

COTTONWOOD HEIGHTS

ORDINANCE No. 355

AN ORDINANCE AMENDING SECTION 19.51.060 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES REGARDING AFFORDABLE HOUSING IN THE PDD ZONE

WHEREAS, the “Municipal Land Use, Development, and Management Act,” UTAH CODE ANN. §10-9a-101 *et seq.*, as amended (the “*Act*”), provides that each municipality may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

WHEREAS, pursuant to the Act, the municipality’s planning commission shall prepare and recommend to the municipality’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represents the planning commission’s recommendations for zoning the area within the municipality; and

WHEREAS, the Act also provides certain procedures for the municipality’s legislative body to adopt or amend the land use ordinance and zoning map for the City; and

WHEREAS, on 14 July 2005, the legislative body (the “*Council*”) of the city of Cottonwood Heights (the “*City*”) enacted its Ordinance No. 25 adopting a land use ordinance for the City and codifying such ordinance as Title 19 of the City’s code of ordinances (the “*Code*”); and

WHEREAS, thereafter, the City’s planning commission (the “*Planning Commission*”) formulated proposed amendments (the “*Amendments*”) to Section 19.51.060 of the Code concerning the provision of “below market rate” housing in the City’s PDD zone; and

WHEREAS, a public hearing was held before the Planning Commission where citizens were given the opportunity to provide written or oral comment concerning the proposed Amendments; and

WHEREAS, such public hearing before the Planning Commission was preceded by all required legal notices; and

WHEREAS, following the public hearing, the Planning Commission recommended the Amendments to the Council for adoption; and

WHEREAS, the Council subsequently took additional public comment concerning the Amendments; and

WHEREAS, the Council has reviewed and is familiar with the Amendments, a copy of which is annexed as an exhibit to this ordinance, including any amendments proposed by the Council to the form of the Amendments recommended for adoption by the Planning Commission, as authorized by UTAH CODE ANN. 10-9a-502(2); and

WHEREAS, on 16 February 2021, the Council met in regular meeting to consider, among other things, amending the Code to enact the Amendments, including any such revisions; and

WHEREAS, after careful consideration of the recommendations of the Planning Commission, comments at the public hearing and other public meetings, and other relevant input, the

Council has determined that it is in the best interest of the health, safety and welfare of the citizens of the City to adopt and enact the Amendments as proposed;

NOW, THEREFORE, BE IT ORDAINED by the city council of the city of Cottonwood Heights as follows:

Section 1. **Adoption of Amendments.** The Council hereby adopts and enacts the Amendments in the form of the attached exhibit, wherein deletions to the current ordinance are ~~struck through~~ and additions to the current ordinance are underlined.

Section 2. **Action of Officers.** All actions of the officers, agents and employees of the City that are in conformity with the purpose and intent of this ordinance (this "Ordinance"), whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 3. **Severability.** It is hereby declared that all parts of this Ordinance are severable, and if any section, paragraph, clause or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Ordinance.

Section 4. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

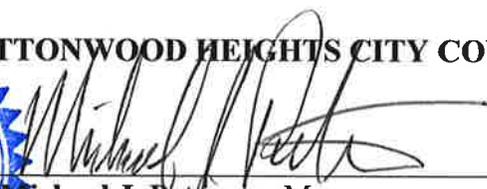
Section 5. **Effective Date.** This Ordinance, assigned no. 344, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's Recorder, or such later date as may be required by Utah statute.

PASSED AND APPROVED this 6th day of October 2020.

ATTEST:

By: 
Paula Melgar, Recorder



COTTONWOOD HEIGHTS CITY COUNCIL
By: 
Michael J. Peterson, Mayor

VOTING:

Michael J. Peterson	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Douglas Peterson	<input checked="" type="checkbox"/> Yea	<input checked="" type="checkbox"/> Nay
J. Scott Bracken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Tali C. Bruce	<input checked="" type="checkbox"/> Yea	<input checked="" type="checkbox"/> Nay
Christine Watson Mikell	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

DEPOSITED in the Recorder's office this 16th day of February 2021.

POSTED this 18th day of February 2021.

EXHIBIT TO ORDINANCE NO. 355

19.51.060 Site development regulations.

A. *Base Regulations.* The following table, designated “**Table 1: Site Development Regulations – Planned Development Districts**” (“*Table 1*”), sets forth the base site development regulations for the PDD, which are in addition to any further development regulations set forth in the PDZ ordinance for a property. Letter designations in the “Additional Regulations” column of Table 1 refer to the additional regulations that follow Table 1 in this section. The intent of these regulations is to promote vertical and horizontal mixed use development in a pedestrian-oriented environment.

Table 1: Site Development Regulations – Planned Development Districts

Standards	Tier 1	Tier 2	Tier 3	Additional Regulations
Area Requirement (in contiguous acres)	10	3	1*	(B)(1)
Lot Coverage	No Min. or Max.	65%	65%	(B)(2)
Building Height				
Minimum Bldg. Height (ft.)	25'	No Minimum	No Minimum	
Maximum Bldg. Height (ft.)	Varies from 50'-300' from Wasatch Blvd. elevation	50'	35'*	(B)(3)

Table 1: Site Development Regulations – Planned Development Districts

Standards	Tier 1	Tier 2	Tier 3	Additional Regulations
Min Bldg. Setback (ft.)				(B)(4)
Front	0	0	0	
Side (Street)	0	0	0	
Side (Residential)	50' from adjacent residential properties outside project area	Same as adjacent residential zone	Same as adjacent residential zone	
Side (Nonresidential)	0	0	0	
Rear (Residential)	50' from adjacent residential properties outside project area	Same as adjacent residential zone	Same as adjacent residential zone	

Rear (Nonresidential)	0	0	0	
Storefronts & Access	Yes	Yes	Yes	(B)(5)
Building Transparency	Yes	Yes	Yes	(B)(6)
Open Space	25%* gross lot area	15% gross lot area	15% gross lot area	(B)(7)
Landscape				(B)(8)
Off-Street Parking and Loading	The development plan may require the provision of a minimum number of on-site parking and loading spaces.			(B)(9)
Parking setback				
Pedestrian Circulation	Yes	Yes	Yes	(B)(10)
Signage	Master sign program required			(B)(11)
Below Market Rate (BMR)/ Senior/ Disabled Housing	10% of total residential for projects with 50 or more units	10% of total residential for projects with 25 or more units	% of total residential for projects with 25 or more units	(B)(12)
Exterior Lighting Standards	Yes	Yes	Yes	(B)(13)
Residential Density - Dwelling Units / Acre	Based on IBC/IRC Occupancy	35 dwelling units/acre	20 dwelling units/acre	

B. Additional regulations.

1. Area requirement. An application for a PD zone may be submitted and approved only for a site containing the specified minimum acreage; provided, however, that the area requirement in Tier 3 may be reduced on a case-by-case basis if approved by the city council following recommendation by the planning commission.

2. Lot coverage.

(a) The following areas are to be included for the purpose of computing lot coverage:

(i) All buildings, including dwellings; and

(ii) All accessory structures, including sheds, garages, pool structures, carports, decks, roof overhangs exceeding 20", platform walkways and similar structures.

(b) The following areas are to be excluded for the purpose of computing lot coverage:

(i) Existing grade level walkways and driveways; and

(ii) Retaining walls and fences.

3. Maximum building height.

(a) The maximum building height in any Tier 1 PD zone will be determined by the setback of the building from the public right of way for Wasatch Boulevard, and will be the height measurement in feet for that setback shown in the following table:

Setback from Wasatch Blvd.	Building Height (ft.)
0 to 20'	No Building
20' to 50'	60' Height*
50' to 100'	100' Height*
100' to 250'	120' Height*
250' to 500'	150' Height*
500' and more	300' Height*

**Measured from the average grade elevation of Wasatch Boulevard.*

(b) The maximum building height in any Tier 2 PD zone is 50 feet if the first two stories (beginning at the street level) are commercial and/or office uses. The maximum building height is reduced to 35 feet for any building that either does not have commercial/office uses on the first two stories or is located within 50 feet of a single-family zoning district.

(c) The maximum building height in any Tier 3 PD zone is 35 feet if the first story (at street level) is a commercial and/or office use. The maximum building height is reduced to 30 feet for any building that is located within 50 feet of a single-family zoning district. Notwithstanding the foregoing, however, the building height in a Tier 3 PD zone may exceed 35 feet, to a maximum of 50 feet, if so specified in the PDZ ordinance, so long as the proposed building will contain commercial/office uses on the first two stories, is adjacent to a more intensive development, and is not located within 50 feet of a single-family zoning district.

(d) Building height shall not exceed the corresponding building height for each tier in the table measured from the grade plane as defined in the city's building code (the "*building code*"). Parapet walls, rooftop penthouses, landscaping and vegetative amenities and other similar architectural features may extend above the maximum building height provided they contribute to the overall architectural character of the building as determined by the city's architectural review commission ("*ARC*") and contain only mechanical or other apparatus necessary for the operation of the building.

4. Setbacks.

(a) Setbacks from the public right of way shall be determined by the site plan approved as part of the PDZ ordinance for a site. Typically, setbacks shall be measured from one foot behind the public sidewalk or, if no sidewalk exists, one foot behind the top of curb. Other setbacks shall be measured from the property line of the adjoining tract. There shall be no setbacks for buildings from internal lot lines within the PDD unless required by the building code or Table 1.

(b) Fifty percent (50%) of ground floor building facades shall be located at the setback line when the building fronts on an arterial or collector street. If authorized in the PDZ ordinance, permanent shade structures such as canopies and arcades may encroach up to ten feet within the setback area when abutting an arterial or collector street, so long as a vertical clearance of at least ten feet above finished grade is maintained.

(c) Outdoor dining areas adjacent to public streets shall provide a minimum of six feet of unobstructed pedestrian circulation, or such greater distance as may be specified in the PDZ ordinance.

(d) Building street facades above the street level may not encroach into the setback area more than ten feet.

5. Storefronts and access (retail and commercial areas). A minimum of 50% of the height and width of the ground floor frontage of principal buildings shall consist of windows, window displays, doors, or a combination thereof. In Tier 1 areas, this requirement will be defined in the approved site plan and project design guidelines manual.

6. Transparency (retail and commercial areas).

(a) On the ground floor, view windows, window displays, or doors shall be provided between two and eight feet above grade adjacent to the principal building frontage.

(b) A minimum of 25% of a building's upper floor (above the ground floor) elevations along streets shall have view windows with non-reflective glass.

(c) In Tier 1 areas, the transparency requirements shall be defined in the approved site plan and project design guidelines manual.

7. Open space. Open space shall be provided in the form of natural areas meriting preservation, landscaping, pedestrian plazas, atriums and other significant spaces open to the public. Vehicular circulation and parking areas shall not qualify as open space but are required to meet parking and landscaping requirements. At least 75% of required open space must be ground level in Tier 1 areas.

8. Landscaping. Prior to the use or occupancy of any premises in a PD zone, the following landscaping requirements must be met:

(a) Provide a total landscaped area equal to at least 25% of the gross land area in that PD zone. The landscaped area may be provided at the ground level or on upper level balconies, decks or roofs (such as with permanently affixed planter boxes), or any combination thereof. At least 60% of the landscaped area shall be vegetated.

(b) Provide a ground level landscaped area equal to at least 15% of the gross land area in that PD zone.

(c) For landscaped areas designed as buffers, setbacks or visual backdrops, 40% of the area shall be vegetated with a combination of groundcover, vines, shrubs, and trees. These areas must be at least eight feet wide.

(d) For large paved pedestrian spaces such as courtyards or plazas, a 12-foot tall/two inch caliper conifer, or a 15-gallon/eight-foot tall deciduous tree, shall be required for every 200 square feet of paved area. A 50% reduction in the number of trees may be permitted if at least 25% of the ground plane is vegetated with potted plants, vines, shrubs, or groundcover.

9. Parking.

(a) The minimum off-street parking requirement shall be specified in a parking plan approved as part of the PDZ ordinance using the standards of Chapter 19.80 (Off-Street Parking Requirements) of this code as a guide.

(b) The potential for shared use of on-site parking shall constitute an additional standard for possible reduction of required parking, subject to the standards of Section 19.80.110 of this code and a compelling demonstration that there will be adequate parking available for all uses.

(c) In Tier 1 areas, twenty-five percent of all required parking shall be structured parking. 50% of all required parking shall be integrated within buildings behind active uses or appropriately screened from sensitive views from any public street, residential property or public pedestrian way.

(d) Parking setback shall be determined by the site plan approved by the PDZ ordinance.

(e) Street level, surface parking shall be located behind or adjacent to buildings or screened by a minimum ten foot tall landscaped berm.

(f) Minimum parking lot setbacks are as follows:

(i) Wasatch Boulevard lot lines: 20 feet or as specified in the PDZ ordinance.

(ii) Fort Union Boulevard lot lines: 30 feet.

(iii) Highland Drive lot lines: 30 feet.

(iv) Abutting land used for single family residential: 20 feet.

(v) All other property lines: 8 feet.

(g) Where a nonresidential use in a proposed PD zone cannot provide all the required parking spaces on-site, off-site parking may be approved as part of the PDZ ordinance subject to revocation of such approval if the use of the site materially changes and further subject to the following additional requirements:

(i) The off-site parking spaces shall be located within 600 feet of the use;

- (ii) The off-site parking spaces shall be improved to the standards set forth in this code; and
- (iii) The applicant shall provide recorded, legally effective and perpetual cross-easements for parking or evidence provided of adequate public parking.

10. Pedestrian Circulation. Each PD zone shall comply with the following pedestrian circulation regulations:

(a) Sidewalks and pedestrian walkways shall be provided in accordance with a submitted pedestrian circulation plan approved as part of the PDZ ordinance.

(b) Minimum requirements for public sidewalks in a PD zone include:

(i) Continuous sidewalks with a minimum width of six feet shall be located along both sides of collector and arterial public streets and both sides of internal private street(s). Sidewalks along Fort Union Boulevard and Wasatch Blvd shall have a minimum width of eight feet.

(ii) Sidewalk(s) along the private street(s) shall be located within a public pedestrian easement to be shown on the final plat granting access to the public.

(c) Minimum requirements for private pedestrian walkways in a PD zone include:

(i) Hard surfaced with a minimum width of five feet or such greater width as may be required by this section;

(ii) Readily visible and free of encroachment by parked vehicles;

(iii) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;

(iv) Predominantly shaded with deciduous shade trees spaced at one per 30 linear feet of walkway or building canopies; and

(v) Lighted with pedestrian-scaled fixtures.

(d) A pedestrian walkway shall connect a building entrance to the private or public street sidewalk.

(e) If parking is located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.

(f) In order to create a safe pedestrian environment, multifamily residential buildings shall be placed and sited so that all required internal sidewalks are in view of at least one unit's living area windows.

(g) Internal sidewalks parallel and adjacent to a street or drive aisle shall be raised or separated from the street or drive aisle by a raised curb, landscaping or other physical barrier. If a raised internal sidewalk is used, the ends of the raised portions must be equipped with curb ramps.

(h) When adjacent to perpendicular, head-in, or diagonal parking, a pedestrian walk must be increased in width to a minimum of seven feet when parking is located on one side, and a minimum of nine feet when parking is located on both sides.

(i) Minimum requirements for public plazas include:

(ii) Publicly-accessible plazas shall be located as shown on the approved site plan.

(iii) Each plaza shall include a decorative paving pattern.

(iv) Each plaza of up to 500 square feet in area shall include at least two benches, two shade trees and four bicycle parking spaces. An additional two benches, two shade trees and four bicycle parking spaces shall be provided for each additional increment of 500 square feet of plaza area, prorated for additional area of less than 500 square feet.

11. Signage.

(a) A master sign program shall be submitted as part of the application for a PD zone that details each type, material, color and location of each requested sign.

(b) Permitted signage shall be as specified in the PDZ ordinance, provided that OPEDS (as defined in Chapter 19.82) are not permitted. All permitted signs shall comply with all city development requirements in Chapter 19.82 (Signs). The size, location, appearance, and method of

operation of signage in a PD zone may be specified in the PDZ ordinance to the extent necessary to insure compliance with the purpose of this chapter.

~~12. Below market rate/senior/disabled housing requirement. All PD zone ordinances shall require the development to include below market rate or senior/disabled housing units (collectively, "BMR units") equal to at least ten percent (subject to a threshold) of the total number of dwelling units contained within the zone, as shown on Table 1. Required BMR units shall be affordable to households earning not more than 50% of the city's median income, and shall be provided in accordance with the standards, definitions and procedures contained in this code and/or the PDZ ordinance.~~
12. Below Market Rate (BMR) housing requirement.

(a) All PD zone ordinances shall require the development to include below market rate housing units ("BMR units"). The minimum number of BMR units in a project shall be based on the project's tier (see Table 1, above) and the requirements of this subsection (B)(12). The required BMR units shall be affordable to households whose total income is at or below (i) 50% of the city's area median income ("AMI"), and/or (ii) 50% AMI to 80% AMI. For applications proposing BMR housing that is affordable to households whose total income is at or below 50% AMI, at least 10% of the residential units in the project shall be BMR units that are affordable to households in that income category. For applications proposing BMR housing that is affordable to households whose total income is between 50% AMI and 80% AMI, at least 15% of the residential units in the project shall be BMR units that are affordable to households whose total income is between 50% AMI and 80% AMI. Applications proposing a mix of the two AMI housing groups listed above shall require between 10% and 15% BMR units, as determined by the city council to meet the intent of this subsection on a "blended" approach.

(b) The draft PDZ ordinance shall include appropriate language to ensure proper administration of, and guaranteeing ongoing compliance with, this subsection, including a requirement to record the final PDZ ordinance against legal title to the project in the official records of Salt Lake County in a recording priority that is reasonably agreed to by the project applicant and the city to assure ongoing constructive notice of, *inter alia*, the BMR requirements of this subsection.

C. Existing development.

1. Continued use of existing, legally non-conforming improvements, including buildings, landscaping, parking and other uses, may be authorized by a PDZ ordinance to facilitate the fullest attainment of the objectives of this chapter.

2. The area of the original lot supporting such non-conforming uses shall not be included in any calculations within the PD zone. Existing, legally non-conforming improvements or lots may be modified in connection with the PD zone development to achieve superior design, but shall not be expanded or extended. Any such modification shall not be deemed to render the improvements or lots more non-conforming.

D. Site design criteria. All development in a PD zone also shall satisfy the following site design criteria by providing a combination of the following:

1. Pedestrian oriented interface. A pedestrian oriented interface, which is defined as uses of buildings and/or design features that encourage pedestrian interaction at the street level. These include, without limitation, retail and commercial shops; space designed to be adaptable to retail uses; service businesses; establishments dealing directly with the general public; visually interesting features such as public art or building lobbies; display cases; accessible plazas; or similar landscaped open spaces and pedestrian promenades/walkways for public use and congregation.

2. Site plan promotes transit oriented development. Improvements that promote available transit-oriented development features, including pedestrian-friendly design, improvements at transportation nodes, and other similar features likely to promote public transit.

3. Environmentally sustainable design checklist. As part of the application, an environmentally sustainable design checklist shall be submitted that demonstrates the intent to design and build the proposed project in an environmentally sustainable manner. All projects in a PD zone should provide elements that comply with environmental design standards established by the Green Building Council or similar, and may incorporate xeriscaping, utilize native plants and drought-resistant vegetation, etc. Related documentation and requirements may be incorporated as part of the city's approval process in the PDZ ordinance or otherwise.

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

COTTONWOOD HEIGHTS
PAULA MELGAR
2277 E BENGAL BLVD
COTTONWOOD HEIGHTS, UT 84121

ACCOUNT NUMBER

5346

ACCOUNT NAME

COTTONWOOD HEIGHTS

TELEPHONE

801-944-7021

ORDER #

SLT0011054

CUSTOMER REFERENCE NUMBER

CAPTION

COTTONWOOD HEIGHTS PUBLIC NOTICE Notice is hereby given that during a City Council meeting on February 16, 2021, the Cottonwood Heights City Council adopted ORDINANCE 355 AN ORDINANCE AMENDING SECTION 19.51.060 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES REGARDING AFFORDABLE HOUSING IN THE PDD ZONE.

TOTAL COST

\$29.75

COTTONWOOD HEIGHTS PUBLIC NOTICE

Notice is hereby given that during a City Council meeting on February 16, 2021, the Cottonwood Heights City Council adopted **ORDINANCE 355 AN ORDINANCE AMENDING SECTION 19.51.060 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES REGARDING AFFORDABLE HOUSING IN THE PDD ZONE.** A complete copy of the ordinance can be found at www.ch.utah.gov.
SLT0011054

AFFIDAVIT OF PUBLICATION

AS THE SALT LAKE TRIBUNE, INC. LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF COTTONWOOD HEIGHTS PUBLIC NOTICE Notice is hereby given that during a City Council meeting on February 16, 2021, the Cottonwood Heights City Council adopted ORDINANCE 355 AN ORDINANCE AMENDING SECTION 19.51.060 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES REGARDING AFFORDABLE HOUSING IN THE PDD ZONE. FOR COTTONWOOD HEIGHTS WAS PUBLISHED BY THE SALT LAKE TRIBUNE, INC., WEEKLY NEWSPAPER PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON 02/21/2021

DATE 02/22/2021

STATE OF UTAH
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 23rd DAY OF FEBRUARY IN THE YEAR 2021

BY Jordyn Gallegos

SIGNATURE

Jordyn Gallegos



Laree Whitmer
NOTARY PUBLIC SIGNATURE

LEGAL NOTICES »

NOTICE OF TRUSTEE'S SALE

The property described below will be sold at public auction to the highest bidder payable in lawful money of the United States at the time of sale. The sale will be held at the main entrance of the Third Judicial District Court of Salt Lake County, Utah, located at 450 South State Street, Salt Lake City, Utah at 11:00 AM on March 5, 2021. The purpose of the sale is the foreclosure of that certain lien for unpaid assessments under the Community Charter for Daybreak filed for record on February 27, 2014, entry number 8989578 in Book 8950, Page 7784-7908 in the Salt Lake County Recorder's Office ("Community Charter") pursuant to Utah Code Ann. § 57-8a-302, which provides that an association "may cause a lot to be sold through non-judicial foreclosure as though the lien were a deed of trust." Daybreak Community Association, Inc., the beneficiary under the Community Charter ("Beneficiary"), has a lien against that certain parcel of real property subject to the Community Charter, which is situated in Salt Lake County, Utah, and recorded on July 25, 2019, entry number 13037469 in Book 10807, Page 7457-7458 in the Salt Lake County Recorder's Office ("Lien") and is more particularly described on the attached Exhibit A ("Property"), and owned by Axel Stevens and Azari Jasmine Copper Stevens, for failure to pay all assessments levied against the Property.

The Substitution of Trustee was recorded on October 28, 2019, as book number 10851 Pg – 4200-4201 in the Salt Lake County Recorder's Office appointing as trustee Robert T. Spjute, Esq., a member of the Utah State Bar, and of the law firm of Shumway Van, located at 8 East Broadway, Suite 550, Salt Lake City, Utah ("Trustee").

A Notice of Default and Election to Sell ("Notice of Default") was recorded on October 28, 2019, as book number 10851 Pg – 4197-4199 in the Salt Lake County Recorder's Office.

Bidders must tender to the Trustee, at the time of the sale, a \$10,000.00 deposit in order to place a bid.

The winning bidder must tender to the Trustee, at the address provided below, the remainder of the purchase price no later than 4:00 p.m. (MT) on the next business day following the sale. The payment must be in the form of a cashier's check, and bank "Official Checks" are not acceptable. A Trustee's Deed will be made available to the successful bidder within three (3) business days following receipt of the bid amount. The Trust Property is to be sold without any warranties whatsoever, including, but not limited to, any warranties of title, possession, or encumbrances.

For further information about the sale please contact the Trustee. The purpose of this Notice of Trustee's Sale is to collect a debt and any information obtained may be used for that purpose.

TRUSTEE: ROBERT T. SPJUTE, ESQ., SHUMWAY VAN, 8 East Broadway, Suite 550, Salt Lake City, UT 84111, Telephone: (801) 478-8080, Office Hours: 8:00 a.m. to 5:00 p.m.
SLT0010646

NOTICE OF TRUSTEE'S SALE

The property described below will be sold at public auction to the highest bidder payable in lawful money of the United States at the time of sale. The sale will be held at the main entrance of the Third Judicial District Court of Salt Lake County, Utah, located at 450 South State Street, Salt Lake City, Utah at 11:00 AM on March 5, 2021. The purpose of the sale is the foreclosure of that certain lien for unpaid assessments under the Community Charter for Daybreak filed for record on February 27, 2014, entry number 8989578 in Book 8950, Page 7784-7908 in the Salt Lake County Recorder's Office ("Community Charter") pursuant to Utah Code Ann. § 57-8a-302, which provides that an association "may cause a lot to be sold through non-judicial foreclosure as though the lien were a deed of trust." Daybreak Community Association, Inc., the beneficiary under the Community Charter ("Beneficiary"), has a lien against that certain parcel of real property subject to the Community Charter, which is situated in Salt Lake County, Utah, and recorded on June 25, 2019, entry number 13016319 in Book 10795, Page 7282-7283 in the Salt Lake County Recorder's Office ("Lien") and is more particularly described on the attached Exhibit A ("Property"), and owned by David Freeman and Nicole Freeman, for failure to pay all assessments levied against the Property.

The Substitution of Trustee was recorded on July 30, 2019, as book number 10809 Pg – 2676-2677 in the Salt Lake County Recorder's Office appointing as trustee Robert T. Spjute, Esq., a member of the Utah State Bar, and of the law firm of Shumway Van, located at 8 East Broadway, Suite 550, Salt Lake City, Utah ("Trustee").

A Notice of Default and Election to Sell ("Notice of Default") was recorded on July 29, 2019, as book number 10809 Pg – 42-44 in the Salt Lake County Recorder's Office.

Bidders must tender to the Trustee, at the time of the sale, a \$10,000.00 deposit in order to place a bid.

The winning bidder must tender to the Trustee, at the address provided below, the remainder of the purchase price no later than 4:00 p.m. (MT) on the next business day following the sale. The payment must be in the form of a cashier's check, and bank "Official Checks" are not acceptable. A Trustee's Deed will be made available to the successful bidder within three (3) business days following receipt of the bid amount. The Trust Property is to be sold without any warranties whatsoever, including, but not limited to, any warranties of title, possession, or encumbrances.

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TRUSTEE: ROBERT T. SPJUTE, ESQ., SHUMWAY VAN, 8 East Broadway, Suite 550, Salt Lake City, UT 84111, Telephone: (801) 478-8080, Office Hours: 8:00 a.m. to 5:00 p.m.
SLT0010645

Notice to School Food Service Equipment Suppliers

Notice is hereby given that Sweetwater County School District #1, has issued a Request for Proposal ("RFP") for the purchase of Food Services Equipment/Furniture. This bid will not be awarded to a single contractor but on a per item determination.

To receive the bid documents please contact Angela Erramouspe, Director of Nutrition Services, Sweetwater School District #1 at 307-352-3400, ext. 1249 or by email at erramouspe@sw1.k12.wy.us.

Sealed bids or electronic mail bids shall be received in the Nutrition Services Department, 3550 Foothill Blvd., P.O. Box 1089, Rock Springs, Wyoming, 82902-1089 or emailed to erramouspe@sw1.k12.wy.us until 9:00 a.m. local time, Wednesday, February 24th, 2021. Bids will be publicly opened and read aloud immediately thereafter in the office of the Director of Nutrition Services. The bids will then be reviewed and presented to the Board of Trustees at their next meeting on March 8th, 2021, for their acceptance and awarding of bids. All bids sent via courier service shall be sealed in one envelope plainly marked: EQUIPMENT/FURNITURE – FOOD SERVICE, Attn: Angela Erramouspe, Director of Nutrition Services.

Sweetwater County School District #1 reserves the right to reject any and all Proposals deemed to be not in the best interests of our School District. Sweetwater County School District #1 further reserves the right to cancel or amend the RFP materials and contract documents at any time and will notify all persons requesting proposal documents accordingly.
SLT0011087

DOCUMENT 00 11 13 ADVERTISEMENT FOR PROPOSALS

Owner: Duchesne County Library Board
P.O. Box 169
Duchesne, UT 84021

SEALED PROPOSALS for the Duchesne County Library Board – Roosevelt Library & Community Center Internal Data Connections, which includes supply and installation of the internal data connections of the building, and related work, will be received by Jones & DeMille Engineering, Inc., 520 West Hwy 40, Roosevelt, UT 84066 until 2:00 P.M. Thursday, March 18th, 2021, and then at said office publicly opened and read aloud. 3 copies must be included in the proposal/bid.

Data connections include routers, switches, firewalls, access points, cabling, and wiring. Procurement will follow Duchesne County policy and the Federal Communication Commission ERate program reimbursement procedure.

The Issuing Office for the Bidding Documents is: Jones & DeMille Engineering, 1535 South 100 West, Richfield, UT 84701, (435) 896-8266. To obtain bidding documents or for project-specific technical questions, email Kendrick Thomas at kendrick@jonesanddemille.com.

A pre-bid conference will be held at 1:00 P.M. local time on Wednesday, March 3, 2021, via Zoom <https://jonesanddemille.zoom.us/j/99975431950?from=addon>, via phone 1-669-900-6833 Meeting ID 999 7543 1950. Attendance at the pre-bid conference is non-mandatory but highly recommended.

February 18, 2021

Daniel Mauchley
Duchesne County Library Director

SLT0011072

MURRAY CITY CORPORATION NOTICE OF INVITATION TO BID BID NO. 21-01

SEALED BIDS must be received by **March 16, 2021**, at 2:00 p.m. in the office of the Murray City Recorder, 5025 South State Street, Room 113, Murray, Utah 84107, or online in SciQuest/UP3 at purchasing.utah.gov for the following construction project:

Cedar Street Roadway Improvements PROJECT BID NO. 21-01

THIS PROJECT IS FUNDED BY: CITY FUNDS

PROJECT DESCRIPTION: This project includes roadway improvements along Cedar Street from 6100 South to about 200 feet north of Clay Park Drive. Improvements include: pedestrian ramps, sidewalk, pavement markings, and asphalt surfacing.

PLANS, SPECIFICATIONS, AND BID FORMS will be available beginning February 21, 2021, online at purchasing.utah.gov under the vendors tab or on CD at Murray City Public Services, 4646 South 500 West, Murray, Utah 84123.

ANY QUESTIONS SHOULD BE DIRECTED TO SciQuest/UP3 at purchasing.utah.gov by March 12, 2021, at 2:00 p.m.

A NON-REFUNDABLE FEE OF \$0 for each set of plans on CD is required.

DOCUMENTS REQUIRED AT OPENING:

1. Bid forms provided.
2. Cashier or certified check or bid bond made payable to Murray City Corporation in an amount equal to at least five percent (5%) of the total amount of the Bid.

WITHIN SEVEN (7) CALENDAR DAYS AFTER NOTIFICATION OF AWARD THE SUCCESSFUL CONTRACTOR WILL BE REQUIRED TO SUBMIT:

1. Performance Bond and a Labor and Material Bond, both in the amount of 100% of the total amount of the proposal.
2. Copy of Current Business License.
3. Copy of State Registration and/or License.

If all required documents are not provided, the Bid will be disqualified.

Murray City Corporation reserves the right to accept or reject any or all bids, or any part of any bid, to waive any informalities in any bid, as its best interest appears.
SLT0011060

ANNOUNCEMENT OF APPOINTMENT AND NOTICE TO CREDITORS Case No. 213700024 IN THE SECOND JUDICIAL DISTRICT COURT DAVIS COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF MARGARET MARCHMAN CAIN A/K/A MARGARET M. CAIN A/K/A MARGARET CAIN, a deceased person. Jeri Wiant and Glenn Cain, whose addresses are c/o Jennifer E. Decker of Fabian VanCott, 215 S. State Street, #1200, Salt Lake City, UT 84111, have been appointed co-personal representatives of the above-entitled estate. Creditors of the estate are hereby notified to: (1) deliver or mail their written claims to the co-personal representatives at Jeri Wiant and Glenn Cain, c/o Jennifer E. Decker of Fabian VanCott, 215 S. State Street, #1200, Salt Lake City, Utah, 84111; (2) deliver or mail their written claims to the personal representative's attorneys of record, Jennifer E. Decker of Fabian VanCott, 215 S. State Street, #1200, Salt Lake City, Utah, 84111; or (3) file their written claims with the Clerk of the Court of Davis County, 805 S. Main, Bountiful, UT 84010, or otherwise present their claims as required by Utah law within three months after the date of the first publication of this notice or be forever barred.
DATED: February 1, 2021

FABIAN VANCOTT
/s/ Jennifer E. Decker
Jennifer E. Decker

Attorneys for Co-Personal Representatives

SLT0010637

NOTICE OF APPLICATION FOR FEDERAL DEPOSIT INSURANCE AND APPLICATION FOR AUTHORIZATION TO COMMENCE BUSINESS AS AN INDUSTRIAL BANK AND RIGHT TO COMMENT

In accordance with Section 303.7 of the regulations of the Federal Deposit Insurance Corporation, and Utah Admin. Code R331-17-3, public notice is hereby given that Brex, Inc. ("Brex") has, on behalf of a proposed depository institution to be named Brex Bank, filed an application for federal deposit insurance with the FDIC. The applicant has also filed an application for authorization to commence business as an industrial bank with the Commissioner of the Utah Department of Financial Institutions. The applicant proposes to engage in business from existing commercial office space in Draper, Utah. The organizer of Brex Bank is Brex, headquartered in San Francisco, California, 94105. Any person wishing to comment on this application, including the proposed CRA Strategic Plan, may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at its San Francisco regional office located at 25 Jessie Street at Ecker Square, Suite 2300, San Francisco, CA 94105-2780, not later than 30 days after the date of publication of this notice, and with the Commissioner of the Utah Department of Financial Institutions, P.O. Box 146800, Salt Lake City, UT 84114-6800, not later than 20 days after the publication of this notice. The non-confidential portions of the application are on file in the regional office of the FDIC and at the Utah Department of Financial Institutions and are available for public inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.
SLT0011083

Notice to School Vending Machine Suppliers

Notice is hereby given that Sweetwater County School District #1, has issued a Request for Proposal ("RFP") for the purchase of Vending Machines to be used at the beginning of the 2021-22 school year.

To receive the bid documents please contact Angela Erramouspe, Director of Nutrition Services, Sweetwater School District #1 at 307-352-3400, ext. 1249 or by email at erramouspe@sw1.k12.wy.us

Sealed bids or electronic mail bids shall be received in the Nutrition Services Department, 3550 Foothill Blvd., P.O. Box 1089, Rock Springs, Wyoming, 82902-1089 or emailed to erramouspe@sw1.k12.wy.us until 9:00 a.m. local time, Wednesday, February 24th, 2021. Bids will be publicly opened and read aloud immediately thereafter in the office of the Director of Nutrition Services. The bids will then be reviewed and presented to the Board of Trustees at their next meeting on March 8th, 2021, for their acceptance and awarding of bids. All bids sent via courier service shall be sealed in one envelope plainly marked: VENDING MACHINES, Attn: Angela Erramouspe, Director of Nutrition Services.

Sweetwater County School District #1 reserves the right to reject any and all Proposals deemed to be not in the best interests of our School District. Sweetwater County School District #1 further reserves the right to cancel or amend the RFP materials and contract documents at any time and will notify all persons requesting proposal documents accordingly.
SLT0011088

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold two public hearings on **Tuesday, March 2, 2021, beginning as close to 6:00 pm.** as possible. These hearings will be conducted by electronic webinar via Zoom and streamed on Facebook. Participation links will be provided on the City's website prior to the meeting.

The purpose of the first hearing is to consider an amendment to the Holladay Zone Map from R-1-10 zone to R-2-8 for approximately 1.59 acres of property located at an address range of; 4425 South through 4449 South 2300 East and 2327 East through 2359 East 4500 South, Holladay UT.

The purpose of the hearing is to make recommendation on proposed amendments to Chapter 13.77 of the Holladay City Code, Land Use and Development Regulations, regarding consideration of landscaping requirements for parking lots and Holladay Crossroad Zone.

The proposals are available for public inspection on the City's website, www.cityofholladay.com, or during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, UT, 84117.

Dated this 21st day of February, 2021

PUBLISHED BY ORDER OF THE HOLLADAY CITY PLANNING COMMISSION
LaNiece Davenport Community and Economic Development Director
SLT0011084

NOTICE OF PUBLIC HEARINGS

The City of North Salt Lake Planning Commission will hold a Public Hearing during their meeting on Tuesday, March 9, 2021, at 6:30 p.m., at the North Salt Lake City Hall, 10 E. Center St. The purpose of this hearing is to receive public comment on the following matters:

1. Consideration of a proposed code amendment related to permitted and conditionally permitted uses in the Commercial Highway (CH) Zone.

For additional information please call 801.335.8705. Interested parties are invited to attend and provide comment.
SLT0011069

NOTICE OF TRUSTEE'S SALE

The property described below will be sold at public auction to the highest bidder payable in lawful money of the United States at the time of sale. The sale will be held at the main entrance of the Third Judicial District Court of Salt Lake County, Utah, located at 450 South State Street, Salt Lake City, Utah, at 11:00 AM on March 5, 2021. The purpose of the sale is the foreclosure of that certain lien for unpaid assessments under the Community Charter for Daybreak filed for record on February 27, 2014, entry number 8989578 in Book 8950, Page 7784-7908 in the Salt Lake County Recorder's Office ("Community Charter") pursuant to Utah Code Ann. § 57-8a-302, which provides that an association "may cause a lot to be sold through non-judicial foreclosure as though the lien were a deed of trust." Daybreak Community Association, Inc., the beneficiary under the Community Charter ("Beneficiary"), has a lien against that certain parcel of real property subject to the Community Charter, which is situated in Salt Lake County, Utah, and recorded on June 25, 2019, as entry number 13016320 in Book 10795, Page 7284-7285 in the Salt Lake County Recorder's Office ("Lien") and is more particularly described on the attached Exhibit A ("Property"), and owned by Kelsea Clements, for failure to pay all assessments levied against the Property.

The Substitution of Trustee was recorded on July 30, 2019, as book number 10809 Pg – 2678-2679 in the Salt Lake County Recorder's Office appointing as trustee Robert T. Spjute, Esq., a member of the Utah State Bar, and of the law firm of Shumway Van, located at 8 East Broadway, Suite 550, Salt Lake City, Utah ("Trustee").

A Notice of Default and Election to Sell ("Notice of Default") was recorded on July 29, 2019, as book number 10808 Pg – 9861-9863 in the Salt Lake County Recorder's Office.

Bidders must tender to the Trustee, at the time of the sale, a \$10,000.00 deposit in order to place a bid.

The winning bidder must tender to the Trustee, at the address provided below, the remainder of the purchase price no later than 4:00 p.m. (MT) on the next business day following the sale. The payment must be in the form of a cashier's check, and bank "Official Checks" are not acceptable. A Trustee's Deed will be made available to the successful bidder within three (3) business days following receipt of the bid amount. The Trust Property is to be sold without any warranties whatsoever, including, but not limited to, any warranties of title, possession, or encumbrances.

For further information about the sale, please contact the Trustee. The purpose of this Notice of Trustee's Sale is to collect a debt, and any information obtained may be used for that purpose.

TRUSTEE: ROBERT T. SPJUTE, ESQ., SHUMWAY VAN, 8 East Broadway, Suite 550, Salt Lake City, UT 84111, Telephone: (801) 478-8080, Office Hours: 8:00 a.m. to 5:00 p.m.
SLT0010644

NOTICE OF APPLICATION FOR FEDERAL DEPOSIT INSURANCE AND APPLICATION FOR AUTHORIZATION TO COMMENCE BUSINESS AS AN INDUSTRIAL BANK AND PROPOSED CRA STRATEGIC PLAN AND RIGHT TO COMMENT

In accordance with Section 303.7 of the regulations of the Federal Deposit Insurance Corporation, public notice is hereby given that Thrivent Financial Holdings, Inc. has filed an application for federal deposit insurance with the Federal Deposit Insurance Corporation to insure an industrial bank to be named Thrivent Bank. The applicant also has filed an application to authorize Thrivent Bank to commence business as an industrial bank with the Commissioner of the Utah Department of Financial Institutions. Subject to receipt of appropriate approvals, the applicant contemplates that Thrivent Federal Credit Union, a federally chartered credit union regulated by the National Credit Union Administration, will merge with and into Thrivent Bank in connection with Thrivent Bank's formation, although the applicant contemplates forming Thrivent Bank whether or not the merger occurs. The applicant proposes to engage in business from existing commercial space in Salt Lake City, Utah. The organizer is Thrivent Financial Holdings, Inc., 4321 North Ballard Road, Appleton, Wisconsin 54919-0001. The application includes a proposed Strategic Plan to fulfill Thrivent Bank's responsibilities under the Community Reinvestment Act. Public comment on Thrivent Bank's proposed Strategic Plan is invited. Any person wishing to comment on the application or the Strategic Plan may file his or her comments in writing with the Regional Director of the Federal Deposit Insurance Corporation at its Chicago Regional Office located at 300 South Riverside Plaza, Suite 1700, Chicago, Illinois 60606-3447, and with the Commissioner of the Utah Department of Financial Institutions, 324 South State Street, Suite 201, P.O. Box 146800, Salt Lake City, Utah 84114-6800, not later than March 25, 2021. The non-confidential portions of both the application and Strategic Plan are on file at the Chicago Regional Office of the Federal Deposit Insurance Corporation and at the Utah Department of Financial Institutions and are available for public inspection during regular business hours. Photocopies of the non-confidential portions of the application file and Strategic Plan will be made available upon request.
SLT0011059

CITY OF TAYLORSVILLE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Taylorsville Council Chambers, 2600 West Taylorsville Boulevard, Taylorsville, Utah **Tuesday, March 9, 2021, at 7:00 p.m.** before the Taylorsville Planning Commission. The following issues will be open to public hearing:

Robert Thompson, on behalf of Utah Land Co., is requesting Preliminary Plat approval for a twenty-lot subdivision for the property located at 3399 and 3397 W 4700 S for approximately 2.53 acres. File #1S21/SUB-000061-2021.

The files are available for public inspection and may be examined during normal business hours at Taylorsville City Hall, 2600 West Taylorsville Boulevard, Telephone 801-963-5400.
SLT0011061

WEST VALLEY CITY COUNCIL NOTICE OF ZONE CHANGE HEARING

NOTICE IS HEREBY GIVEN of a study meeting to be held on March 2, 2021, at 4:30 p.m. and a public hearing to be held on March 9, 2021, at 6:30 p.m. to discuss:

Application #GPZ-1-2021, filed by Alex Winder

To amend the General Plan of West Valley City by reclassifying the following described property from Commercial/Office and Office/Education to Light Manufacturing and a zone change from C-2 (General Commercial) to LI (Light Industrial).

The property is located at 5718 West 3500 South on 5.35 acres.

The public is invited to attend the public hearing and give written or oral comments.

DATED this 21st day of February, 2021

Nichole Camac, CMC
City Recorder
SLT0011057

WEST VALLEY CITY PLANNING COMMISSION NOTICE OF ZONE CHANGE HEARING

NOTICE IS HEREBY GIVEN of an electronic study meeting to be held on March 3, 2021, at 3:30 p.m. and a public hearing to be held on March 10, 2021, at 4:00 p.m., or as soon as business permits, before the West Valley Planning Commission, both using Zoom at: <https://zoom.us/j/95328405803> on the following application:

Application #Z-1-2021, filed by Emanuel and Leticia Moreno

To amend the zoning map of West Valley City, Utah by reclassifying the following described property from A (Agriculture, minimum lot size 1/2 acre) to M (Manufacturing).

The public is invited to attend the public hearing and give written or oral comments.

DATED this 21st day of February, 2021

Nichole Camac, CMC
City Recorder
SLT0011056

COTTONWOOD HEIGHTS PUBLIC NOTICE

Notice is hereby given that during a City Council meeting on February 16, 2021, the Cottonwood Heights City Council adopted **ORDINANCE 355 AN ORDINANCE AMENDING SECTION 19.51.060 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES REGARDING AFFORDABLE HOUSING IN THE PDD ZONE.** A complete copy of the ordinance can be found at www.ch.utah.gov.
SLT0011054

NOTICE

Intermountain Healthcare hospitals and clinics will be destroying Pediatric medical records for patients born in 1998, Maternity medical records for deliveries in 1998, and Adult medical records for visits in 2010. If you were seen during this time and would like your medical records, please contact your local Intermountain hospital's medical records department. These records will no longer be available after April 2, 2021.
SLT0010992