

# PROJECT AREA PLAN STREETCAR COMMUNITY DEVELOPMENT AREA (CDA)

THE REDEVELOPMENT AGENCY OF SOUTH SALT LAKE  
CITY, UTAH



**APRIL 2015**

  
**LEWIS YOUNG  
ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - [WWW.LEWISYOUNG.COM](http://WWW.LEWISYOUNG.COM)

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## Introduction

The Redevelopment Agency of South Salt Lake City, Utah (the “Agency”), following thorough consideration of the needs and desires of South Salt Lake City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this Draft Project Area Plan (the “Plan”) for the Streetcar Community Development Project Area (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lays East of State Street along both sides of the Sugar House Streetcar line. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE  
§17C-4-101

### Resolution Authorizing the Preparation of a Draft Community Development Project Area Plan

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act (“Act”), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on September 3, 2014.

Utah Code  
§17C-4-102

### Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- ☞ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the Draft Project Area Plan and has made a Draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the Draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency held a public hearing on the Draft Plan on May 27, 2015.

## Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term "**Agency**" shall mean the Redevelopment Agency of South Salt Lake City, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean South Salt Lake City.

The term "**Legislative Body**" shall mean the City Council of South Salt Lake which is the legislative body for the City.

The term "**Plan Hearing**" shall mean the public hearing on the Draft Project Area Plan required under Subsection 17C-4-102.

The term "**Project Area**" shall mean the geographic area described in the Project Area Plan or Draft Project Area Plan where the community development set forth in this Project Area Plan or Draft Project Area Plan takes place or is proposed to take place (**Exhibit A & B**).

The term "**Project Area Budget**" shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☐ the base taxable value of property in the Project Area;
- ☐ the projected Tax Increment expected to be generated within the Project Area;
- ☐ the amount of Tax Increment expected to be shared with other Taxing Entities;
- ☐ the amount of Tax Increment expected to be used to implement the Project Area Plan;
- ☐ the Tax Increment expected to be used to cover the cost of administering the Project Area Plan;
- ☐ if the area from which Tax Increment is to be collected is less than the entire Project Area:
  - the tax identification number of the parcels from which Tax Increment will be collected; or
  - a legal description of the portion of the Project Area from which Tax Increment will be collected; and
- ☐ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term “**Taxing Entity**” shall mean any public entity that levies a tax on any property within the Project Area.

The term “**Tax Increment**” shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE  
§17C-4-103(1)

## Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit “A”** and **Exhibit “B”** and incorporated herein. The Project Area is located in the northeast side of the City - beginning at the intersection of State Street and Utopia Avenue, and ending at 500 East. The Project Area runs along both sides of the Sugar House Streetcar line. This area in particular will serve as a focal point to the City and will receive a significant increase in foot traffic on a daily basis with the completion of the Streetcar line, which has created both opportunity and increased service demand. The property encompasses approximately 23.98 acres of land.

As delineated in the office of the Salt Lake County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit “C.”**

UTAH CODE  
§17C-4-103(2)

## General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Intensities and How They Will be Affected by the Community Development

### General Land Uses

A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities.

The Project Area currently consists primarily of commercial and industrial uses. The Project Area is designated as a transit oriented development. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated.

Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the revised Ordinances of South Salt Lake City, and all other applicable laws including all goals and objectives in the City's General Plan.

### Layout of Principal Streets

There are five roads within the Project Area, with the future Streetcar line providing access to all roads within the Project Area. The Project Area map, provided in **Exhibit “A”**, shows the principal streets in the area.

## Population Densities

Currently, there is very limited residential development within the Project Area which mostly consists of older homes on quarter-acre lots and a multi-family housing complex.

## Building Intensities

Buildings in the area are generally commercial and industrial structures. Any new development within the Project Area will be required to meet all current or amended zoning requirements and design or development standards.

UTAH CODE  
§17C-4-103(3)

## Standards Guiding the Community Development

### Development Objectives

The Agency and City desire to maintain a high-quality transit oriented development as a focal point to the City. This development will comprise of a mix of office space, commercial, and residential units. The Agency and City want to guide development in order to ensure development standards blend harmoniously with the character of the City.

### Design Objectives

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

#### **Business attraction and expansion.**

South Salt Lake City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

#### **Spur revitalization.**

It is anticipated that development within the Project Area and the improvements along the Streetcar line will be the catalyst to all future development and re-investment in the surrounding area.

UTAH CODE  
§17C-4-103(4)

## How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

### **Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses**

The Project Area Plan allows for commercial, retail, office, light manufacturing, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

UTAH CODE  
§17C-4-103(5)

## Conformance of the Proposed development to the Community's General Plan

This Plan and the development contemplated thereby conform to the City's General Plan and City Code.

UTAH CODE  
§17C-4-103(6)

## Describe any Specific Project or Projects that are the object of the Proposed Community Development

The primary development within the Project Area will be residential, retail, restaurant and office. The Agency also anticipates that the Project Area will see redevelopment of existing buildings currently located within the Project Area. The objectives of the Agency include pursuing development of vacant parcels of property within the Project Area, redevelopment and improvement of the appearance of existing buildings within the Project Area, installation and upgrade of public utilities in the Project Area, and providing assistance to current and future land owners who have a desire to expand or change the use of their property, which will result in an economic increase to the Agency and City.

UTAH CODE  
§17C-4-103(7)

## Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet

the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers will need to provide a thorough development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE  
§17C-4-103(8)

## Reason for Selection of the Project Area

The Streetcar Project Area was selected by the Agency as an area within South Salt Lake City that presents an opportunity to strengthen the economic base of the City and capture the future economic value that will come with the Sugarhouse Streetcar line through the investment of private capital. In addition the Agency has determined there is a need to provide incentives to land owners and potential developers to improve and redevelop existing properties. Boundaries of the Project Area were determined by the Agency after a review of a study area by members of the City's economic development committee, staff, and consultant.

UTAH CODE  
§17C-4-103(9)

## Description of Physical, Social and Economic Conditions Existing in the Project Area

### Physical Conditions

The Project Area consists of approximately 23.98 parcel acres of relatively flat, publicly and privately owned land as shown on the Project Area map.

### Social Conditions

The Project Area suffers from a lack of social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

### Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical dilapidation and overall unattractive appearance of the area; 2) lack of cohesiveness; and 3) lack of economic density and land utilization.

UTAH CODE  
§17C-4-103(10)

## Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Promote an urban environment where residents can live, work, and play;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity.

UTAH CODE  
§17C-4-103(11)

## Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE  
§17C-4-103(11) (a)

### The Beneficial Influences Upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other Taxing Entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

There will also be a beneficial impact on the community through increased construction activity in the area, positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE  
§17C-4-103(11) (b)

### The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This

includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

## Necessary and Appropriate Analysis

Authority to take action or enter into agreements under this Plan shall be vested exclusively in the Agency's Governing Board. The Agency's Governing Board shall be authorized to delegate this authority pursuant to resolutions approved by the Board. The administration and enforcement of this Plan and any documents implementing this Plan shall be performed by the Agency and/or City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by litigation by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, agreements or any recorded provisions which are expressly for the benefit of owners of property in the project Area may be enforced by such owners.

The particulars of any contemplated development will be set out in a participation agreement between the Agency and the participant requesting assistance.

Before any future development agreement or participation agreement under the Plan may be entered into and/or executed by the Agency, the Agency may hold a public hearing on the proposed agreement. The Agency may prepare or require the developer/participant to prepare a feasibility analysis and a necessary and appropriate analysis with respect to all new projects being proposed and with respect to the ongoing feasibility of the overall Project being implemented pursuant to this Plan. The purpose of this provision is to assure that the feasibility, necessity, appropriateness, the nature, extent of, and need for any public subsidy or other assistance, and the likely public benefit of new projects is reviewed on their own merits and in the context of implementing this Plan as a whole before any particular projects are approved, thereby assuring that substantial and effective measures are being taken, or have been taken, that are reasonably designed to mitigate any harm, damage, or disadvantage as may be suffered as a result of development within the Project Area by owners of property, or tenants within the Project Area.

## EXHIBIT A

### Legal Description of Project Area: Streetcar CDA



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

#### South Salt Lake City CDA Boundary Description Number 2 A

A parcel of land situate in Lots 11 and 12 of Block 41, and Lots 7, 8, 11 and 12 of Block 42, Ten Acre Plat "A", Big Field Survey, which parcel is also located within the Northwest and Northeast Quarters of Section 19, Township 1 South, Range 1 East, Salt Lake Base and Meridian; which parcel is described as follows:

Beginning at the intersection of the west right-of-way of 500 East Street and the north boundary of Haven Avenue Subdivision, which point is North 00°28'43" East 287.32 feet, more or less, from the Southeast Corner of Lot 12, Block 42, Ten Acre Plat "A", Big Field Survey, which point is also South 00°45'42" West 1,446.47 feet and South 89°14'18" East 1,546.87 feet from the Salt Lake County monument located in the intersection of 2100 South Street and 300 East Street (*Basis of bearings: The line between Salt Lake County Monument No. 16191001 located in the intersection of 2100 South Street and 300 East Street and Salt Lake County Monument No. 16193001 located in the intersection of 2700 South Street and 300 East Street bears South 00°45'42" West*); thence North 89°52'06" West 1,934.50 feet (*South 89°51'53" West by plat*) along the north boundary of said Haven Avenue Subdivision according to the official plat thereof, recorded as Entry 1413239, in Book O, at Page 83 of plats, and along the north boundary of Morton Subdivision according to the official plat thereof, recorded as Entry 1424641, in Book P, at Page 19 of plats (*South 89°51'53" West by plat*), and along the south boundary of that certain parcel conveyed to 2005 II, L.L.C. and described in Special Warranty Deed Entry 10745361, in Book 9742, at Pages 2452-2454 dated 7/02/2009 on the records of the Salt Lake County Recorder (*South 89°58'33" West by record*), to the east boundary of that certain parcel conveyed to The Regency Limited Partnership and described in Special Warranty Deed Entry 5059536, in Book 6311, at Page 1277 dated 4/30/1991 on the records of the Salt Lake County Recorder; thence North 00°27'44" East 350.48 feet along said boundary (*North 00°12'07" East by record*) to the south boundary of Melrose Subdivision according to the official plat thereof, recorded as Entry 326634, in Book G, at Page 11 of plats; thence South 89°38'41" East 229.79 feet (*North 89°58'00" East by plat*) along said boundary to the southwest corner of Lot 16, Block 2 of said Melrose Subdivision; thence North 00°36'19" East 134.96 feet (*North 00°13'00" East by plat*) along the west boundary of Lots 16, 17 and 18 of said Block 2, Melrose Subdivision to the northwest corner of said Lot 18; thence South 89°38'41" East 110.00 feet (*North 89°58'00" East by plat*) along the north boundary of said Lot 18 to the west right-of-way of 300 East Street; thence North 00°29'53" East 91.21 feet (*North 00°13'00" East by plat*) along said right-of-way to a point on the westerly extension of the north boundary of that certain parcel conveyed to Richard A. Kimball Properties, L.L.C. and described in Quitclaim Deed Entry 9609815, in Book 9243, at Pages 3647-3649 dated 1/12/2006 on the records of the Salt Lake County Recorder; thence South 89°35'20" East 1,594.45 feet along said boundary and the extension thereof (*North 89°52'38" East by record*), and along the north boundary of Dundee Place Subdivision according to the official plat thereof, recorded as Entry 20531, in Book B, at Page 134 of plats to the west right-of-way of 500 East Street; thence South 00°28'43" West 567.54 feet along said right-of-way to the point of beginning.

The above described parcel of land contains 23.988 acre in area, more or less.

The boundary description above was prepared by J-U-B Engineers, Inc. under the direction of:

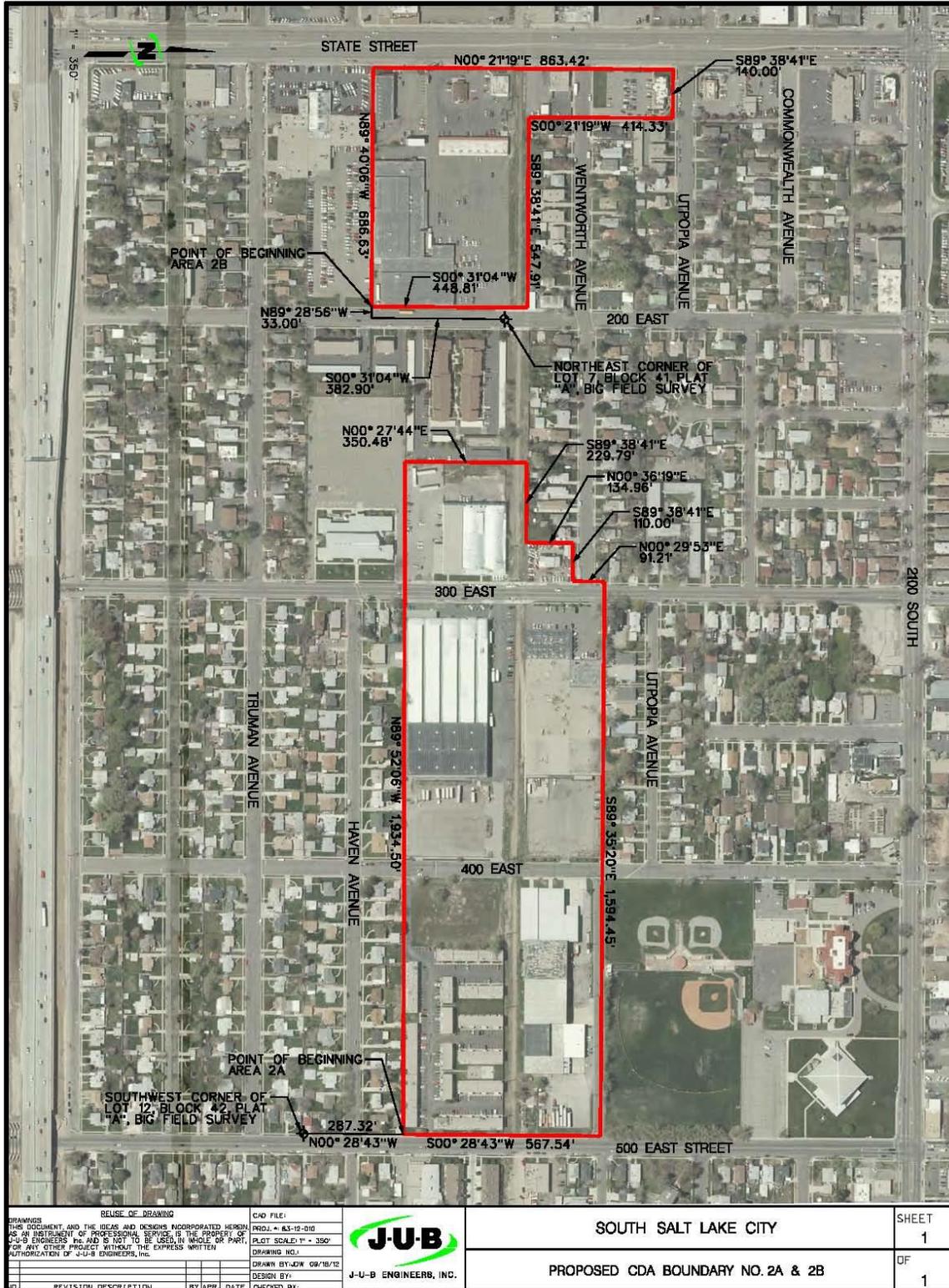
Jason D. Willes, PLS # 376067  
240 West Center Street, Suite 200  
Orem, Utah 84057  
801-226-0393



The description was prepared based on documents of record and was not physically surveyed on the ground.

EXHIBIT B

Project Area Map



REUSE OF DRAWING THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.	
DRAWN BY: JCN 09/18/12	CHECKED BY:
REVISION DESCRIPTION	BY: APP: DATE

CADD FILE: PROJ. # 43-12-010 PLOT SCALE: 1" = 350' DRAWING NO.: DRAWN BY: JCN 09/18/12 DESIGN BY: CHECKED BY:	 J-U-B ENGINEERS, INC.
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SOUTH SALT LAKE CITY PROPOSED CDA BOUNDARY NO. 2A & 2B	SHEET 1 OF 1
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## EXHIBIT C

### Parcel List

Parcel_ID	Owner
16-19-108-003	Adelfia, LLC
16-19-108-001	Adelfia, LLC
16-19-108-002	Adelfia, LLC
16-19-108-004	Adelfia, LLC
16-19-109-001	Stowell & Crayk Holding LLC
16-19-109-002	Andrew L. Hatupis
16-19-155-022	Mico Properties LLC
16-19-155-021	Mico Properties LLC
16-19-155-026	Josh Blumental-- Trustee
16-19-155-025	Halle Properties LLC
16-19-155-028	Istar Bowling Centers
16-19-176-032	National Retail Properties
16-19-176-033	National Retail Properties, LP
16-19-134-013	Robert P. Johnson
16-19-134-014	Robert P. Johnson
16-19-251-001	International Paper Company
16-19-251-002	International Paper Company
16-19-206-012	Richard A. Kimball Properties LLC
16-19-207-001	Greensides Investments LLC
16-19-207-002	Greensides Investments LLC
16-19-207-003	Greensides Investments LLC
16-19-207-004	Greensides Investments LLC
16-19-207-005	Greensides Investments LLC
16-19-207-006	Greensides Investments LLC
16-19-207-007	Greensides Investments LLC
16-19-207-008	Greensides Investments LLC
16-19-207-009	Greensides Investments LLC
16-19-207-010	Greensides Investments LLC
16-19-207-011	South Salt Lake City
16-19-255-001	SABA Investments LLC
16-19-255-002	South Parc LC
<b>Source: Salt Lake County</b>	