound notice be provided to tenants/future owners
  - Recommend landscape buffer to help capture dust



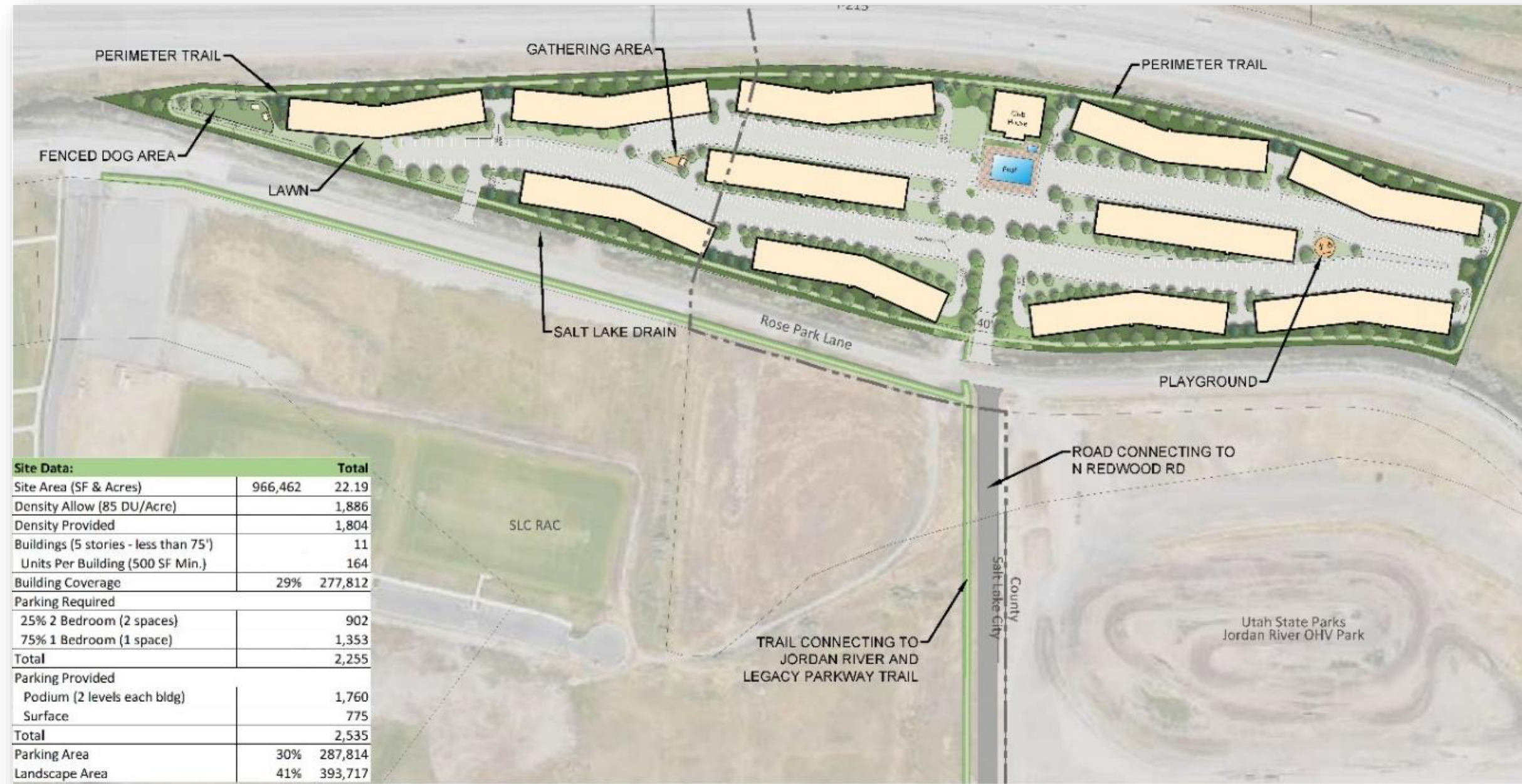
# ALTERNATIVE ZONES/USES

- **Applicant original RMF-75 zone request**
  - Concerns with single-use, no potential for local services (retail)
  - Staff discussed with applicant
  - Recommending the mixed-use residential zone to allow for services
  
- **Considered other zones and impacts**
  - General Commercial/Industrial zones
    - Higher impact uses, loud outdoor mechanical uses
  - Residential/lower intensity commercial (office, retail, restaurant)
    - Little to no negative impacts to recreational uses
    - Additional recreational users
    - Activity and eyes on the recreational spaces



# CONCEPT SITE PLAN

- Applicant included a concept plan, showing 1,800 dwelling units
- Planned Development would be required due to having buildings without street frontage



# PUBLIC INPUT

- Two letters generally opposed to the residential zone
- One letter with conditions related to health/air quality
- No letter from community council
  
- **RAC Use Clarification**
  - Doesn't currently have drop-in play hours
  - Use requires reservation and insurance policy
  
- **Construction Mitigation**
  - Concerns regarding future construction activity
  - Condition: Work on a condition regarding construction mitigation to limit impacts



# RECOMMENDATION

# RECOMMENDATION

**Staff recommends a positive recommendation to the City Council with conditions as listed in the report:**

1. Roadway/Traffic Improvements
2. Rose Park Lane Improvements
3. Sidewalk Improvements
4. Public Utility Improvements
5. City Drain Lift Station
6. City Drain Setbacks
7. R-MU Setback Modification
8. General Parking Requirement
9. Sound Attenuation
10. State Park Landscape Buffer
11. State Park Noise Disclosure

Additional conditions not in report:

## **12. HVAC Filters:**

- That air filters with a minimum rating of MERV 13, or equivalent, shall be used in all HVAC equipment. This applies to any replacement filters.

## **13. Construction Impacts:**

- That City Staff develop a condition to mitigate impacts on adjacent properties from construction activity on the 2350 and 2441 properties.



# QUESTIONS

**Daniel Echeverria // Senior Planner**

[daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)



**PLANNING COMMISSION – March 8, 202333**  
**c. Applicant Presentation Slides**

Snell & Wilmer

Committed to being your perfect fit.®

# 2350 N Rose Park Lane

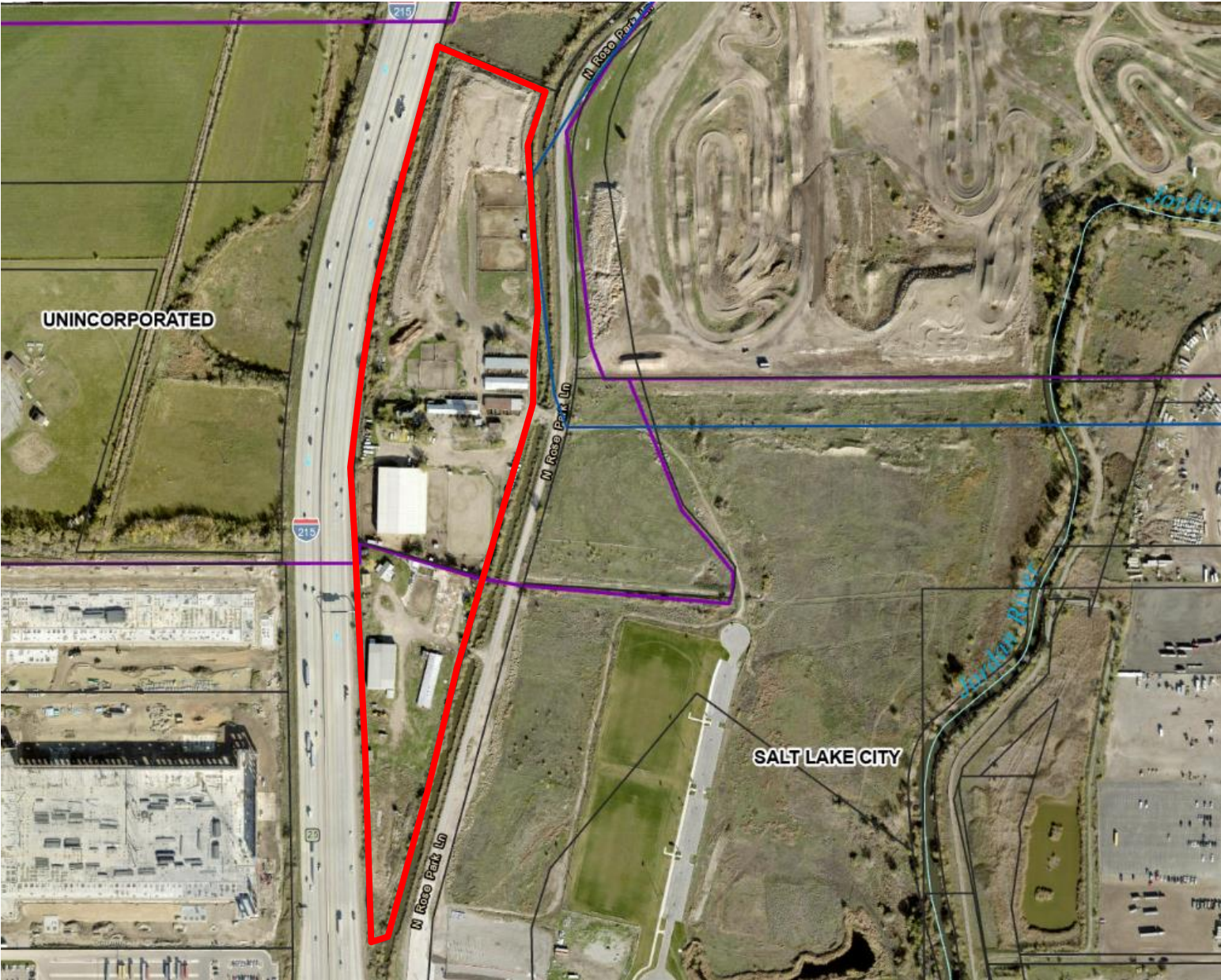
North Rose Park Lane Annexation and  
Zoning Amendment

PLNPCM2021-01124 and  
PLNPCM2021-01134

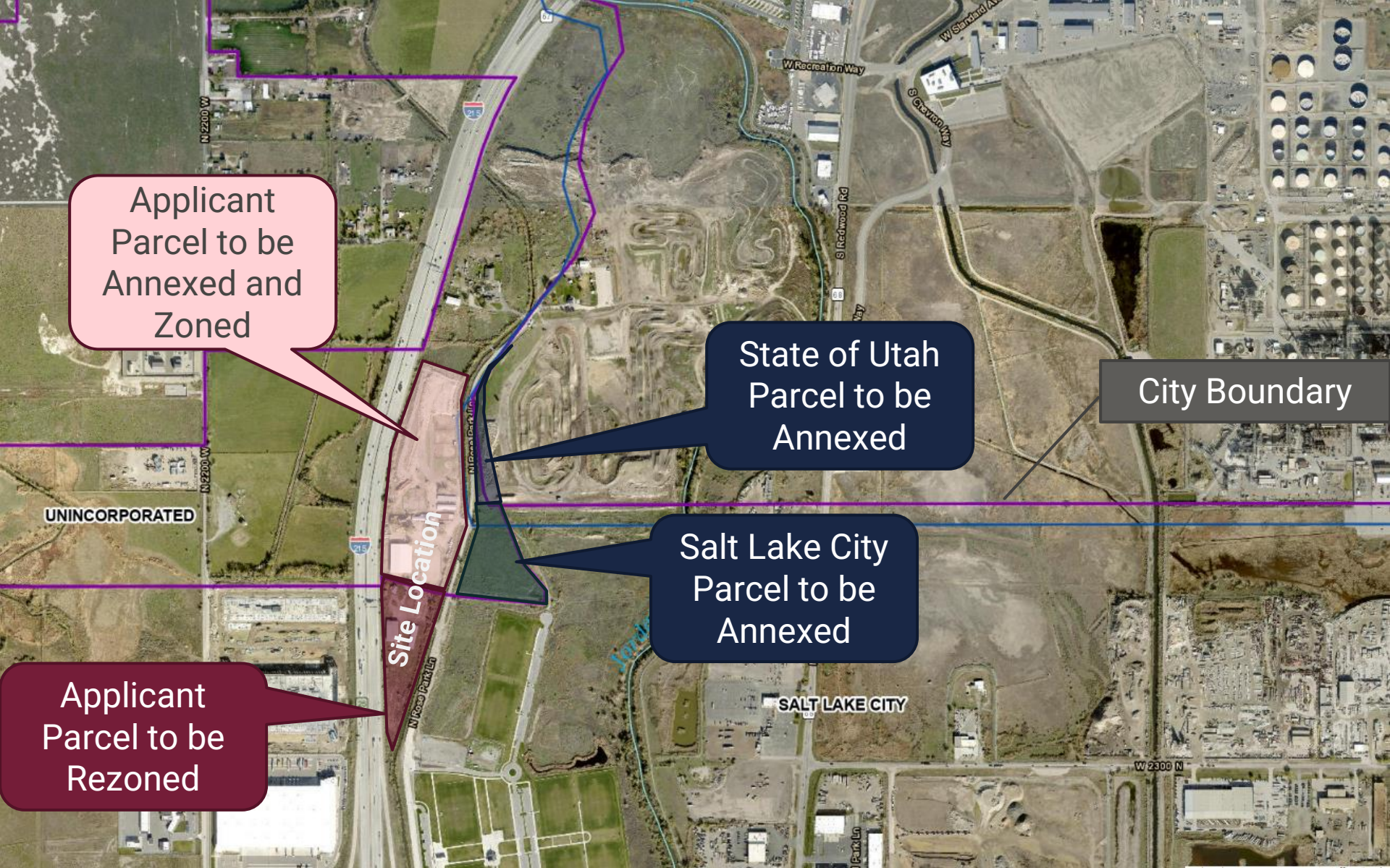
Salt Lake City Planning Commission—  
February 22, 2023



# Context Aerial



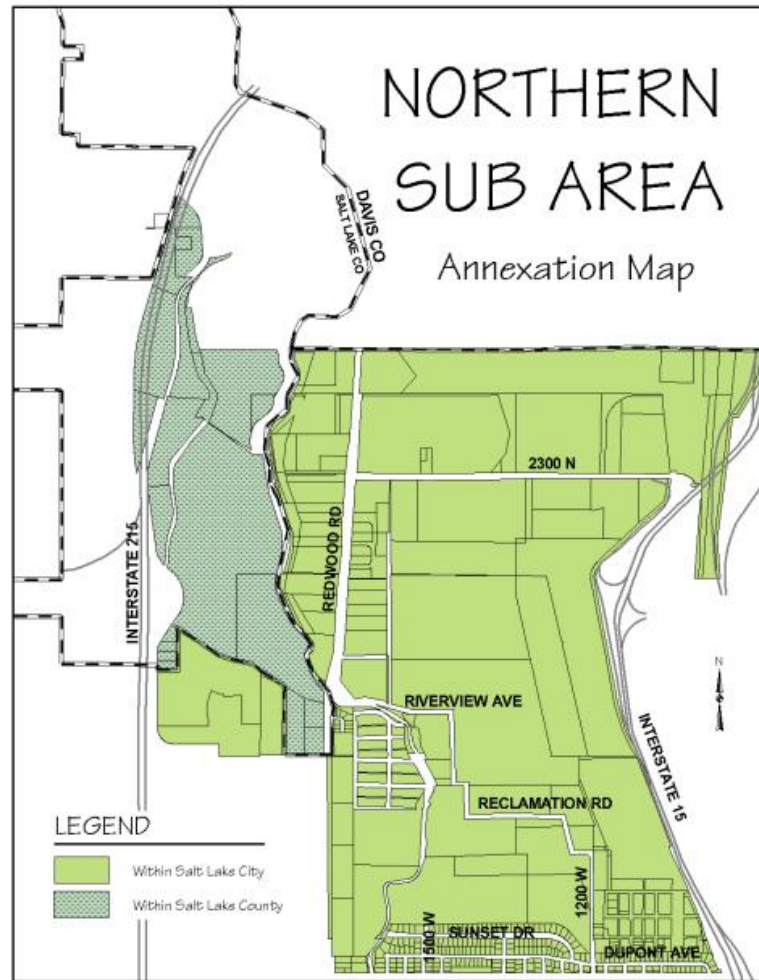
# Context Aerial



# Rose Park Small Area Plan (2001)

## *Policy*

- Support annexation of properties currently in the jurisdictional boundaries of Salt Lake County into Salt Lake City.



# Rose Park Small Area Plan (2001)

- Policy:
  - Retain existing agricultural land uses along Rose Park Lane.
- Policy:
  - If properties in the County are annexed into the City, retain the existing land use development by zoning the properties either agricultural or Open Space.
- Discussion:
  - If and when existing properties in the County are annexed into the City they should be zoned for either agricultural or open space **land uses to be compatible with the State recreational and open space land uses between Redwood Road and Interstate-215.**

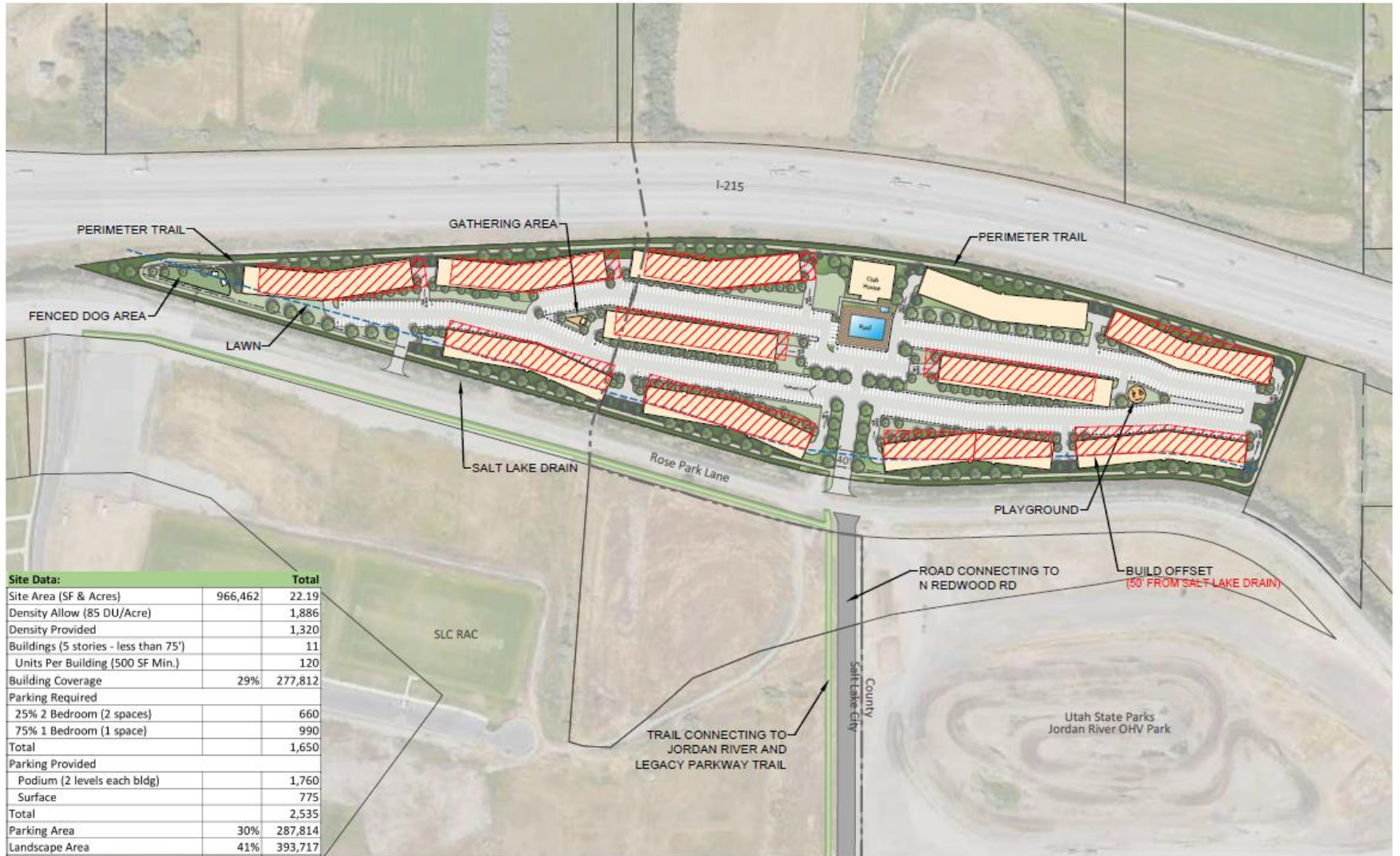
# Current Zoning



# Proposed Zoning



# Site Plan

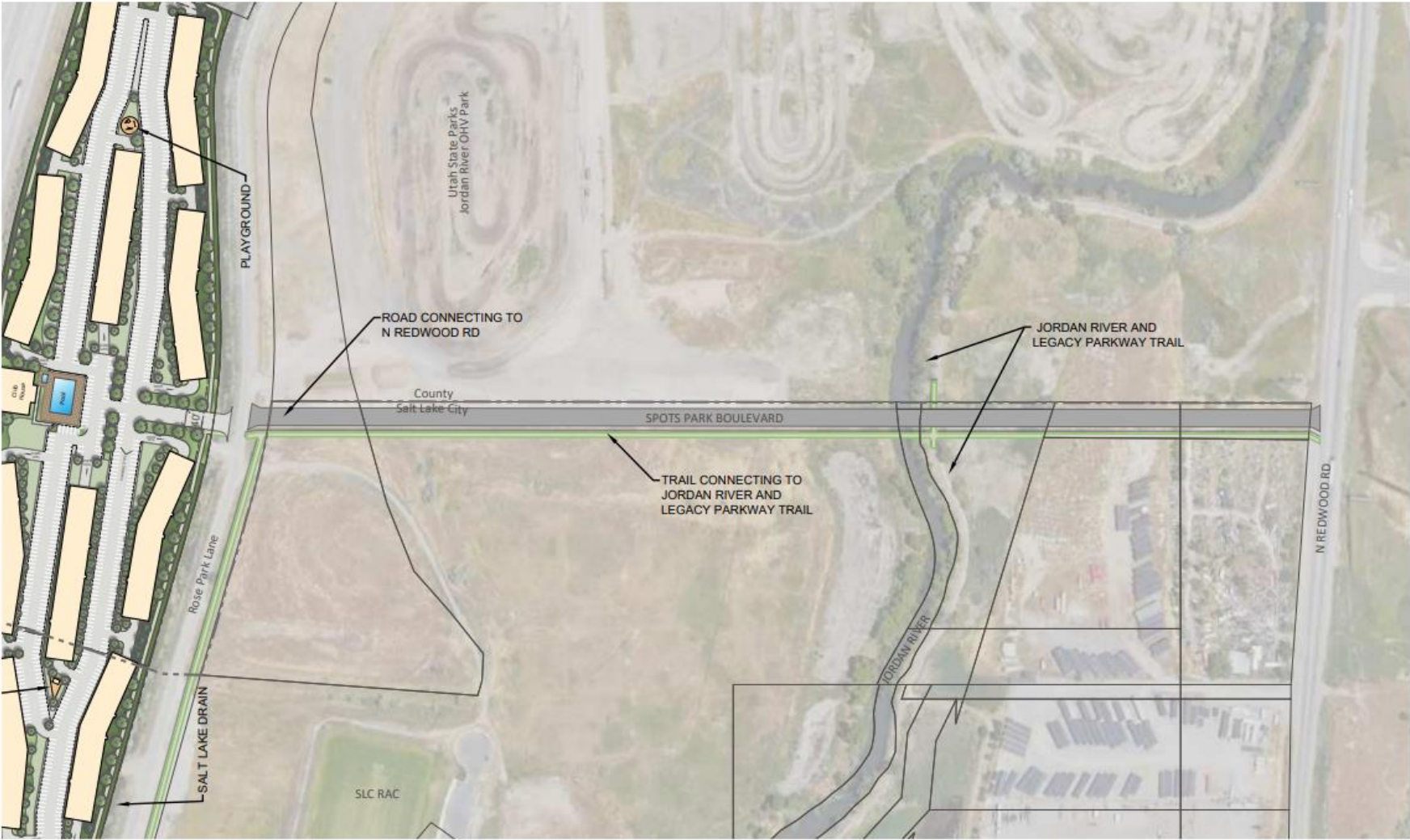


Site Data:		Total
Site Area (SF & Acres)	966,462	22.19
Density Allow (85 DU/Acre)		1,886
Density Provided		1,320
Buildings (5 stories - less than 75')		11
Units Per Building (500 SF Min.)		120
Building Coverage	29%	277,812
Parking Required		
25% 2 Bedroom (2 spaces)		660
75% 1 Bedroom (1 space)		990
Total		1,650
Parking Provided		
Podium (2 levels each bldg)		1,760
Surface		775
Total		2,535
Parking Area	30%	287,814
Landscape Area	41%	393,717



CONCEPTUAL SITE PLAN  
27 JANUARY 2025

# Site Plan



## HUNTER STABLES APARTMENTS

SALT LAKE CITY, UTAH

The Hunter Stables Apartments is a proposed development located in the Jordan River area of Salt Lake City, Utah. The project is subject to the review and approval of the Salt Lake City Planning Commission and the Salt Lake City Council.

0 50 100 200  
Scale: 1" = 100'-0"

CONCEPTUAL SITE PLAN  
13 APRIL 2020



# Site Rendering



HUNTER STABLES APARTMENTS  
SALT LAKE CITY, UTAH

CONCEPTUAL SITE PLAN  
27 JANUARY 2025



# Conditions of Approval

1. That the owner of the 2350 N and 2441 N properties enter into a development agreement with the City that does the following:
  - i. Traffic Impact Study Improvements: That the improvements noted in the transportation impact study addendum (dated 12/23/22), or equivalent improvements as determined by the Transportation Director, are completed prior to any Certificates of Occupancy being issued for development of the property. If other uses are proposed on site that differ from those evaluated in the study, the Transportation Director shall have the ability to require additional traffic studies and may require different off-site improvements for traffic impacts identified in such studies. (See Consideration 2)
  - ii. Rose Park Lane Improvements: The developer shall make all public right of way improvements to the adjacent street Rose Park Lane that would be required by a subdivision process for each phase of their development in compliance with the improvement standards of Chapter 20.40 "Improvements and Flood Control" and Chapter 20.12 "Design Standards and Requirements" including, but not limited to, road widening, paving, curb, gutter, sidewalk, utilities, and park strip landscaping. This may include additional right-of-way improvement beyond the west-half of the adjacent Rose Park Lane right-of-way. (See Consideration 2)
  - iii. Sidewalk Improvements: Sidewalk shall be installed both adjacent to the site and off-site to provide a complete pedestrian connection from each phase of the development to existing sidewalk infrastructure along the Regional Athletic Complex. Sidewalk shall have a minimum width of 5 feet. A crosswalk shall also be installed across Rose Park Lane. The final configuration of the sidewalk and crosswalk is subject to Transportation, Engineering, and Planning Director approval. (See Consideration 2)
  - iv. Public Utility Improvements: That the developer complies with all Public Utility Department requirements to serve the development, including, but not limited to, installation of offsite water and sewer improvements. (See Consideration 2)
  - v. City Drain Usage: If future development plans require discharging to City Drain, there may be offsite lift station upgrades required as determined by the Public Utilities Director. (See Consideration 2)
  - vi. City Drain Setback: That a 50' setback from the City Drain apply to development of the property, measured from the average high-water elevation of the City Drain. No buildings or parking pavement shall be constructed within the setback. Fences, landscaping, sidewalks, and other improvements may be located within the setback. (See Consideration 3)

# Conditions of Approval

- vii. R-MU Setback Conflicts: That the maximum front setback provisions of the R-MU ordinance in section 21A.24.170.E.8 do not apply where a greater setback is required along the City Drain (canal) or by the Freeway Scenic Landscape Setback where conditioned to apply along Rose Park Lane. (See Consideration 3)
- viii. Parking Requirement: That any uses comply with the General Context minimum parking requirements in Table 21A.44.040-A of the Salt Lake City Zoning Ordinance. This does not preclude modifications through the options provided in the Zoning Ordinance. (See Consideration 3)
- ix. Sound Attenuation: That residential uses be built with at least 30 dBs of sound attenuation in sleeping areas and 25 dBs of attenuation in other areas, due to the proximity to the freeway and noise impacts. A sound attenuation study would need to be provided to verify compliance, as described in City Code 18.88.020. (See Consideration 4)
- x. State Park Adjacent Landscaping: That the landscaped setback requirements of the “Freeway Scenic Landscape Setback” of 21A.48.110 (or its successor) be applied along the east property line where it is directly across the street from the Jordan River OHV State Recreation Area (2462 N Rose Park Lane). The requirement shall apply where new development occurs within 100' of that portion of the east property line. (See Consideration 4)
- xi. State Park Noise Disclosure: That a disclosure be provided to future residents, tenants, and owners regarding the potential for high levels of noise from the Jordan River OHV State Recreation Area. (See Consideration 4)

An architectural rendering of a modern, multi-story apartment building. The building features a mix of dark grey and reddish-brown exterior panels, large windows, and balconies with glass railings. In the foreground, there are several green trees and a paved area with a white SUV parked. The background shows a hazy, mountainous landscape under a bright sky.

# North Rose Park Lane Annexation and Zoning Amendment

PLNPCM2021-01124 and PLNPCM2021-01134

Salt Lake City Planning Commission – February 22, 2023

## **4. ORIGINAL PETITIONS**



# Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance     Amend the Zoning Map

### OFFICE USE ONLY

Received By:	Date Received:	Project #:

Name or Section/s of Zoning Amendment:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):  
2350 N. Rose Park Ln., Salt Lake City, Utah 84116

Name of Applicant: JAW Development, LLC; Attn.: Jeffrey D. Wright, P.E. and Jay Bollwinkel	Phone: 801-302-2200; 801-364-9696
Address of Applicant: 357 West 6160 South, Murray, UT 84107	
E-mail of Applicant: jeff@jwright.biz; jayb@grassligroup.com	Cell/Fax: 801-386-6820; 801-364-9696

Applicant's Interest in Subject Property:  
 Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):  
JWright Communities

E-mail of Property Owner: jeff@jwright.biz	Phone: 801-302-2200
---	------------------------

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

### REQUIRED FEE

- Map Amendment: filing fee of \$1,058 plus \$121 per acre in excess of one acre
- Text Amendment: filing fee of \$1,058, plus fees for newspaper notice.
- Plus additional fee for mailed public notices.

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 10/28/2021
---	---------------------

**SUBMITTAL REQUIREMENTS**

Staff Review

**1. Project Description** (please attach additional sheets.)

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map?  
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance?  
If so, please include language and the reference to the Zoning Ordinance to be changed.

**WHERE TO FILE THE COMPLETE APPLICATION**

*Mailing Address:* Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

*In Person:* Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

**EXHIBIT A**  
**SUBMITTAL REQUIREMENTS**  
**PROJECT DESCRIPTION**

1. PURPOSE FOR THE AMENDMENT IN QUESTION:

- Acreage: 4.93 acres
- Address: 2350 N. Rose Park Ln., Salt Lake City, Utah 84116 (the “**Property**”)
- Current Zoning: Agricultural 2 Acre Minimum (AG-2)
- Proposed Zoning: High Density Multi-Family Residential District (RMF-75)

2. A DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY BEING REZONED: The Property is currently in Salt Lake City. The intention is to annex in adjoining land from unincorporated Salt Lake County (the “**Annexation Property**”)<sup>1</sup> and have a single, integrated multifamily project located on the combined land. The requested rezone will facilitate the development of this project, and will tie in infrastructure improvements intended for the area to facilitate development. The conceptual site plan, attached hereto as Exhibit B, contemplates, among other things for both the Property and Annexation Property:

- 11 buildings (5 stories – less than 75’ in height);
- 164 units per building (500 sq. ft. minimum);
- Total density of 1,804 units;
- Building coverage of 29%;
- Parking Provided: Podium (2 levels each building) (1,760 parking spaces), and Surface (775 parking spaces) (total of 2,535 parking spaces);
- Parking coverage of 30%; and
- Landscaping coverage of 41%.

3. REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA:

- The Property is adjoined by the following zoning districts:
  - North: N/A Unincorporated [Annexation Property (High Density Multi-Family Residential District (RMF-75)) upon completion of annexation and rezone]
  - East: Open Space (OS)
  - South: Single Family Residential (R-1-7000) separated by I-215 and Frontage Rd.
  - West: Business Park (BP) separated by I-215
- The Property is located within an agricultural area of the Rose Park Small Area Plan (adopted 2001), and other details therein are very limited. The Property is generally located within the Northwest Jordan River/Airport Master Plan (adopted 1992) but the exact location of the Property is not discussed within such Master Plan. The Northwest Jordan River/Airport Master Plan highlights the importance of eliminating use conflicts between adjacent properties. Multi-family residential housing does not conflict with the surrounding uses detailed above. Further, we intend to preserve open space and existing

---

<sup>1</sup> The Annexation Property adjoins the Property to the north (2441 N. Rose Park Ln., Salt Lake City, Utah 84116). The Annexation Property is approximately 17.21 acres. Applicant is simultaneously seeking to annex the Annexation Property into Salt Lake City with requested zoning of RMF-75.



trees on the Property and the Annexation Property in accordance with the Salt Lake City Urban Forestry.

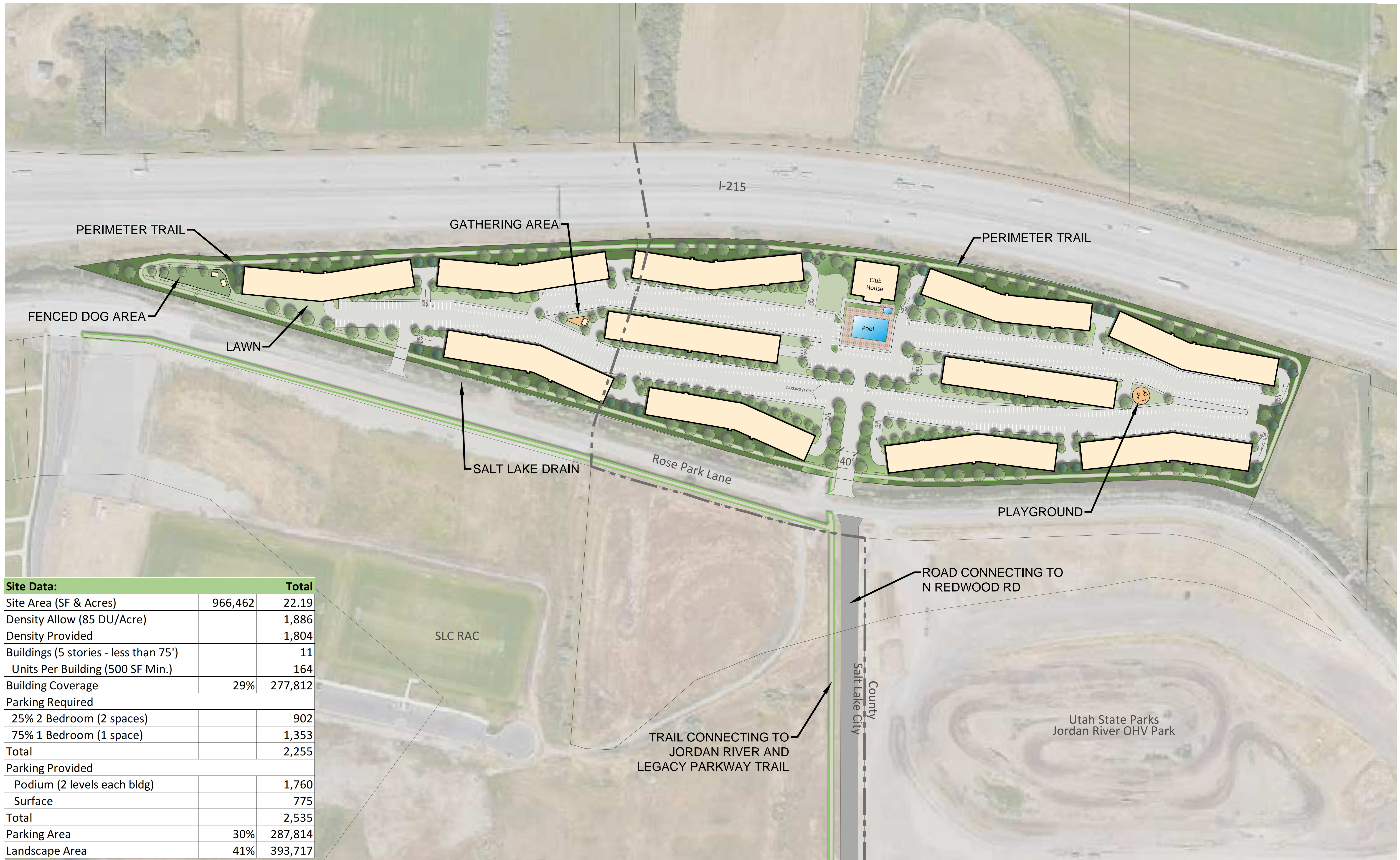
- A rezone of the Property would support business park uses in the area, if they develop in accordance with current zoning. The existing Salt Lake City Regional Athletic Complex (RAC) to the east provides an adjacent, complimentary use. Multi-family residential housing will involve efficient use of the Property and Annexation Property and coordinate well with existing and planned public infrastructure.
- A rezone of the Property and the Annexation Property will support nearby developments, including, without limitation, the RAC, and will provide infrastructure improvements for the area to facilitate development. We have been in contact with the Utah Department of Transportation, Salt Lake City Public Utilities, and others with respect to constructing and/or contributing to: (i) Sports Park Boulevard, (ii) the upgrade of the intersection of Sports Park Boulevard and Redwood Road, (iii) new water and sewer lines through Sports Park Boulevard, and (iv) a Salt Lake City drain bridge on or near the Property. The installation of Sports Park Boulevard and the upgrade of the aforementioned intersection will reduce traffic congestion on Rose Park Lane after RAC sporting events. The construction of new water and sewer lines and the drain bridge will facilitate development in the area generally.

4. PARCEL NUMBERS TO BE CHANGED:

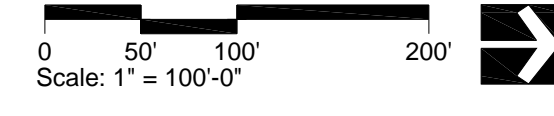
- Property: Parcel Id. No. 08153010030000; AG-2 to RMF-75
- Annexation Property: Parcel Id. No. 08151000240000; Unincorporated to RMF-75

**EXHIBIT B**  
**SITE PLAN**

[See Attached]



Site Data:		Total
Site Area (SF & Acres)	966,462	22.19
Density Allow (85 DU/Acre)		1,886
Density Provided		1,804
Buildings (5 stories - less than 75')		11
Units Per Building (500 SF Min.)		164
Building Coverage	29%	277,812
Parking Required		
25% 2 Bedroom (2 spaces)		902
75% 1 Bedroom (1 space)		1,353
Total		2,255
Parking Provided		
Podium (2 levels each bldg)		1,760
Surface		775
Total		2,535
Parking Area	30%	287,814
Landscape Area	41%	393,717



# HUNTER STABLES APARTMENTS

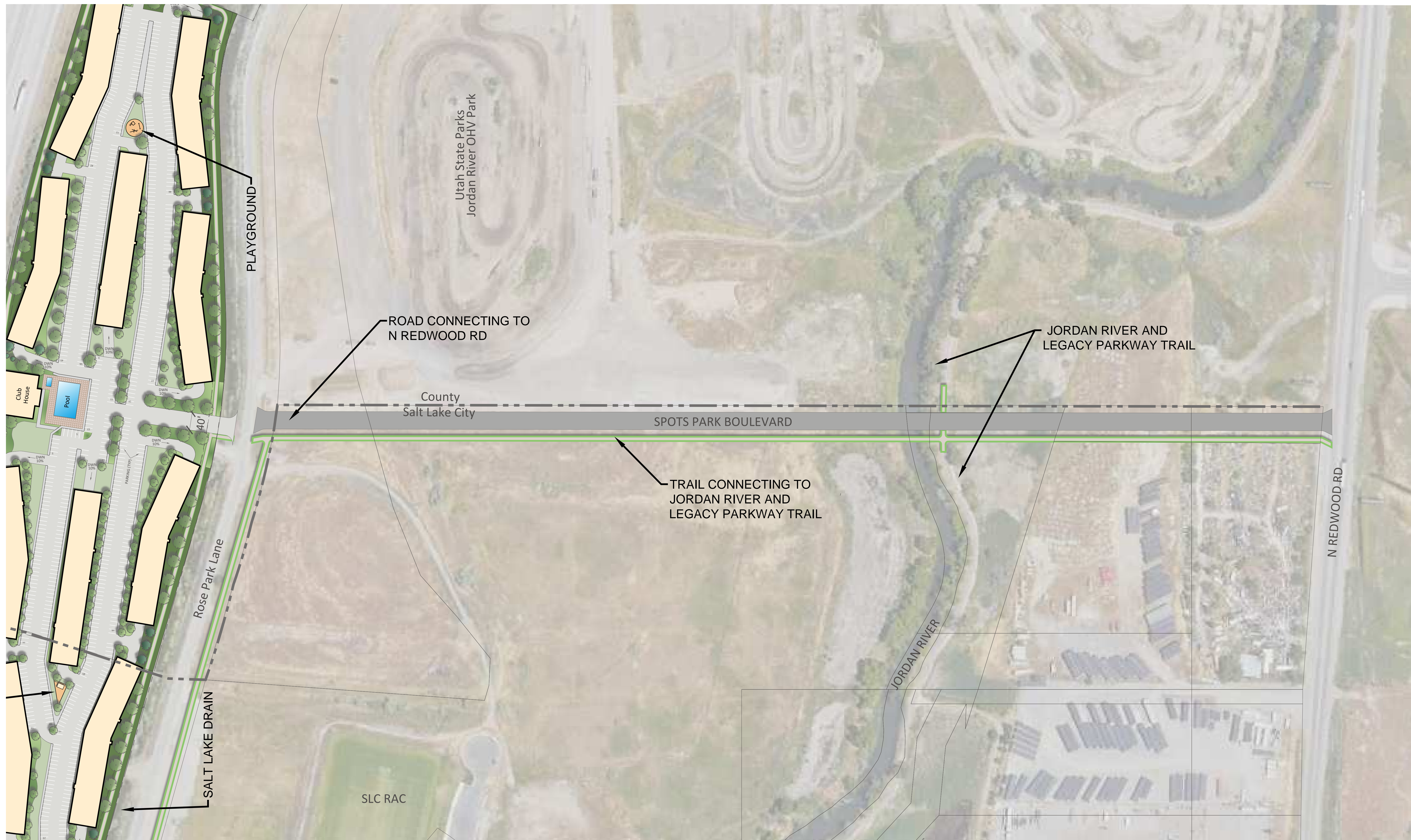
SALT LAKE CITY, UTAH

File Path: P:\Projects\19-103 Hunter Stables HD\02-Working\01-Drawings\01-SD\19-103 Site Plan MColor 210512.dwg  
 Plotted: 5/12/21 at 9:45am By: dms

CONCEPTUAL SITE PLAN

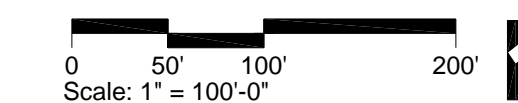
12 MAY 2021





**HUNTER STABLES APARTMENTS**  
SALT LAKE CITY, UTAH

File Path: \\Projects\19-103 Hunter Stables HD\02-Working\01-Drawings\01-SD\19-2013 Site Plan MColor.dwg  
Plotted: 4/13/21 at 2:07pm By: tyler



CONCEPTUAL SITE PLAN  
13 APRIL 2120





CRSA



# Annexation to Salt Lake City

SALT LAKE CITY PLANNING

**OFFICE USE ONLY**

Project #: PLNPCM2021-01124	Received By: Cindy Lou Trishman, City Recorder	Date Received: March 24, 2022 (via email)
Project Name: Hunter Stables		

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

Is the subject area bordering the current boundaries of Salt Lake City?  Yes  No

Request:  
Annex 28.28 acres into Salt Lake City, from unincorporated Salt Lake County

Location of Subject Property:  
2350 N. Rose Park Ln., Salt Lake City, Utah 84116

Name of Applicant: JAW Development, LLC; Attn.: Jeffrey D. Wright, P.E. and Jay Bollwinkel	Phone: 801-302-2200; 801-364-9696
Address of Applicant: 357 West 6160 South, Murray, UT 84107	
E-mail of Applicant: jeff@jwright.biz; jayb@grassligroup.com	Cell/Fax: 801-386-6820; 801-364-9696
Applicant's Interest in Subject Property: Owner & Representative	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

**AVAILABLE CONSULTATION**

➔ Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

**WHERE TO FILE THE COMPLETE APPLICATION**

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

**REQUIRED FEE**

Filing fee of **\$1,344**  
Plus additional fee for required public notices will be assessed after the application is submitted.

**SIGNATURE**

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 3/1/2022
---	-------------------

**SUBMITTAL REQUIREMENTS**

Staff Review

**1. Letter requesting the Annexation**

1. A letter requesting the Annexation should be addressed to the Mayor of Salt Lake City.

**2. Please answer the following questions on an attached sheet/s:**

1. What is the current use of the land?

2. What services are currently provided by another municipality, county, or special district?

3. Please identify any legal or factual barriers that would negatively affect the probability of annexation of the subject property?

**3. Please include with the application:**

1. A digital Sidwell map of the area.

2. A digital (PDF) copy of the Annexation Plat.

3. The Annexation Plat should show the following:

a. that it has been prepared and certified by a licensed land surveyor;

b. accurately drawn to scale;

c. a complete legal description the area;

d. total acreage of the area; and

e. signature blocks for the City Engineer, City Attorney, City Recorder, and Salt Lake County Recorder.

4. Name and address of all property owners.

5. Petition with signatures of property owners who support the Annexation.

- Signatures should be from the property owners and not from the property renters.
- The petition should include the majority of all property owners.

**FILING WITH SALT LAKE COUNTY CLERK'S OFFICE**

➔ **Please note** that a copy of the complete application must also be filed with the Salt Lake County Clerk's Office following Receipt at the City Recorder's office. The County Clerk's office is located at: 2001 South State Street, Room S-1100

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

**PETITION TO ANNEX PROPERTY INTO SALT LAKE CITY JURISDICTION**

*(this page may be duplicated if necessary)*

Name of Applicant: JAW Development, LLC; Attn.: Jeffrey D. Wright, P.E. and Jay Bollwinkel


Address of Applicant: 357 West 6160 South, Murray, UT 84107

Date: \_\_\_\_\_

**NOTICE: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.**

**If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal to the Salt Lake City Recorder. If you choose to withdraw your signature, you shall do so no later than 30 days after Salt Lake City receives notice that the petition has been certified.**

As an owner of property supporting the proposed Annexation into Salt Lake City Jurisdiction, I agree to the proposed annexation.

Jeffrey Wright	357 W 6160 S, Murray, UT 84107		3/1/2022
Print Name	Address	Signature	Date

_____	_____	_____	_____
Print Name	Address	Signature	Date

_____	_____	_____	_____
Print Name	Address	Signature	Date

_____	_____	_____	_____
Print Name	Address	Signature	Date

_____	_____	_____	_____
Print Name	Address	Signature	Date

_____	_____	_____	_____
Print Name	Address	Signature	Date

_____	_____	_____	_____
Print Name	Address	Signature	Date







March 1, 2022

Mayor Mendenhall  
Salt Lake City  
451 S. State Street, Suite 306  
Salt Lake City, Utah 84111

Subject: Annexation of 28.28 Acres on 2664 North Rose Park Lane

Dear Mayor Mendehall,

We formally request the annexation of the above referenced parcel to be classified as RMF75 zoning. We have attended the Westpointe Community Council and presented our project twice to gather input. We are now ready to proceed with Planning Commission review of our project.

Thank you for your consideration.

Sincerely,

A handwritten signature in red ink, reading "Jay BOLLWINKEL", is positioned above the typed name.

Jay Bollwinkel, Principal  
MGB+A, Inc.

1. What is the current use of the land? – **Agriculture**
2. What services are currently provided by another municipality, county, or special district? - **None**
3. Please identify any legal or factual barriers that would negatively affect the probability of annexation of the subject property? – **None**

**We have resubmitted this annexation petition to include the annexation of two (2) publicly parcels, per the request of Salt Lake County. These parcels are owned by Salt Lake City Corp. (parcel #08151000300000) and the State of Utah Divisions of Parks & Recreation - (parcel # 08151000290000).**

Property Owners:  
Jeff Wright  
JWright Communities, LLC  
357 W 6160 S  
Murray, UT 84107

All private property owners support this annexation

## PETITION FOR ANNEXATION

**TO: CITY RECORDER'S OFFICE OF SALT LAKE CITY, UTAH**  
**COUNTY CLERK'S OFFICE OF SALT LAKE COUNTY, UTAH:**

The undersigned owner (the "**Petitioner**") of a portion of the Property (defined below) submits this Petition for Annexation (this "**Petition**") and respectfully represents the following:

1. This Petition is made in accordance with the requirements of Utah Code § 10-2-403.
2. The real property subject to this Petition: (i) contains land that is privately-owned by the Petitioner, (ii) contains land that is publicly owned by Salt Lake City Corp. and the State of Utah Division of Parks and Recreation, (iii) contains approximately 28.28 acres, (iv) is located within the unincorporated area of Salt Lake County, (v) is contiguous to the northern boundary of Salt Lake City's limits, and (vi) is more particularly described on **Exhibit "A"** attached hereto (the "**Property**").
3. The signature affixed hereto is that of the Petitioner and who, by so affixing its signature, states and confirms that:
  - a. the Petitioner is the owner of all private land area within the Property;
  - b. the Property is accurately described and depicted on the recordable map, attached hereto as **Exhibit "A"**, which was prepared by a licensed surveyor and which is made a part hereof by such reference;
  - c. in accordance with Utah Code § 10-2-403(2)(a)(i)(A), a notice of intent to file a petition was properly filed with the City Recorder of Salt Lake City, Utah, a copy of which is attached hereto as **Exhibit "B"**; and
  - d. in accordance with Utah Code § 10-2-403(2)(a)(i)(B), a notice was properly mailed to each "affected entity", including, without limitation, the public entities that own a portion of the Property, a copy of which is attached hereto as **Exhibit "A"**, as evidenced by that certificate of completion attached hereto as **Exhibit "C"**.
4. The Petitioner hereby designates the following person as the sole sponsor, and the contact sponsor, for this Petition. The sponsor's contact information is as follows:

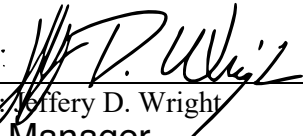
**Jay Bollwinkel**  
145 W 200 S  
Salt Lake City, UT 84101  
[jayb@grassligroup.com](mailto:jayb@grassligroup.com)
5. The Property is not, in whole or in part, subject to any other petition for annexation that was previously filed that has not been denied, rejected, or granted, in accordance to Utah Code § 10-2-403(4).

WHEREFORE, Petitioner hereby requests that this Petition be considered, accepted, and certified by the Salt Lake City Recorder in accordance with Utah Code § 10-2-405.

DATED this 23rd day of March 2022.


**PETITIONER:**

**JWright Communities**

By:   
Name: Jeffery D. Wright  
Its: Manager

**NOTICE: THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF SALT LAKE CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN THIRTY (30) DAYS AFTER SALT LAKE CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.**

**CONTACT SPONSOR:**

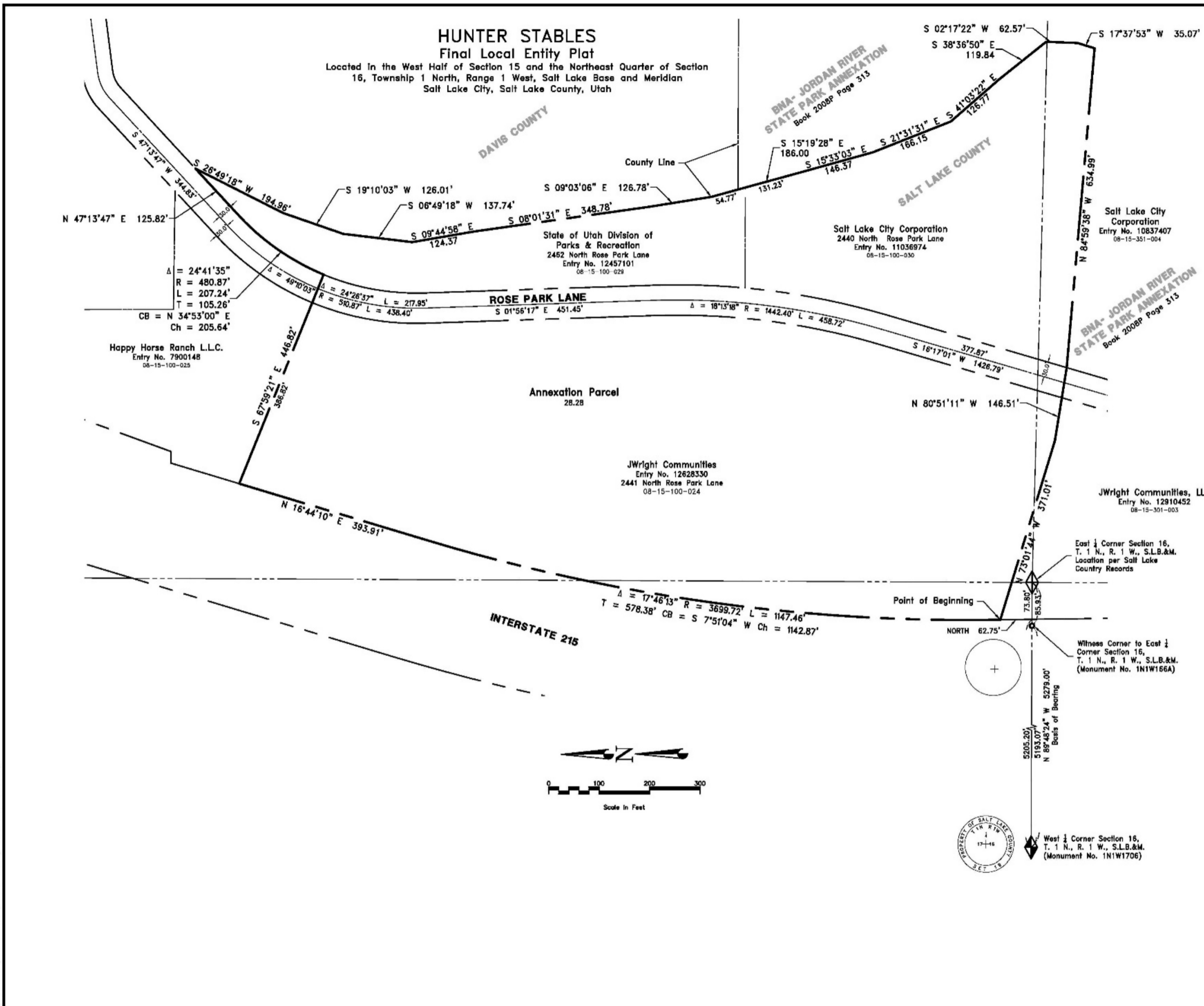
By:   
Name: Jay Bollwinkel  
Its: \_\_\_\_\_

**EXHIBIT "A"**

**Recordable Map or Plat**

*[See Attached]*

**HUNTER STABLES**  
**Final Local Enty Plat**  
 Located in the West Half of Section 15 and the Northeast Quarter of Section 16,  
 Township 1 North, Range 1 West, Salt Lake Base and Meridian  
 Salt Lake City, Salt Lake County, Utah



**SURVEYOR'S CERTIFICATE:**  
 I, Mark N Gregory, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Land Surveyors Licensing Act, holding license no. 334576, do hereby certify that a final local entity plat, in accordance with Section 17-23-20, was made by me, or under my direction, and shown hereon is a true and correct presentation of said Final Local Entity Plat.

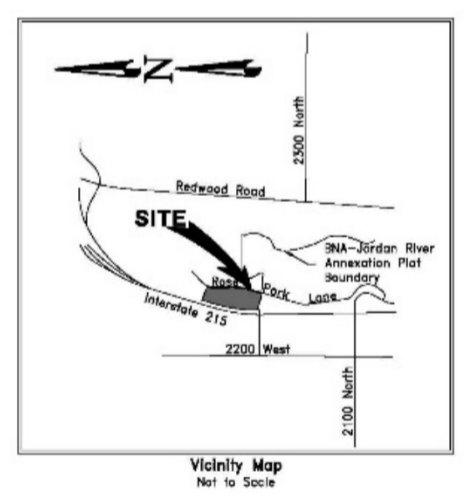


Date: February 2, 2022

Mark N Gregory  
 P.L.S.No 334576

**HUNTER STABLES ANNEXATION:**  
 A parcel of land located in the West Half of Section 15 and the Northeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian described as follows:  
**BEGINNING** at a point on the east line of Interstate 215, said point being North 89°48'24" West 73.80 feet along the south line of the Northeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian and North 82.75 feet from the East Quarter Corner of said Section 16, said point also being on the arc of a 3,899.72 foot non-tangent curve to the right; thence along said east line the following two courses: 1) Northerly 1,147.46 feet along the arc of said curve through a central angle of 17°46'13" and a long chord of North 07°51'04" East 1,142.87 feet and 2) North 16°44'10" East 393.91 feet; thence South 67°59'21" East 446.82 feet to a point on the east line of Rose Park Lane and a point on the arc of a 480.87 foot non-tangent curve to the right; thence along said line the following two courses: 1) Northeasterly 207.24 along the arc of said curve through a central angle of 24°41'35" and a long chord of North 34°53'00" East 205.64 feet and 2) North 47°13'47" East 125.82 feet to the Salt Lake and Davis County line; thence along said line the following seven courses: 1) South 26°49'18" West 194.96 feet, 2) South 19°10'03" West 126.01 feet, 3) South 06°49'18" West 137.74 feet, 4) South 09°44'58" East 124.37 feet, 5) South 08°01'31" East 348.78 feet, 6) South 09°03'06" East 126.78 feet and 7) South 15°19'28" East 54.77 feet to the northerly line of the BNA-Jordan River State Park Annexation, an Annexation Plat recorded December 29, 2008 as Entry No. 10587831 in Book 2008P of Page 313 of the Salt Lake County records; thence South 15°19'28" East 131.23 feet; thence South 15°33'03" East 146.37 feet; thence South 21°31'31" East 166.15 feet; thence South 41°03'22" East 126.77 feet; thence South 38°36'50" East 119.84 feet; thence South 02°17'22" West 62.57 feet; thence South 17°37'53" West 35.07 feet; thence North 84°59'38" West 634.99 feet to said east line of Rose Park Lane; thence North 80°51'11" West 146.51 feet; thence North 73°01'44" West 371.01 feet to the POINT OF BEGINNING. Said parcel contains 1,231,894 square feet or 28.28 acres, more or less.

**NARRATIVE:**  
 The purpose of this plat is to provide a visual and written description for the annexation of the tract of land described hereon into the Salt Lake City limits. Record information from the Salt Lake County Survey, Salt Lake County Recorder and the Salt Lake City Surveyor was relied on for this plat.  
 The effective date of the Parcel Numbers shown hereon is February 1, 2022.



P:\MGB\1-A Hunter Stables 3143\SURVEY\DRAWINGS\Local Enty Plat Revised.dwg

NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS	PREPARED BY:  <b>Dominion Engineering Associates, L.C.</b> 5684 South Green Street Murray, Utah 84123 801-713-3000	SALT LAKE COUNTY SURVEYOR Approved this _____ day of _____, 20____ as a Final Local Enty Plat by the Salt Lake County Surveyor. _____ Salt Lake County Surveyor	SALT LAKE CITY ATTORNEY Approved as to form this _____ of _____, 20____. _____ Salt Lake City Attorney	SALT LAKE CITY APPROVAL Presented to Salt Lake City this _____ of _____, 20____, and is hereby approved. _____ Salt Lake City Mayor _____ Attest: Salt Lake City Recorder	SALT LAKE COUNTY RECORDER State of Utah, County of Salt Lake, recorded and filed at the request of _____ Date _____ Time _____ Book _____ Page _____ \$ _____ Fees _____ _____ Salt Lake County Recorder	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS
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**EXHIBIT “B”**

**Notice of Intent to File Petition & Notice to Affected Entities**

*[See Attached]*



RECEIVED  
FEB 04 2022  
CITY RECORDER

JWRIGHT COMMUNITIES  
357 WEST 6160 SOUTH  
MURRAY, UT 84107

February 3, 2022

**VIA U.S. MAIL AND EMAIL**

Salt Lake City Recorder's Office  
Attn: Cindy Lou Trishman, City Recorder  
City and County Building  
P.O. Box 145515  
451 South State Street, Room 415  
Salt Lake City, Utah 84114  
cindy.trishman@slcgov.com

Salt Lake County Recorder's Office  
Attn: Rashelle Hobbs, Recorder  
2001 S State St. N1-600  
Salt Lake City, Utah 84190  
RecorderQ@slco.org

Granite School District  
Attn: Stacy Bushell  
2500 S State Street  
Salt Lake City, Utah 84115  
sbushell@graniteschools.org

Central Utah Water Conservancy District  
Attn: Lisa Anderson  
1426 E 750 N, Ste 400  
Orem, Utah 84097  
landerson@cuwcd.com

Wasatch Front Waste & Recycling District  
Attn: Anthony Adams  
604 W 6960 S  
Midvale, Utah 84047  
aadams@wasatchfrontwaste.org

Greater Salt Lake Municipal Services District  
Attn: Marla Howard  
2001 S State Street, N3600  
Salt Lake City, Utah 84190  
mahoward@msd.utah.gov

**Notice of Intent to File Petition to Annex**

**Parcel No. 08-15-100-024: - JWRIGHT COMMUNITIES - 2441 N. Rose Park Lane, Salt Lake County, Utah 84116**

**Parcel No. 08-15-100-030: SALT LAKE CITY CORPORATION - 2440 N. Rose Park Lane, Salt Lake County, Utah 84116**

**Parcel No. 08-15-100-029: STATE OF UTAH DIVISION OF PARKS AND RECR - 2462 N. Rose Park Lane, Salt Lake County, Utah 84116**

Unified Fire Service Area  
Attn: Cynthia Young  
3380 S 900 W  
Salt Lake City, Utah 84119  
cynthiay@unifiedfire.org

Salt Lake Valley Law Enforcement Service Area  
Attn: Frank Nakamura  
3365 South 900 West  
Salt Lake City, Utah 84119  
fnakamura@updsl.org

The Friends of The Salt Lake City Public Library  
Attn: Jeff Mower  
210 East 400 South  
Salt Lake City, Utah 84111  
jmower@slcpl.org

Metropolitan Water District of Salt Lake & Sandy  
Attn: Annalee Munsey  
3430 E Danish Road  
Cottonwood Heights, Utah 84093  
munsey@mwdslds.org

Salt Lake City Mosquito Abatement District  
Attn: Ary Faraji  
2215 North 2200 West  
Salt Lake City, Utah 84116  
ary@slcmad.org

February 3, 2022

Page 2

Ladies and Gentlemen:

Pursuant to Utah Code Ann. § 10-2-403, the undersigned real property owner respectfully notifies the Salt Lake City Recorder's Office, the Salt Lake County Recorder's Office, and each "affected entity" that it intends to file a petition to annex that certain real property currently located in unincorporated Salt Lake County, at approximately 2440 - 2462 N. Rose Park Lane, more particularly described and depicted on **Exhibit A** attached hereto, into Salt Lake City, Utah.

The undersigned requests both Salt Lake City and Salt Lake County to comply with and follow the procedures, notice requirements, and other provisions of Utah Code Ann. § 10-2-403 to accomplish the annexation of the subject property into Salt Lake City. To assist Salt Lake County with mailing separate notices to each owner of real property located within three hundred feet (300') of the subject property, the undersigned has provided a list of such owners and their respective addresses on **Exhibit B** attached hereto. The annexation is adjacent to Davis County. Parcels in Davis County have been included for notification purposes, but no Davis County parcels are being annexed.

The undersigned requests Salt Lake City to deliver an annexation petition to the undersigned upon receipt of the certificate from Salt Lake County indicating that the proper landowners have been notified. We appreciate your attention to this important matter. If you have any questions or concerns please contact the undersigned at [jeff@jwright.biz](mailto:jeff@jwright.biz) (801-302-2200) OR Jason Boal at [jasonb@swlaw.com](mailto:jasonb@swlaw.com) (801-257-1917) OR Jay Bollwinkel at [jayb@grassligroup.com](mailto:jayb@grassligroup.com) (801-364-9696).

Sincerely,

Jeffrey D. Wright, P.E.  
on behalf of JWright Communities

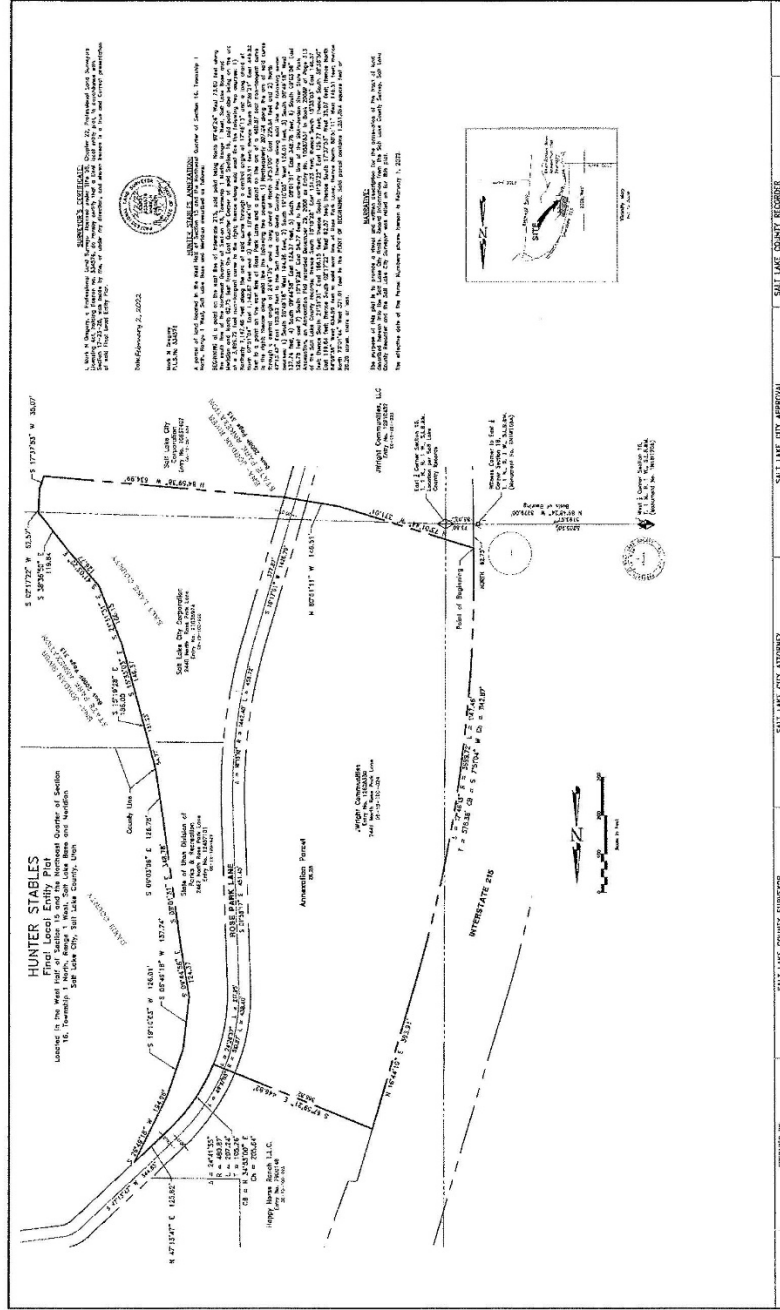


Enclosures

cc: Jay Bollwinkel, [jayb@grassligroup.com](mailto:jayb@grassligroup.com)

# EXHIBIT A

## LEGAL DESCRIPTION AND DEPICTION OF SUBJECT PROPERTY



Notice: This plat is based on the following data: All distances and bearings were measured and reduced to Mean Sea Level, which is the datum of the State of Utah. All bearings are true bearings.

Witness my hand and the seal of the State of Utah at the City of Salt Lake City, Utah, this 10th day of February, 2025.

Signature: \_\_\_\_\_  
Notary Public for the State of Utah

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	<b>SALT LAKE COUNTY SURVEYOR</b> Approved this _____ day of _____, 20____, as a Final Local Entity Plat by the Salt Lake County Surveyor. <b>SALT LAKE COUNTY SURVEYOR</b>	<b>SALT LAKE CITY ATTORNEY</b> Approved on this _____ day of _____, 20____. <b>SALT LAKE CITY ATTORNEY</b>	<b>SALT LAKE COUNTY RECORDER</b> State of Utah, County of Salt Lake, Treasurer and Clerk of the Records of _____ Date _____ Time _____ Page _____ of _____ SHEETS Book _____
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**EXHIBIT B**  
**LANDOWNERS TO BE NOTIFIED BY SALT LAKE COUNTY**

Parcels in Salt Lake County			
Property Address	Parcel ID	Owner Name	Notice Address
2350 N ROSE PARK LN	8153010030000	JWRIGHT COMMUNITIES, LLC	357 W 6160 S MURRAY UT 84107
2075 W 2670 N	8162260070000	E'Layne T. Green (ETG LV TR)	2125 N 2800 W BRIGHAM CITY UT 84302
2075 W 2670 N	8162260080000	E'Layne T. Green (ETG LV TR)	2125 N 2800 W BRIGHAM CITY UT 84302
2476 N 2200 W	8162760020000	Rose Park Stake of the Church of Jesus Christ of LDS, c/o Tax Adm Div. 513-5346	50 E NORTHTEMPLE ST #2225 SALT LAKE CITY UT 84150
2441 N ROSE PARK LN	8151000240000	JWRIGHT COMMUNITIES, LLC	357 W 6160 S MURRAY UT 84107
2575 N ROSE PARK LN	8151000250000	HAPPY HORSE RANCH LC	88 E EDGEcombe DR SALT LAKE CITY UT 84103
2800 N ROSE PARK LN	8151000280000	PORTER, ERIC	2800 N ROSE PARK LN SALT LAKE CITY UT 84116
2596 N 2200 W	8162760030000	PARK MANAGEMENT II, LLC	1302 W MILLBRIDGE LN WEST BOJNTIFUL UT 84087
2520 N 2200 W	8162760040000	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2280 N ROSE PARK LN	8153510044001	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2280 N ROSE PARK LN	8153510044002	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2462 N ROSE PARK LN	8151000290000	STATE OF UTAH DIVISION OF PARKS & RECREATION	1594 W NORTHTEMPLE ST # 116 SALT LAKE CITY UT 84116
2440 N ROSE PARK LN	8151000300000	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2340 N 2200 W	8164000190000	HAMILTON I-215 LOGISTICS	222 S MAIN ST # 1760 SALT LAKE CITY UT 84101
Parcels in Davis County			
Property Address	Parcel ID	Owner Name	Notice Address
	011230005	UTAH DIVISION OF PARKS & RECREATION	1596 WEST NORTH TEMPLE SALT LAKE CITY UT 84116
	011230002	STATE OF UTAH AND PROVO-JORDAN RIVER PARKWAY AUTHORITY	1545 WEST 1000 NORTH SALT LAKE CITY UT 84116
	011230001	PROVO-JORDAN RIVER PARKWAY AUTHORITY	1545 WEST 1000 NORTH SALT LAKE CITY UT 84116

**Salt Lake County to deliver to Salt Lake City copies of such landowner notices and a certificate indicating that such landowner notices have been mailed as required.**

Salt Lake City Recorder's Office  
 Attn: Cindy Lou Trishman, City Recorder  
 City and County Building  
 P.O. Box 145515  
 451 South State Street, Room 415  
 Salt Lake City, UT 84114

**Parcels within 300' Buffer and Parcels to be Annexed**



**EXHIBIT “C”**

**Certificate of Completion**

*[See Attached]*



**Jennifer Wilson**  
Mayor

February 18, 2022

**Erin Litvack**  
Deputy Mayor, County  
Services

Cindy Trishman  
Salt Lake City Recorder  
451 South State, Room 415  
Salt Lake City, Utah 84111

**Darrin Casper**  
Deputy Mayor, Finance  
& Administration

**Catherine Kanter**  
Deputy Mayor, Regional  
Operations

Re: Proposed Annexation into Salt Lake City

**Kerri Nakamura**  
Chief of Staff

Dear Ms. Trishman,

I hereby certify that the notice required by Utah Code Annotated Section §10-2-403(2)(b)(i)(A) was mailed on February 18, 2022 to each property owner within the proposed area for annexation and those within 300 feet of the proposed annexation area. A copy of the notice is enclosed. If you have any questions regarding this notice, please contact me at 385-468-7007.

Sincerely,



Kimberly Barnett

Associate Deputy Mayor

Cc: Jason Boal, Petition Sponsor Representative  
Mitch Park, County Council  
David Pena, Salt Lake County District Attorney's Office




 Proposed Hunter Stables Annexation to Salt Lake City  
 Municipal Boundary  
 2/3/2022

In Compliance with the Office of Salt Lake County Assessor, Salt Lake County Clerk, Salt Lake County Council, Salt Lake County Auditor, Salt Lake County Sheriff, Salt Lake County Recorder

Prepared By The Office Of  
**REID J. DEMMAN P.L.S.**  
 Salt Lake County Surveyor  
 2001 S. State #1 400 SLC, UT 84144-4575  
 385-4688240  
 rjcdem@slco.org/surveyor

**Proposed Hunter Stables Annexation to Salt Lake City**

The information depicted on this map is for informational purposes only. The information does not constitute a warranty, or to provide a detailed description of boundary survey, or any other legal document.



**Attention: Your property may be affected by a proposed annexation.**

Records show that you own property within an area that is intended to be included in a proposed annexation to Salt Lake City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Salt Lake City within 30 days after Salt Lake City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation. You may obtain more information on the proposed annexation by contacting:

John Anderson  
Salt Lake City Planning Division  
801-535-7214  
[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)

Helen Peters  
Salt Lake County  
2001 South State Street  
Salt Lake City, Utah 84114-4575  
385-468-4860  
[hpeters@slco.org](mailto:hpeters@slco.org)

Jay Bollwinkel  
Petition Sponsor Representative  
801-364-9696  
[jayb@grassligroup.com](mailto:jayb@grassligroup.com)

Jeffrey D. Wright, P.E.  
Property Owner  
801-302-2200  
[jeff@jwright.biz](mailto:jeff@jwright.biz)

Once filed, the annexation petition will be available for inspection and copying at the Salt Lake City Recorder's Office by appointment only, located at 451 South State Street, Salt Lake City, Utah 84111. Appointments can be made by visiting [appointments.slco.gov](http://appointments.slco.gov) or by calling 801-535-7671.

## **5. MAILING LIST**

Name	Mailing Address	City/State	ZIP
PROVO-JORDAN RIVER PARKWAY ATTN Nancy B Regier	1545 WEST 1000 NORTH	SALT LAKE CITY UT	84116
UTAH DIVISION OF PARKS & RECREATION STATE OF UTAH AND PROVO-JORDAN RIVER PARKWAY AUTHORITY	1596 W North Temple STATE OFFICE BUILDING RM 404	SALT LAKE CITY UT	84116 84114
JWRIGHT COMMUNITIES ATTN RHONDA DEVEREAUX	357 W 6160 S	MURRAY UT	84107
HAPPY HORSE RANCH LLC ERIC PORTER ATTN: PROPERTY MANAGER	88 E EDGECOMBE DR 2800 N ROSE PARK LN	SALT LAKE CITY UT SALT LAKE CITY UT	84103 84116
STATE OF UTAH DIVISION OF PARKS AND ATTN: JEFF WRIGHT	1594 W NORTHTEMPLE ST # 116	SALT LAKE CITY UT	84116
JWRIGHT COMMUNITIES, LLC ATTN: PROPERTY MANAGEMENT	357 W 6160 S	MURRAY UT	84107
SALT LAKE CITY CORPORATION ETG LV TR ATTN: TAX ADM DIV 513-5346	PO BOX 145460 2125 N 2800 W	SALT LAKE CITY UT BRIGHAM CITY UT	84114 84302
ROSE PARK STAKE OF CHURCH OF JC OF LDS PARK MANAGEMENT II, LLC ATTN: HAMILTON PARTNERS	50 E NORTHTEMPLE ST #2225 1302 W MILLBRIDGE LN	SALT LAKE CITY UT WEST BOUNTIFUL UT	84150 84087
HAMILTON I-215 LOGISTIC CENTER LLC LBA RVI-COMPANY XLIII, LLC	222 S MAIN ST # 1760 PO BOX 847	SALT LAKE CITY UT CARLSBAD CA	84101 92018
CURRENT RESIDENT	2441 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2575 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2800 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2462 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2440 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2350 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2280 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2280 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2280 N ROSE PARK LN	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2075 W 2670 N	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2075 W 2670 N	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2476 N 2200 W	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2596 N 2200 W	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2520 N 2200 W	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2390 N 2200 W	SALT LAKE CITY UT	84116
CURRENT RESIDENT	2320 N 2200 W	SALT LAKE CITY UT	84116
CURRENT RESIDENT ATTN DANIEL ECHEVERRIA	2220 N 2200 W	SALT LAKE CITY UT	84116
SALT LAKE CITY PLANNING DIVISION	PO Box 145480	Salt Lake City UT	84114