

Appendices

Appendix A. Permits

Appendix B. NHPA Section 106 Consultation

Appendix C. Regulatory Agency Correspondence

Appendix D. Public Engagement

APPENDIX A PERMITS

This appendix lists environmental permits, licenses, or other agreements that may need to be obtained to implement the Proposed Action. The Proposed Action would comply with all required federal, state, and local laws, regulations, and ordinances that are applicable and may be needed to construct and operate the project, whether they are explicitly listed in this appendix or elsewhere in this Environmental Assessment.

Agency	Permit/Requirement	Need/Basis
Utah Department of Environmental Quality (UDEQ)	Utah Pollutant Discharge Elimination System (UPDES) General Construction Stormwater Permit	To minimize adverse impacts to hydrologic and water quality conditions from construction activities.
Utah Department of Transportation (UDOT)	UDOT Conditional Access Permit	For new driveway connections to state-managed roads.
UDOT	UDOT Encroachment Permit	For construction within the UDOT right-of-way.
South Salt Lake Engineering Department	Engineering Permits	Alternatives 1, 3, and 4 would require Public Way (Right-of-Way) and Traffic Control permits for work in the city-managed right-of-way and to construct the OPC roadway entrances.
Millcreek Public Works Department	Public Works Permit	Alternative 2 would require a Millcreek Right-of-Way Permit ("Excavation and Encroachment") for work in the city-managed right-of-way and to construct the OPC roadway entrances.

APPENDIX B

NHPA SECTION 106 CONSULTATION

- 1. Section 106 Consultation Letter**
- 2. Consulting Party Distribution List**
- 3. Response/Concurrence from Consulting Parties**



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 10, 2025

Aubrey Clark
Office Facilitator
Salt Lake City Historic Preservation Commission
451 South State Street Room 406, Salt Lake City, UT 84111-5480
historicpreservation@slc.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and
Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake
County, Utah

Dear Ms. Clark,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Salt Lake City Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1-	Initial Cultural Resources Impact Prediction Report
Attachment 2-	Phase I Archaeological Report



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Ryan Lufkin
Vice Chair
Millcreek Historic Preservation Commission
1330 East Chambers Avenue, Millcreek, UT 84106
rlufkin@millcreekut.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Vice Chair Lufkin,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Millcreek Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Shawn LaMar
Chair
Millcreek Planning Commission
1330 East Chambers Avenue, Millcreek, UT 84106
slamar@millcreekut.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Chair LaMar,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Millcreek Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 6, 2025

Chris Merritt
SHPO
Utah State Historic Preservation Office
3760 S Highland Dr
Millcreek, UT 84106
via e106 portal

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic in Salt Lake County, Utah

Dear SHPO Merritt,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Utah State Historic Preservation Office for the referenced project in Salt Lake County, Utah.

The undertaking is the lease of a parcel and the subsequent construction and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah. There are three separate parcels under review for potential development, only one of which will be selected.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction (ICRIP) Report and an archaeological survey report for the proposed undertaking. All work was conducted in accordance with the most recent guidelines promulgated by the Utah State Historic Preservation Office. No historic properties were identified in the APE.

Therefore, regardless of which site VA selects, VA finds the project will have **no effects to historic properties**, pursuant to 36 CFR 800.4(d)(1). VA requests your review of the attached documentation and your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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Attachment 2-	Phase I Archaeological Report



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810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Dennis Alex
Chairman
Northwestern Band of the Shoshone Nation
2575 Commerce Way, Ogden, UT 84302
ggover@nwbsshoshone.com

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Chairman Alex,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Northwestern Band of the Shoshone Nation for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Lee Tyler
Chairman
Shoshone-Bannock Tribes of the Fort Hall Reservation
Agency Building 82, 1 Pima Drive, Fort Hall, ID 83203
ltyler@sbtribes.com

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Chairman Tyler,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Shoshone-Bannock Tribes of the Fort Hall Reservation for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 10, 2025

Aubrey Clark
Office Facilitator
Salt Lake City Historic Preservation Commission
451 South State Street Room 406, Salt Lake City, UT 84111-5480
historicpreservation@slc.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and
Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake
County, Utah

Dear Ms. Clark,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Salt Lake City Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1-	Initial Cultural Resources Impact Prediction Report
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U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Nick Norris
Director
South Salt Lake City Planning Commission
220 E Morris Avenue South Salt Lake City, UT 84115
nick.norris@slc.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Director Norris,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the South Salt Lake City Planning Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1-	Initial Cultural Resources Impact Prediction Report
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U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Kevin Fayles
Deputy Director
Utah Historical Society
300 Rio Grand Salt Lake City, UT 84101
kfayles@utah.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Deputy Director Fayles,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Utah Historical Society for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1-	Initial Cultural Resources Impact Prediction Report
Attachment 2-	Phase I Archaeological Report



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Kevin Fayles
Deputy Director
Utah Historical Society
300 Rio Grand Salt Lake City, UT 84101
kfayles@utah.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Deputy Director Fayles,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Utah Historical Society for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 5, 2025

Betsy Chapoose

THPO

Ute Indian Tribe of the Uintah & Ouray Reservation, Utah

P.O. Box 190, Fort Duchesne, UT 84026

betsyc@utetribes.com

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear THPO Chapoose,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Ute Indian Tribe of the Uintah & Ouray Reservation, Utah for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1-	Initial Cultural Resources Impact Prediction Report
Attachment 2-	Phase I Archaeological Report



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

May 22, 2025

Ryan Lufkin
Vice Chair
Millcreek Historic Preservation Commission
1330 East Chambers Avenue, Millcreek, UT 84106
rlufkin@millcreekut.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Vice Chair Lufkin,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Millcreek Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

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Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1- Initial Cultural Resources Impact Prediction Report
Attachment 2- Phase I Archaeological Report

CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

May 22, 2025

Shawn LaMar
Chair
Millcreek Planning Commission
1330 East Chambers Avenue, Millcreek, UT 84106
slamar@millcreekut.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Chair LaMar,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Millcreek Planning Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

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Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



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May 22, 2025

Dennis Alex
Chairman
Northwestern Band of the Shoshone Nation
2575 Commerce Way, Ogden, UT 84302
ggover@nwbsoshone.com

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Chairman Alex,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Northwestern Band of the Shoshone Nation for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

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Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



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May 22, 2025

Lee Tyler
Chairman
Shoshone-Bannock Tribes of the Fort Hall Reservation
Agency Building 82, 1 Pima Drive, Fort Hall, ID 83203
ltyler@sbtribes.com

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Chairman Tyler,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Shoshone-Bannock Tribes of the Fort Hall Reservation for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

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Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

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CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



U.S. Department
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May 22, 2025

Aubrey Clark
Office Facilitator
Salt Lake City Historic Preservation Commission
451 South State Street Room 406, Salt Lake City, UT 84111-5480
historicpreservation@slc.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Ms. Clark,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Salt Lake City Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

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Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1- Initial Cultural Resources Impact Prediction Report
Attachment 2- Phase I Archaeological Report

CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

May 22, 2025

Nick Norris
Director
South Salt Lake City Planning Commission
220 E Morris Avenue South Salt Lake City, UT 84115
nick.norris@slc.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Director Norris,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the South Salt Lake City Planning Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1- Initial Cultural Resources Impact Prediction Report
Attachment 2- Phase I Archaeological Report

CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

May 22, 2025

Kevin Fayles
Deputy Director
Utah Historical Society
300 Rio Grand Salt Lake City, UT 84101
kfayles@utah.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear Deputy Director Fayles,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Utah Historical Society for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1- Initial Cultural Resources Impact Prediction Report
Attachment 2- Phase I Archaeological Report

CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer



U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

May 22, 2025

Betsy Chapoose

THPO

Ute Indian Tribe of the Uintah & Ouray Reservation, Utah

P.O. Box 190, Fort Duchesne, UT 84026

betsyc@utetribe.com

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake County, Utah

Dear THPO Chapoose,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Ute Indian Tribe of the Uintah & Ouray Reservation, Utah for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, Senior Historic Preservation Specialist at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1- Initial Cultural Resources Impact Prediction Report
Attachment 2- Phase I Archaeological Report

CC: Héctor M. Abreu Cintrón, VA Federal Preservation Officer

**Initial Cultural Resource Impact Prediction Study for the Proposed Lease,
Construction, and Operation of a Department of Veterans Affairs (VA)
Outpatient Clinic for Three Parcels
in Salt Lake County, Utah**

Prepared for:
US Department of Veterans Affairs
Office of Construction and Facilities Management

Prepared by:
Row 10 Historic Preservation Solutions, LLC
8215 Sycamore Place
New Orleans, LA 70118

On behalf of:
Mabbett & Associates, Inc.
105 Central Street, Suite 4100
Stoneham, MA 02180-1260

GSA Task Order 36C10F24F50021
GSA Schedule No. GS-10F-0120T

April 29, 2025

EXECUTIVE SUMMARY

The U.S. Department of Veterans Affairs (VA) Office of Real Property (ORP) supports VA's mission by acquiring land and leasing space for construction of medical and medically-related facilities. VA is in the process of acquiring a long-term lease to construct and operate a VA outpatient clinic (OPC) in the Salt Lake County, Utah area. This will be a "built-to-suit" lease. With this report, VA is contemplating three different sites in the Salt Lake City area for this new OPC; VA intends to select one of these sites for the project. One other parcel is under consideration for this project and is covered in a separate report.

In October 2024, through a contract with Mabbett & Associates, Inc., VA tasked Row 10 Historic Preservation Solutions (Row 10), to complete this Initial Cultural Resource Impact Prediction (ICRIP) study for sites in Salt Lake County, Utah. Additionally, under Mabbett's contract, VA tasked Chronicle Heritage to complete a Phase I archaeological study of the parcels, the results of which have been incorporated into this ICRIP.

This study is designed to determine the effects on historic and cultural properties under Section 106 of the National Historic Preservation Act (NHPA) of the proposed lease, construction, and operation of an OPC. Row 10 reviewed all properties on and near three of the proposed sites through fieldwork and research and defined a recommended Area of Potential Effects (APE). VA is presenting this report in support of the agency's determinations, findings, and consultation under Title 54 U.S.C. § 306108.

There are no known National Register of Historic Places (NRHP) listed or eligible properties in the APE. This study did not identify any new built environment properties within the APE eligible for the NRHP. Chronicle Heritage's Phase I archaeological study found that one archaeological site was previously recorded, and one is newly identified within the APE. However, the newly documented archaeological site consists of a segment of an unnamed, secondary canal (agriculture/subsistence site) (42SL1106) and is recommended not eligible for listing in the NRHP. The previously recorded archaeological site is the Jordan and Salt Lake City Canal (42SL214), which has previously been determined eligible for listing in the NRHP under Criterion A. However, the segment of 42SL214 intersecting the current APE is recommended non-contributing to the archaeological site's overall eligibility. Therefore, regardless of which of the three parcels are selected, the proposed VA OPC will result in a finding of **No Historic Properties Affected** in accordance with 36 CFR 800.4(d)(1).

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Attachments

Attachment A: Phase I Archaeological Study for Sites 2, 3, and 4

1 PROJECT DESCRIPTION

The U.S. Department of Veterans Affairs (VA) Office of Real Property (ORP) supports VA's mission by acquiring land and leasing space for construction of medical and medically-related facilities. VA is in the process of acquiring a long-term lease to construct and operate an outpatient clinic (OPC) in the Salt Lake County, Utah area. In this study, VA is contemplating three different sites in the area for this new OPC; VA intends to select one of these sites for the project.¹

This Initial Cultural Resource Impact Prediction (ICRIP) study is developed specifically to assist VA in conducting its due diligence effort and to assist in identifying any significant concerns related to cultural resources in the lease of a parcel for the purposes of constructing and operating an OPC. Although a final design has not been selected, each parcel has at least one proposed OPC conceptual development plan, and the OPC is expected to be a 2-story building with approximately 114,000 square feet (SF) and approximately 600 parking spaces in a 2-story parking structure and/or surface parking lots.

1.1 THE NATIONAL HISTORIC PRESERVATION ACT AND NATIONAL ENVIRONMENTAL POLICY ACT

The National Historic Preservation Act of 1966, as amended, 54 U.S.C. 300101 et seq. (NHPA), requires Federal agencies to consider the potential effects of undertakings on historic properties and provide the Advisory Council on Historic Preservation (ACHP) the opportunity to comment. A historic property is defined as "any district, site, building, structure, or object included in, or eligible for, the NRHP, and hence entitled to consideration under NHPA." The proposed lease of a parcel and construction and operation of a new VA OPC in Salt Lake County, Utah, qualifies as an undertaking under NHPA.

1.2 METHODOLOGY

Identification efforts for this ICRIP included a pedestrian survey of the parcels and the APE from the public right-of-way, a windshield survey of surrounding areas, and background research. Research conducted included a review of sources at the Salt Lake County Archives; Utah State Archives; collection of USGS topographic maps of Salt Lake County; historical maps; NRHP-listed and evaluated properties from the Utah State Historic Preservation Office (UT-SHPO); the NRHP database administered by the National Park Service; historical aerial photographs; tax assessor records; city directories; online newspapers; and other secondary sources. Fieldwork was conducted December 4-5, 2024.

All surveys were undertaken by personnel meeting the *Professional Qualifications Standards* established for Architectural History. Similarly, all research was undertaken by personnel meeting the *Professional Qualifications Standards* established for History.

¹ In total, VA is contemplating four different sites, however, Site 1 is being reported separately.

2 BRIEF HISTORY OF PROPERTIES AND STUDY AREA

The proposed project parcels are located in Salt Lake County, Utah, in areas known as South Salt Lake City and Millcreek City. After European-American contact, the area was established as farmland for Mormon settlers in the area. At the beginning of the twentieth century, railroad advancement and southern expansion from the developed areas of the Salt Lake City downtown, caused the city to expand southward. Post-WWII, the area allowed for expanded housing development in the form of suburbs and light commercial and industrial development. All three proposed parcels for the OPC were developed commercially between the end of WWII and the 1970s. The construction of Interstates 15 and 80 in the area brought more development to South Salt Lake City, Millcreek, and the project area.²

3 DEFINITION OF THE UNDERTAKING

The proposed project is the lease of a single parcel for the construction and operation of a new VA outpatient clinic. Finalized plans for the clinic are not yet available; however, for the purposes of this ICRIP, certain parameters are known. The project will be done as a "build-to-suit" lease agreement with a private developer. The OPC will be a two-story facility, measuring approximately 114,000 square feet, and will include approximately 600 associated parking spaces in a two-story parking structure and/or surface parking. Sufficient utility capacity will also be developed. The undertaking is the lease of a parcel and subsequent construction and operation of the new clinic.

VA presently is considering three parcels³:

Site 2—3300 South 1300 East

Site 3—3711 South State Street

Site 4—2300 South 300 West

Descriptions of the parcels, the APE, and properties in the APE that are at least 45 years old are below. The parcels under consideration are located in areas with prior commercial development. See maps of parcel locations and the APE below.

² Greg W. Sessions, "City of South Salt Lake, Utah History Encyclopedia. https://www.uen.org/utah_history_encyclopedia/s/SOUTH_SALT_LAKE.shtml; "History of South Salt Lake, Utah," OnlineUtah.com. https://onlineutah.us/southslchistory.shtml#google_vignette. TopoView for South Salt Lake City, Utah; Historic Aerials for Salt Lake County, Utah.

³ Site 1 is being reported separately.



Figure 1: Map of Potential Project Sites for Salt Lake County, Utah. This study reports on Site 2, Site 3, and Site 4 (NB Site 1 is not included in this report).

4 DELINEATION OF THE AREA OF POTENTIAL EFFECTS (APE)

Because the undertaking currently includes three potential parcels, the APE consists of three discontinuous areas. The discontinuous area maps are included below. As noted above, the proposed OPC is planned not to exceed two stories in height, regardless of which parcel is selected. All parcels are located in areas surrounded by significant commercial development and are located along major divided roads. The proposed two-story OPC will not present significant physical, visual, auditory, olfactory, or atmospheric effects to the surrounding area. Taking these factors into account, the recommended APE includes the limits of the three proposed parcels with an additional buffer extending 150 feet in all directions around each parcel, except in cases where there is an obvious visual boundary, such as a large road or a significant geological separation (as in Site 2). This buffer is to account for viewshed and ephemeral effects. Ground disturbance that could potentially disrupt archaeological resources will be limited to the project footprint.

Site Specific APEs:

Site 2: parcel limits plus 150 feet, the steep ridge and adjacent drainage (that appears to have once been part of the Jordan and Salt Lake City Canal) along the south border, Utah 171 to the north (four-lane divided highway), and South 1300 East (four-lane divided highway) (see Figure 4);

Site 3: parcel limits plus 150 feet north, south, and east, and US Highway 89 (six-lane divided highway) to the west (see Figure 25);

Site 4: parcel limits plus 150 feet north, south, and west, and South 300 West (five-lane divided highway) to the east (See Figure 69).

4.1 SITE 2 – 3300 SOUTH 1300 EAST

Site Description

Site 2 is a parcel located at the southwest corner of the intersection of East 3300 South and South 1300 East. The project parcel is approximately 7.5 acres. The parcel is bounded by parcels with commercial buildings on them to the northwest, East 3300 South to the north, South 1300 East to the east, and a long, steep ridge and drainage canal to the south and southwest. The large streets, concrete block walls, and the geography of the steep ridge act as natural buffers for the property.

The eastern half of the parcel is currently used as commercial property. There are three buildings on the parcel: two large strip malls with multiple businesses in each (3310-3320 South 1300 East and 1250 East 3300 South), and one standalone restaurant building (1250 East 3300 South) all dating to 1975. The western half of the parcel is a long, paved drive that follows the steep ridge and drainage canal next to it. The drive provides vehicular access to several commercial buildings outside of the proposed parcel; thus, they are included within the APE. Review of historical maps and aeries show that the parcel and surrounding areas were developed as suburbs for the expanding Salt Lake City, particularly after WWII. The eastern half of the parcel showed light commercial use in the 1950s through the 1960s. However, in the 1970s, the corner developed into heavier commercial use. In 1975, the two strip malls and the restaurant building were constructed on the parcel. Aerials show that at the same time the buildings were constructed, the western half of the parcel was paved to provide access to the various commercial buildings along East 3300 South.⁴

The land is primarily paved and developed into commercial buildings, except for a dense tree line along the steep ridge and drainage canal. There are seven buildings located outside the parcel, but within the APE. See Figure 2 through Figure 12.

⁴ HistoricAerials.com, Salt Lake City, accessed February 2025. USGS Salt Lake City, UT maps. 1885-2025. TopoView.
<https://ngmdb.usgs.gov/topoview/viewer/#4/40.00/-100.00> 2024

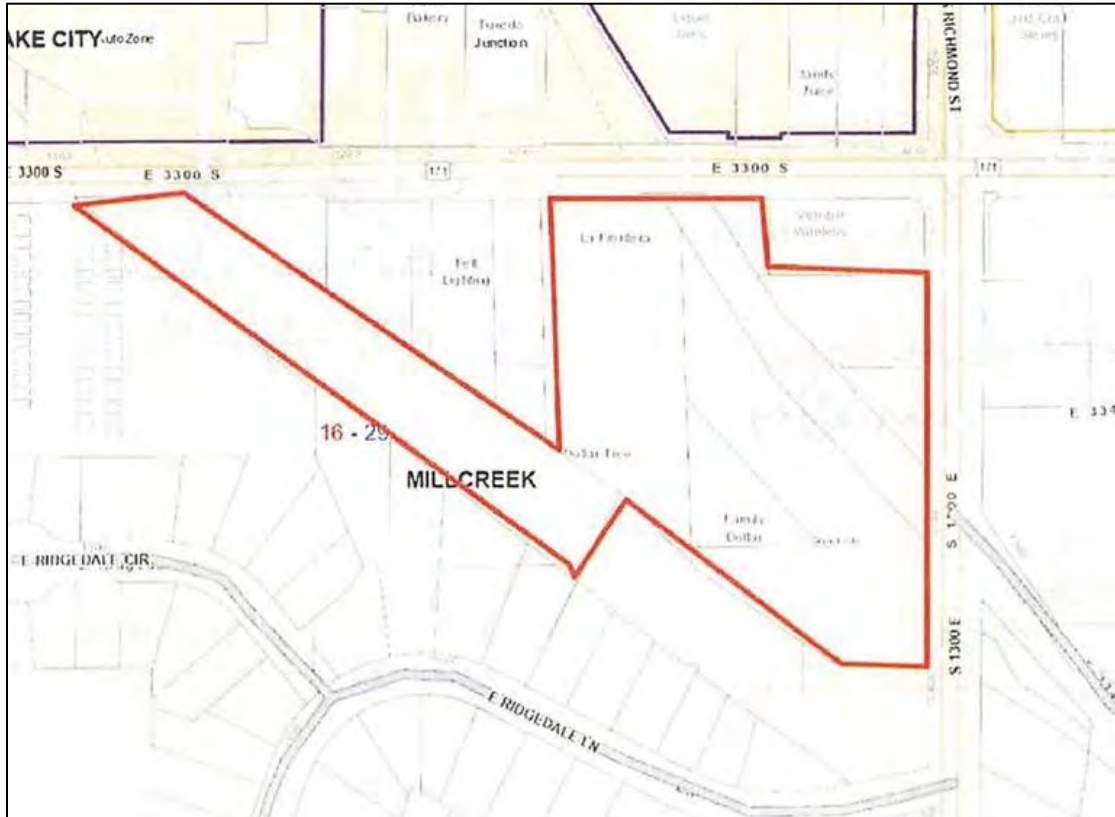


Figure 2: Parcel Map View of Site 2 at 3300 South 1300 East, Salt Lake County, Utah

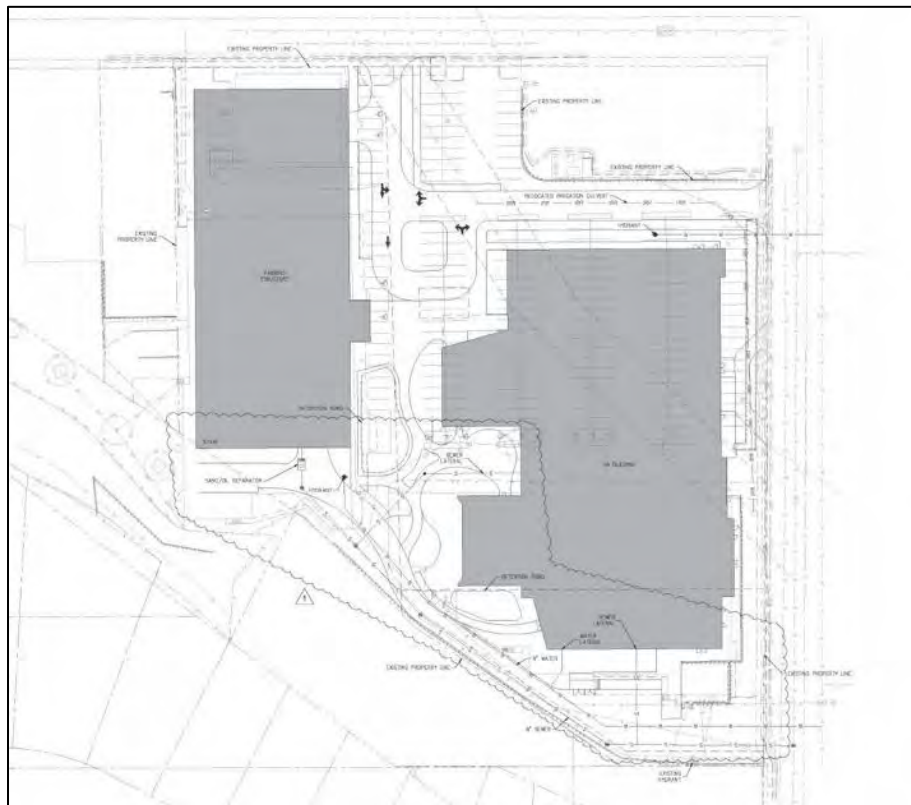


Figure 3: Site 2 Proposed OPC Concept Development Plan.

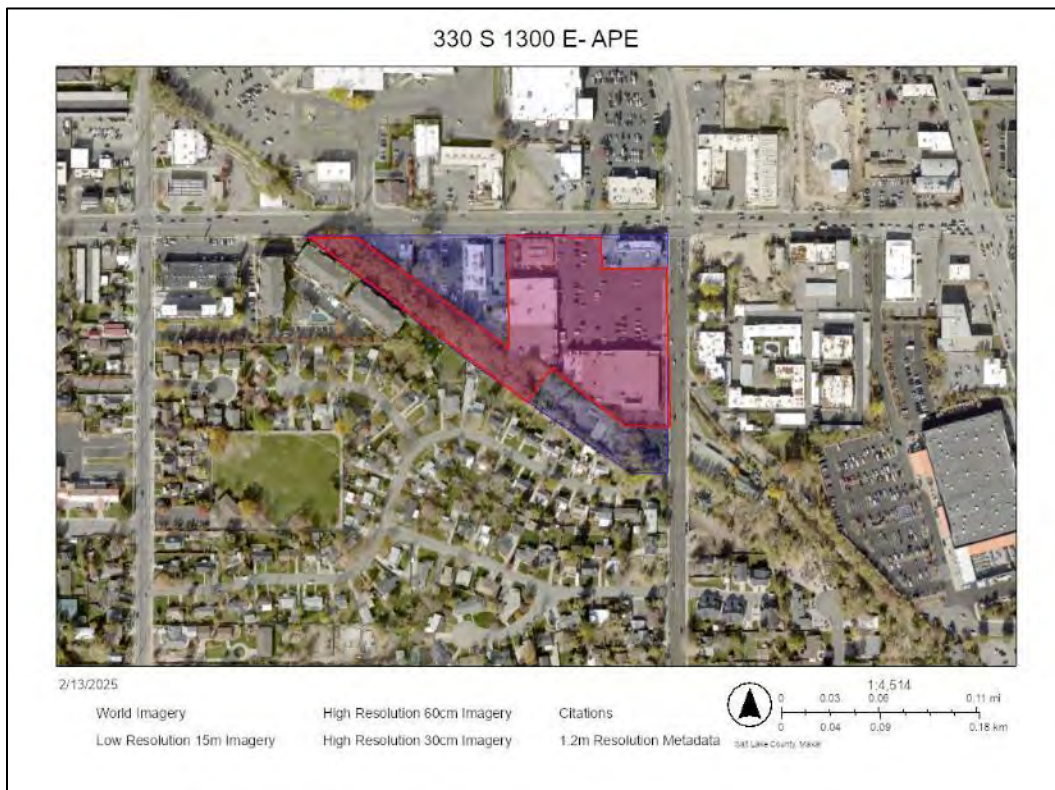


Figure 4: Site 2 Portion of the APE. Red is the parcel. Purple is external to parcel but part of APE.



Figure 5: View of Site 2 from the northeast corner of parcel, facing southwest.



Figure 6: View of Site 2 from the northeast corner of parcel, facing south.



Figure 7: View of Site 2 from the northern central portion of the parcel, facing south.



Figure 8: View of western portion of Site 2 from 3300 South, facing southeast.



Figure 9: View of Site 2 from south-central portion of the parcel, facing southeast toward drainage canal.



Figure 10: View of Site 2 from southeast corner of the parcel, facing east.



Figure 11: View from southeast corner of Site 2, facing north. The road is 1300 East.



Figure 12: View from northeast corner of Site 2, facing northeast to the intersection of 1300 East and 3300 South.

4.1.1 Historic Districts

There are no historic districts in this portion of the APE.

4.1.2 Buildings

There are no listed or eligible historic buildings identified in this portion of the APE. There are three buildings located within the project parcel, and all are over 45 years old. The three buildings located on Site 2 are a commercial strip mall at 3310-3320 South 1300 East, a commercial strip mall at 1250 East 3300 South, and a restaurant building at 1250 East 3300 South. All three buildings were built in 1975. There are seven buildings located outside the parcel, but within the APE. Four of the seven buildings outside of the parcel, but within the APE, are older than 45 years of age. Buildings older than 45 years old are included in Table 1 below to ensure the assessments are taking into consideration potential future historic properties and districts. A description of the buildings surveyed follows.

Table 1: Table of buildings constructed before 1980 in the Site 2 Portion of the APE.

Address	Date of Construction
3310-3320 South 1300 East	1975; remodeled 2019
1250 East 3300 South (strip mall)	1975; remodeled 2019
1250 East 3300 South (restaurant)	1975; remodeled 2019
1220 East 3300 South	1959; remodeled 2003
1200 East 3300 South	1958; remodeled 1998
1277 East Ridgedale Lane	1961
1287 East Ridgedale Lane	1954

3310-3320 South 1300 East (Figure 13 and Figure 14)

This single-story commercial strip mall is located within the southeastern portion of the parcel. It was constructed in 1975 and renovated in 2019. It has a roughly rectangular footprint and various cladding along the façade. Each business within the strip mall has a commercial mansard roof clad in seam metal on the façade; further back, the roof is flat. Most of the businesses have large storefront windows and glazed storefront doors. The strip mall has a concrete slab foundation. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 13: Part of strip mall at 3310-3320 South 1300 East, facing south.



Figure 14: Part of strip mall at 3310-3320 South 1300 East, facing south southwest.

1250 East 3300 South (strip mall) (Figure 15)

This single-story commercial strip mall is located within the central portion of the parcel. It was constructed in 1975 and renovated in 2019. It has a roughly rectangular footprint, and multiple materials of cladding along the façade. Like the other strip mall on the parcel, each business within the strip mall has a commercial mansard roof clad in seam metal on the façade. Most of the businesses have large storefront windows and glazed storefront doors. The strip mall has a concrete slab foundation. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 15: 1250 East 3300 South, looking west southwest.

1250 East 3300 South (restaurant) (Figure 16)

This single-story commercial building is located within the north-central portion of the parcel. It was constructed in 1975 and renovated in 2019. It has a roughly rectangular footprint, a slab foundation, and is clad in stucco. Large storefront windows punctuate the façade and sides of the building. It has a hipped roof clad in curved tiles. Atop the hipped roof is a flat, parapet roof clad in metal that provides space for the business sign. The north side of the building has a 1.5-story addition with a shed roof and is clad in horizontal siding with a curved tile roof. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 16: 1250 East 3300 South, looking west northwest.

1220 East 3300 South (Felt Lighting) (Figure 17)

This single-story commercial building is located within the APE to the north of the project parcel. It was constructed in 1959 and renovated in 2003. It has a roughly rectangular footprint, a slab foundation, and stucco cladding along the façade. It has a flat roof that steps lower toward the rear of the building. The façade has large storefront windows and glazed storefront doors under an engaged corner porch. Most of the materials on the façade appear to date from 2003. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.

1200 East 3300 South (Well Place) (Figure 18)

This single-story commercial building was constructed in 1958 and remodeled in 1998. It is located within the APE to the north of the parcel. It has a square footprint, a slab foundation, and stucco cladding along the façade. It has a hipped roof clad in asphalt shingle with a large overhang over the façade of the building. Atop the hipped roof is a flat, square parapet roof clad in stucco. Modern windows with a vertical emphasis punctuate the façade in threes. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 17: 1220 East 3300 South, looking southeast.



Figure 18: 1200 East 3300 South, looking east southeast.

1277 East Ridgedale Lane (Figure 19)

This single-story residential building is located within the APE to the south of the proposed parcel. This building was constructed in 1961. According to the Salt Lake County Assessor, it is a single-family residence clad in brick with an asbestos shingle roof. The building is obscured from the public right-of-way. This building does not appear to possess the qualities of integrity and significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 19: 1277 East Ridgedale Lane, looking northwest.

1287 East Ridgedale Lane (Figure 20)

This single-story residential building is located within the APE to the south of the proposed parcel. This building was constructed in 1954. It is a single-family residence clad in aluminum vinyl with a side gable asphalt shingle roof. This building has modern picture windows and a modern partially glazed door. This building does not appear to possess the qualities of integrity and significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 20: 1287 East Ridgedale Lane, looking west northwest.

4.1.3 Cemeteries

There are no known cemeteries in this portion of the APE.

4.1.4 Archaeological Resources

Archaeological Investigations and Sites Previously Identified

In October 2024, through a contract with Mabbett, VA tasked Chronicle Heritage to complete a Phase I archaeological survey of the parcels as part of the current undertaking. Chronicle Heritage reviewed UT-SHPO's record of previous archaeological surveys and previously recorded archaeological resources. This search indicated that no full surveys of the project site had been conducted. However, the database identified the recorded cultural resource surveys and evaluations that had been conducted within one mile of the proposed APE, see Figure 21.⁵ Chronicle Heritage's Phase I archaeological study found that one archaeological site was previously recorded, and one is newly identified within the APE. However, the newly documented archaeological site consists of a segment of an unnamed, secondary canal (agriculture/subsistence site) (42SL1106) and is recommended not eligible for listing in the NRHP. The previously recorded archaeological site is the Jordan and Salt Lake City Canal (42SL214), which has previously been determined eligible for listing in the NHRP under Criterion A. However, the segment of 42SL214 intersecting the current APE is recommended non-contributing to the archaeological site's overall eligibility. A copy of Chronicle's Phase I report is attached hereto as Attachment A.

⁵ Aaron Woods, A Cultural Inventory of 1300 East 2100 South to 3300 South, U21HX0899.

State Project No.	Project Type	Report Title	Report Author	Intersects Project Area?
U87CN0615	Intensive Survey	AT&T Fiber Optics Cable Cheyenne-Sacramento	Zier, C.	No
U93SJ0066	Intensive Survey	UDOT 3300 S/Highland Dr. Intersection, Sugarhouse	Polk, M.	No
U94NP0126	Intensive Survey	Highland Dr. Upgrade Between 33rd and 45th South	Nielson, A.	No
U04BC0295	Intensive Survey	Historic Property Survey And Assessment For The Proposed West Valley City Light Rail Corridor, Salt Lake County, Utah	Baker, Shane	Yes (2300 South 300 West)
U04ST0628	Intensive Survey	JUB 3900 South	Seddon, M.	No
U06EP1799	Intensive Survey	Grant Tower Reconfiguration	Billat, L.	No
U07JS0404	Intensive Survey	Provo To Salt Lake City Front Runner Project	Crawford, Karen	No
U08ST0062	Intensive Survey	Parley's Creek Trail	Ellis, Sheri	No
U09ST0754	Intensive Survey	UTA Sugarhouse Streetcar Project	Ellis, Sheri	Yes (2191 South 300 West)
U14ZP1303	Reconnaissance Survey	A Class II Archaeological Resources Inventory For The I-80; State Street Interchange Environmental Impact Statement	Steele, Peter	No
U21HX0899	Intensive Survey	A Cultural Inventory of 1300 East 2100 South to 3300 South	Woods, Aaron	Yes (3300 South 1300 East)
U22HY0330	Reconnaissance Survey	A Cultural Resource Survey for the Utah Transit Authority's FrontRunner Forward Double Track and Rail Realignment Projects; Davis, Salt Lake, and Utah Counties, Utah	Ellis, Sheri	No
U22ST0511	Intensive Survey	Archaeological Resources Survey and Paleontological Assessment for the Pedestrian Ramp Project (Various Routes), Salt Lake County, Utah	Eskenazi, Suzanne	No

Figure 21: Recorded cultural resource surveys and evaluations conducted within one mile of the proposed APE.

4.1.5 Historic Landscapes

The UT-SHPO records do not identify any historic landscapes in this portion of the APE, nor did the survey identify any historic landscapes.

4.1.6 Traditional Cultural Properties

The records of the UT-SHPO indicate there are no traditional cultural properties in this portion of the APE. It should be noted, however, the current studies did not include a TCP study.

4.2 SITE 3 – 3711 SOUTH STATE STREET

Site Description

Site 3 is a parcel located on South State Street between 3300 South and 3900 South. The project parcel is approximately 8.4 acres. The parcel is bounded roughly to the north by East Helm Avenue, a divided road; to the east by South 200 East, a wide two-lane road; to the south by commercial and residential parcels; and to the west by the large, divided South State Street. An aerial view map of the Site 3 parcel is provided in Figure 23.

The parcel is currently used as commercial property. There are four commercial buildings on the proposed Site 3: 3711 South State Street, 3679 South State Street, and two buildings at 3681 South State Street. Aside from these commercial properties, the parcel also includes vacant land parcels both to the north and to the south that will allow access to the main portion of the site to be used for the OPC.

Reviews of historical maps and aerials show that the parcel and surrounding areas were developed as suburbs for the expanding Salt Lake City. The area was primarily used as residential land until the 1960s and 1970s when the parcels along South State Street became developed as commercial property, including the parcels on the proposed Site 3. In 1969, 3711 South State Street was constructed. In 1972, 3679 South State Street was constructed, and in the mid-1980s and mid-1990s, the buildings at 3681 South State Street were constructed.⁶ The land is primarily paved and developed for commercial use. As well as the four buildings on the Site 3 parcel, there are 43 buildings located outside the parcel, but within the APE. See Figure 22 through Figure 29.

⁶ Historic Aerials for Salt Lake County, Historicaerials.com; Salt Lake County Assessor's Parcel Viewer. <https://apps.saltlakecounty.gov/assessor/new/ParcelViewer&>.

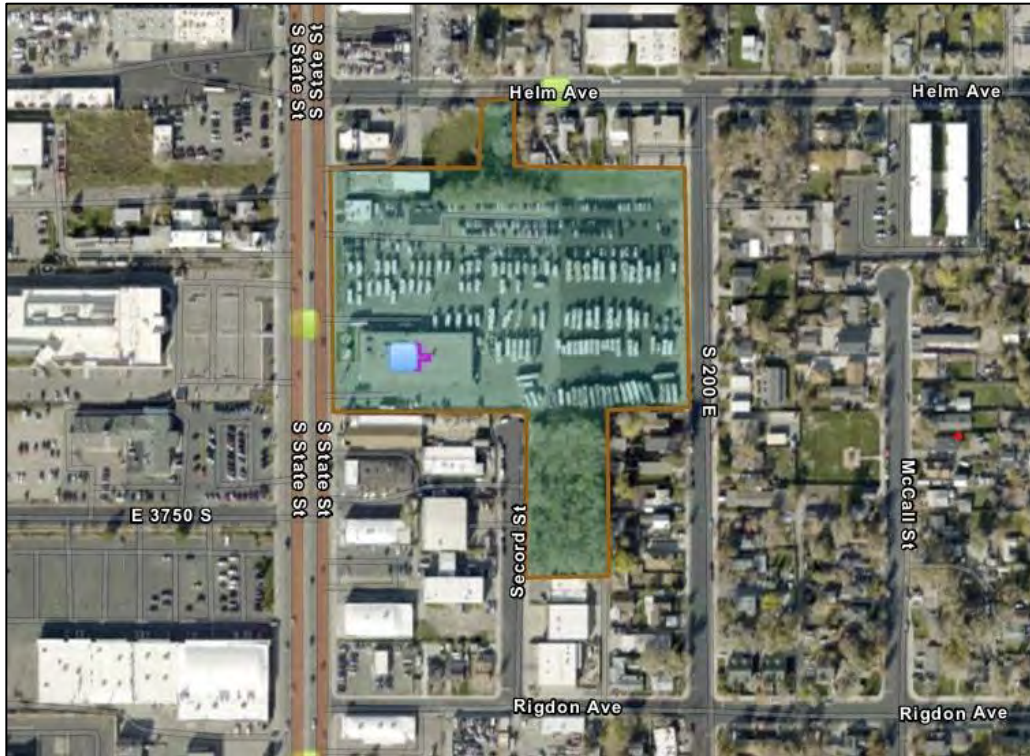


Figure 22: View of Site 3 at 3711 South State Street, Salt Lake County, Utah. All four buildings on the parcel are extant.

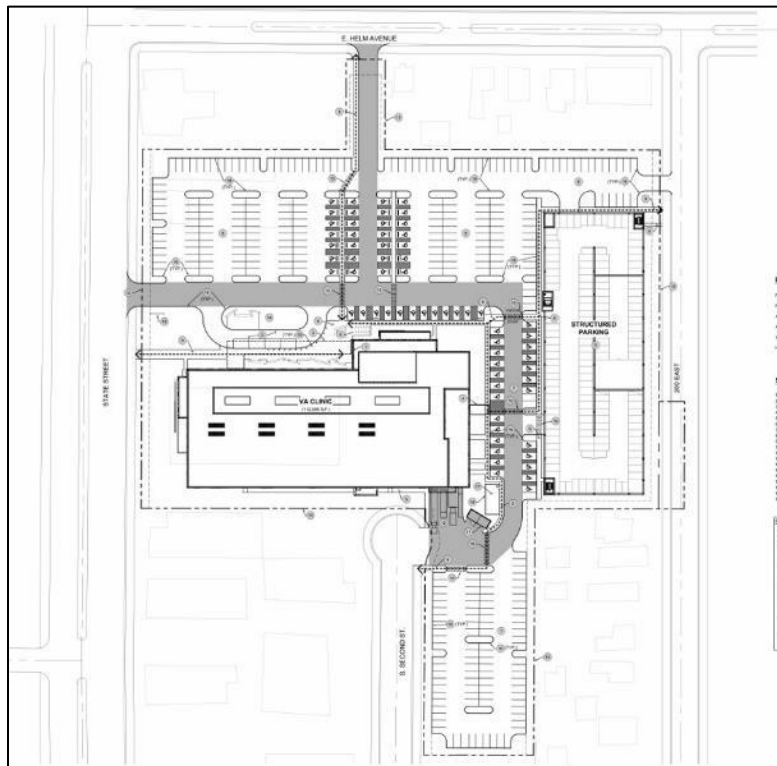


Figure 23: Site 3 Proposed OPC Concept Development Plan.

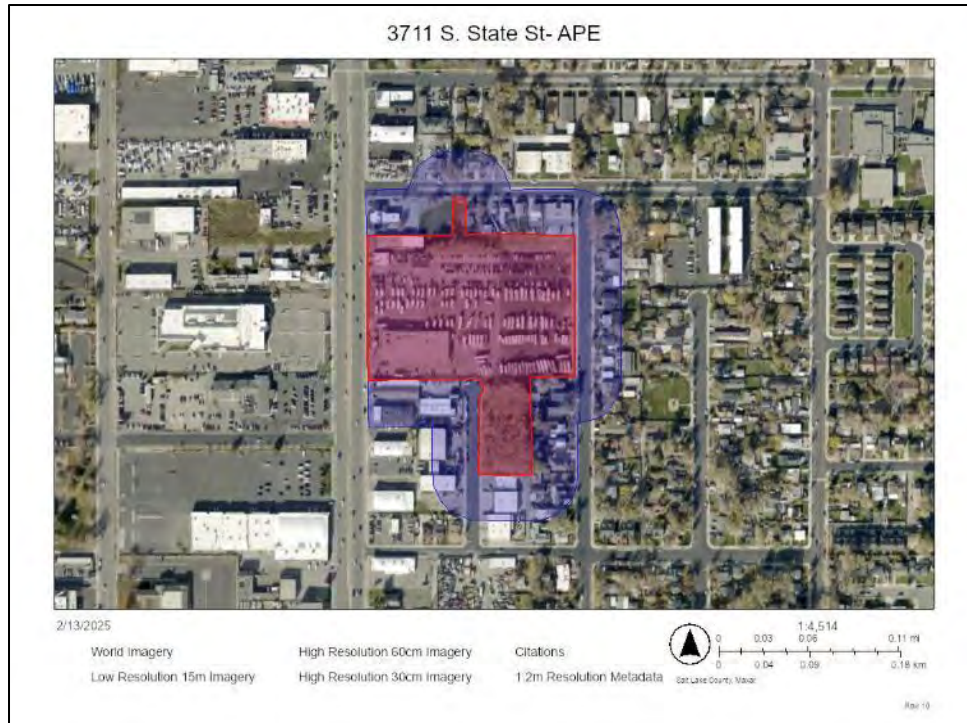


Figure 24: Site 3 Portion of the APE. Red is the parcel. Purple is external to parcel but part of APE.



Figure 25: View of southern half of Site 3 from across South State Street, facing southeast.
Building featured is 3711 South State Street.



Figure 26: View of northern half of Site 3 from across South State Street, facing east. Left building is 3679 South State Street, center building is one of the buildings at 3681 South State Street.



Figure 27: View of Site 3 from the northern boundary of parcel, facing south.



Figure 28: View from center of Site 3 facing northwest. Buildings featured are the two buildings at 3681 South State Street.



Figure 29: View from center of Site 3 facing west.

4.2.1 Historic Districts

There are no historic districts in this portion of the APE.

4.2.2 Buildings

There are no listed or eligible historic buildings identified in this portion of the APE. There are four buildings located within the project parcel, of which, two are over 45 years old.

The two buildings over 45 years old located on the Site 3 parcel are a large commercial car dealership at 3711 South State Street constructed in 1969 and a smaller commercial building at 3679 South State Street constructed in 1972. There are 43 buildings located outside the parcel, but within the APE. Of the 43 buildings outside of the parcel but within the APE, 34 buildings are older than 45 years of age and are therefore described here. Buildings older than 45 years old are included in the table below and descriptions of the buildings inventoried follows.

Table 2: Table of buildings constructed before 1980 in the Site 3 Portion of the APE.

Address	Date of Construction
3711 South State Street (within Site 3 parcel)	1969
3679 South State Street (within Site 3 parcel)	1972
3655 South State Street	1971
3727 South State Street	1944
3721 South State Street	1946
109 East Helm Avenue (western parcel)	1947
109 East Helm Avenue (eastern parcel)	1938; garage 1970
143 East Helm Avenue	1933
149 East Helm Avenue	1913; garage 1973
153 East Helm Avenue	1911; garage and carport 1911
152 East Helm Avenue	1927; garage 1962; carport 1968
160 East Helm Avenue	1927; garage 1972; shed 1980
164 East Helm Avenue	1941; garage 1940
168 East Helm Avenue	1929
182-198 East Helm Avenue	1963; carport 1980
204 East Helm Avenue	1924
3649 South 200 East	1940; garage 1956
3651 South 200 East	1950; garage 1950
3653 South 200 East	1966
3655 South 200 East	1941; garage 1965
3695 South 200 East	1938; garage 1950
3701 South 200 East	1947
3703 South 200 East	1979; carport 2008
3705 South 200 East	1973; carport 1991
3707 South 200 East	1929; carport 1965
3700 South 200 East	1941
3720 South 200 East	1939; garage 1970
3730A South 200 East	1954

Address	Date of Construction
3730B South 200 East	1945
3740A South 200 East	1921; garage 1975
3740B South 200 East	1950; garage 1965
3750 South 200 East	1955; garage 1975
3760 South 200 East	1959; carport 1998
3726 South Second Street	1952
3748 South Second Street	1946
3762 South Second Street	1980

3711 South State Street (Figure 30, Figure 31)

The building at 3711 South State Street is located within the Site 3 project parcel. Constructed in 1969, this auto dealership has elements of International style. The building is a tall, single-story building clad in glass panels, metal, and concrete block. With a rectangular footprint, the northwestern quarter of the building is comprised of an original glass and metal curtain wall while the southwestern quarter is a large open-air area engaged with the building's flat roof. The curtain wall and open part of the building is supported by protruding columns and makes up the building's front facade. On its southern side, the rear half of the building is square concrete block-clad with large garage-door openings. The concrete blocks are periodically punctuated with stylized brickwork using a combination of rectangular blocks with the square. The garage doors on the façade of the building are glazed, while the rolling garage doors on the side and rear elevation of the building appear to be original but with only small windows near the center of the doors. On its northern side, the building is also clad in square concrete blocks with what appear to be original windows and doors. The rear of the building is clad in square and rectangular concrete blocks, with evidence of stylized brickwork that has been repointed and replaced with modern concrete blocks in sections.

Because the building appeared to include elements that could be historically significant, and had a notable style, additional research was conducted to identify an architect for the building, building plans, or secondary sources indicating the building possesses elements of individual eligibility under Criteria B or C. The research did not uncover building plans, an architect, or evidence that the building embodies "the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction" (NPS Bulletin #15, How to Apply the National Register of Historic Places Criteria for Evaluation, 1990 revised to 1997; page 17).⁷ Therefore, this building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.

⁷ National Park Service. Bulletin #15, How to Apply the National Register of Historic Places Criteria for Evaluation, 1990 revised to 1997. Available online at https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf. Accessed February 2025.



Figure 30: 3711 South State Street, looking northeast.



Figure 31: 3711 South State Street, looking southeast.

3679 South State Street (Figure 32)

The building at 3679 South State Street is located on the Site 3 project parcel. It was constructed in 1972 and is a single-story building with a rectangular footprint and a concrete slab foundation. Its façade is clad in brick, with its sides clad in concrete block. The building has a flat roof, but the front of the building has a commercial mansard roof clad in wood shingles. The façade has vertical storefront windows. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 32: 3679 South State Street, looking southeast.

3655 South State Street (Figure 33)

The building at 3655 South State Street is in the APE to the north of the Site 3 proposed parcel. It was constructed in 1971 and is a single-story building with a complex footprint and a concrete slab foundation. Its façade is clad in stone. The building has a complex roof clad in asphalt shingles. The side entrance has storefront windows and a glazed door. Most of the materials on the building appear to be modern materials. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 33: 3655 South State Street, looking southeast.

3727 South State Street (Figure 34)

The building at 3727 S State Street is near the western boundary of the APE. The commercial building, constructed in 1944, is a two-story building on its front third and a one-story building for its rear two-thirds. It is a concrete block and brick-clad building with a rectangular footprint. The front third features a flat roof and modern replacement (brick, stone, and stucco) cladding, picture windows, and glazed doors. The rear one-story portion of the building is constructed of concrete block with a pitched roof and 5-over-5 glazed windows. The rear third of the building has a stepped pediment roof embedded in the roofline, likely marking the original building footprint was much smaller and set back much further from the road. Multiple eras of additions or renovations appear to have occurred over time. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.

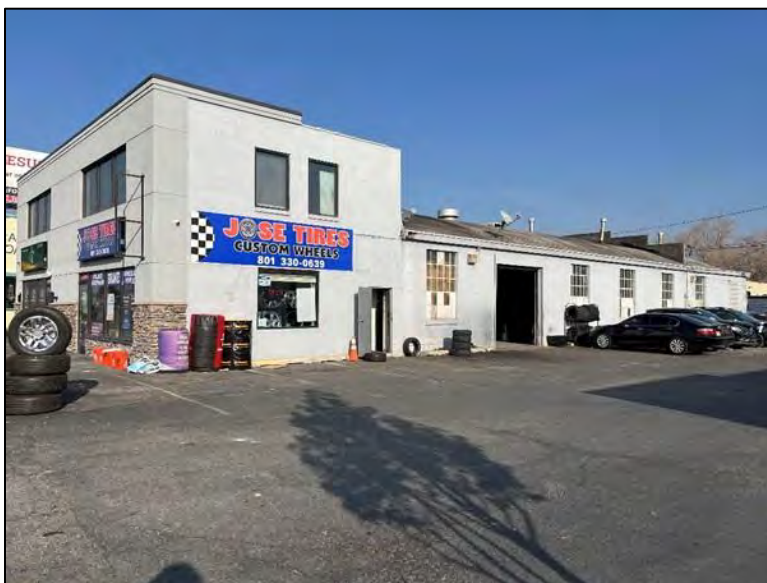


Figure 34: 3727 South State Street, looking southeast.

3721 South State Street (Figure 35, Figure 36)

The building at 3721 S State Street is located within and near the western boundary of the APE. It is a single-story, stucco-clad commercial building with a rectangular footprint and pitched roof behind a tall two-story pediment. Constructed in 1946, the building's façade and current tall pediment appear to be non-original, however, the façade contains partially glazed doors and storefront windows, including a large glass block window. Side elevation windows and doors are obscured by bars or wood panels. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 35: 3721 South State Street, looking northeast.



Figure 36: 3721 South State Street, looking northeast.

109 East Helm Avenue (western parcel) (Figure 37)

The building at 109 East Helm Avenue is located to the north of the Site 3 project parcel. It is a single-story, commercial building clad in stucco, concrete block, stone, and horizontal siding. It has a roughly L-shaped footprint. This building has a flat roof. Constructed in 1947, the building appears to have undergone several periods of renovations. Windows and doors are obscured by plywood panels. This

building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 37: Western portion of 109 East Helm Avenue, looking northwest.

109 East Helm Avenue (eastern parcel) (Figure 38)

The building on the eastern portion of 109 East Helm Avenue is located north of the Site 3 project parcel. It is a single-story commercial building that may have originally been a residence. Constructed in 1938, the building is a single-story building with a roughly rectangular footprint. The building is clad in horizontal siding with front gable roofs clad in asphalt shingles. The building has a full-width front porch. This building also appears to have undergone several periods of renovation, including a large concrete block addition on the west side of the façade. Windows and doors are obscured from the right-of-way. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 38: Eastern portion of 109 East Helm Avenue, looking north.

143 East Helm Avenue (Figure 39)

143 East Helm Avenue was constructed in 1933. It is a single-story residential building with a concrete slab foundation, roughly rectangular footprint, and a side gable roof clad in asphalt shingles. A portico at the central front entrance features a front gable roof supported by two rectangular columns. The building features modern picture windows and a modern replacement panel door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 39: 143 East Helm Avenue, looking north.

149 East Helm Avenue (Figure 40)

149 East Helm Avenue is a single-story residence constructed in 1913. It is a single-family residential building with a raised foundation, roughly rectangular footprint, and a hipped roof clad in asphalt shingles. The house is a bungalow house. The roof also features a short dormer with picture windows and a hipped roof. A full-width porch runs along the façade, supported by square columns. The house has modern replacement windows and doors. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 40: 149 East Helm Avenue, looking northwest.

153 East Helm Avenue (Figure 41)

The residence at 153 East Helm Avenue was constructed in 1911. It is a single-family residential building with a concrete foundation, rectangular footprint, and a hipped roof clad in asphalt shingles. The building is single-story, clad in stucco and has a corner porch supported by a rectangular column. The house has modern, replacement windows and a panel door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 41: 153 East Helm Avenue, looking northeast.

152 East Helm Avenue (Figure 42)

The residence at 152 East Helm Avenue was constructed in 1927, its garage was constructed in 1962 and its carport in 1968. It is a single-story, single-family residence with a concrete foundation, complex footprint, and a complex roof clad in shingles. The building is clad in brick and horizontal siding and has a central porch with an arch opening supported by brick-clad columns. The building has an interior brick chimney and a side, exterior brick chimney. The house has modern, replacement windows and a replacement glazed door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 42: 152 East Helm Avenue, looking southeast.

160 East Helm Avenue (Figure 43)

The building at 160 East Helm Avenue was constructed in 1927. The garage was constructed in 1972 and the shed in 1980. It is a single-story, single-family residence with a concrete foundation, square footprint, and a complex roof clad in asbestos shingles. The building is clad in clapboard and has a side porch with an archway entrance supported by a rectangular column. The house has modern, replacement windows and door, and appears to have been remodeled and reoriented. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 43: 160 East Helm Avenue, looking southwest.

164 East Helm Avenue (Figure 44)

The building at 164 East Helm Avenue was constructed in 1941. It is a single-story, single-family residence with a raised foundation, rectangular footprint, and a front gable roof clad in asphalt shingles. The building is clad in clapboard in a non-original pattern. The house has modern, replacement windows and a modern partially glazed door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 44: 164 East Helm Avenue, looking south.

168 East Helm Avenue (Figure 45)

The building at 168 East Helm Avenue was constructed in 1929. It is a single-story, single-family residence with a concrete foundation, square footprint, and a jerkinhead roof clad in asphalt shingles. The building is clad in brick and has a central porch with an arched opening supported by brick-clad columns. The building has an interior brick chimney. The house has replacement windows and a replacement glazed

door and appears to have a porch/entryway addition. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 45: 168 East Helm Avenue, looking southeast.

182-198 East Helm Avenue (Figure 46)

182-198 East Helm Avenue was constructed in 1963. It is a two-story apartment building with a concrete slab foundation and an H-shaped footprint. Two brick-clad, two-story buildings are adjoined by a covered walkway and raised stairway that provides access to the upstairs apartment units. The apartment building has a flat roof clad in asphalt shingles. The house has modern, replacement windows and modern partially glazed doors. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 46: 182-198 East Helm Avenue, looking southwest.

204 East Helm Avenue (Figure 47)

The building at 204 East Helm Avenue was constructed in 1941. It is a single-story, single-family residence with a concrete slab foundation, rectangular footprint, and a hipped roof clad in asphalt shingles. The building is clad in clapboard. The house has modern, replacement windows and a modern door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 47: 204 East Helm Avenue, looking southwest.

3649 South 200 East (Figure 48)

The residence at 3649 South 200 East is a post-war cottage. It was constructed in 1940. The garage was constructed in 1956. It is a single-story, single-family residence with a concrete slab foundation, T-shaped footprint, and side gable roof clad in asphalt shingles. The building is clad in clapboard. The house has modern, replacement windows and a modern door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 48: 3649 South 200 East, looking east.

3651 South 200 East (Figure 49)

3651 South 200 East is a post-war cottage constructed in 1950. The residence is a single-story, single-family building with a concrete slab foundation, L-shaped footprint, and side gable roof clad in asphalt shingles. The building has an interior brick chimney. The building is clad in clapboard. The house has modern, replacement windows and a modern paneled central door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 49: 3651 South 200 East, looking southeast.

3653 South 200 East (Figure 50)

3653 South 200 East was constructed in 1966. It is a two-story apartment building with multiple residences. This building has a concrete slab foundation, rectangular footprint, and flat roof clad in asphalt shingles. The building is clad in brick and has small second floor balconies. The apartment building has modern, replacement windows and modern doors. This building does not appear to possess the qualities

of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 50: 3653 South 200 East, looking southeast.

3655 South 200 East (Figure 51)

The building at 3655 South 200 East was constructed in 1941. The garage was constructed in 1965. It is a single-story, single-family residence with a concrete slab foundation, square footprint, and double front gable roof clad in asphalt shingles. The building is clad in vertical wooden panels and wooden shingles. The house has a mixture of original and modern windows. The center door is paneled. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 51: 3655 South 200 East, looking east.

3695 South 200 East (Figure 52)

The post-war cottage residence at 3695 South 200 East was constructed in 1938. The garage was

constructed in 1950. It is a single-story, single-family residence with a concrete slab foundation, rectangular footprint, and side gable roof clad in asbestos shingles. The building is clad in horizontal siding. The house has an enclosed central portico entrance. The house has modern, replacement windows. The central door is obscured by a storm door, blinds, and the enclosed portico. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 52: 3695 South 200 East, looking east.

3701 South 200 East (Figure 53)

The post-war cottage at 3701 South 200 East was constructed in 1947. It is a single-story, single-family residence. The residence has a concrete slab foundation, rectangular footprint, and hipped roof clad in asphalt shingles. The building is clad in horizontal siding. The house has a central portico entrance supported by pilasters clad in brick. The house has modern, replacement windows and a panel, partially glazed door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 53: 3701 South 200 East, looking east.

3703 South 200 East (Figure 54)

3703 South 200 East was constructed in 1979 and substantially altered in 2004. The carport was constructed in 2008. It is a one-and-a-half-story, multi-family residence with a concrete slab foundation, rectangular footprint, and side gable roof clad in asphalt shingles. Three dormers with front gable roofs punctuate the roof. The building is clad in vinyl horizontal siding. The building has two side exterior brick chimneys. The house has modern replacement windows and doors. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 54: 3703 South 200 East, looking east.

3705 South 200 East (Figure 55)

3705 South 200 East was constructed in 1973. The carport was constructed in 1991. It is a two-story, single-family residence with a rectangular footprint, and low-pitch gable on hip roof clad in asphalt shingles. The building is clad in brick and vertical wood siding. The house has picture windows. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 55: 3705 South 200 East, looking east northeast.

3707 South 200 East (Figure 56)

The building at 3707 South 200 East was constructed in 1929. The carport was constructed in 1965. It is a single-story, single-family residence. The building has a concrete foundation, multiple roofs clad in asphalt shingles, and a rectangular footprint. The building is clad in horizontal siding. The building has an interior brick chimney. The house has modern picture windows and a modern, partially glazed panel door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 56: 3705 South 200 East, looking east northeast.

3700 South 200 East (Figure 57)

The building at 3700 South 200 East was constructed in 1941. It is a one-story, single-family residence with a complex footprint, and multiple roofs clad in asphalt shingles. The building is clad in stone, concrete block, and horizontal wood siding. The house has an exterior stone chimney, picture windows and glass

block windows. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 57: 3700 South 200 East, looking west.

3720 South 200 East (Figure 58)

The building at 3720 South 200 East was constructed in 1939. The garage was constructed in 1970. It is a one-story, single-family residence with a square footprint. It has a side gable roof clad in seam metal. The central entrance has a small portico with a front gable roof. The building is clad in horizontal siding. The house has picture windows and a modern paneled, partially glazed door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 58: 3720 South 200 East, looking west.

3730A and B South 200 East (Figure 59)

3730A South 200 East was constructed in 1954. The building is a two-story, single-family residence with

an L-shaped footprint. It has a front gable roof clad in asphalt shingles. The building has an exterior brick chimney. The central entrance has a small portico with a front gable roof that may be modern. The building is clad in horizontal wood siding. The house has picture windows and a paneled door.

According to the Salt Lake County Assessor, a second building in the rear of the parcel was constructed in 1945. The Assessor's Office reported the rear building is a single-story, cottage-style house in poor condition, with asphalt shingle roof and unknown siding; however, it is obscured from the right-of-way.

Neither building on the lot appears to possess the qualities of integrity nor significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 59: Front building at 3730 South 200 East, looking west.

3740A and B South 200 East (Figure 60)

The building at 3740A South 200 East was constructed in 1950. The building is a one-story, cottage style, single-family residence with a square-shaped footprint. It has a hipped roof clad in asphalt shingles. The central entrance has a small portico with a front gable roof. The building is clad in brick. The house has picture windows and a paneled door.

According to the Salt Lake County Assessor, a second building in the rear of the parcel was constructed in 1921. This building is addressed as 2740B. The Assessor's Office reported the rear building is a single-story, cottage-style house in fair condition, with asphalt shingle roof and stucco siding; however, it is obscured from the right-of-way.

Neither building on the lot appears to possess the qualities of integrity nor significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 60: 3740A South 200 East, looking west.

3750 South 200 East (Figure 61)

3750 South 200 East was built in 1955, and the garage was constructed in 1975. It is a cottage-style, two-story, single-family residence with a L-shaped footprint. It has a cross-gable roof clad in asphalt shingles. The building is clad in brick and stone veneer siding. The house has modern windows and a modern door. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 61: 3750 South 200 East, looking west.

3760 South 200 East (Figure 62)

3760 South 200 East was constructed in 1959; the carport was built in 1998. It is a mid-century brick

minimalist-style, one-story, single-family residence with a rectangular footprint. It has a hipped roof clad in asphalt shingles. The building is clad in brick siding, with protruding brick details. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 62: 3760 South 200 East, looking west.

3726 South Second Street (Figure 63)

The building at 3726 South Second Street was built in 1952, however it appears to have undergone several renovations since. The commercial warehouse building has a concrete-slab foundation, and it is clad in metal siding. It has a shed roof clad in metal, and metal garage doors. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 63: 3726 South Secord Street, looking northwest.

3748 South Secord Street (Figure 64)

The commercial building at 3748 South Secord Street was constructed in 1946. It is obscured from the right-of-way but appears to have a flat roof and standing seam metal siding. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 64: 3748 South Secord Street, looking west.

3762 South Second Street (Figure 65)

The commercial building at 3762 South Second Street was constructed in 1980. The building has a concrete-slab foundation and is clad in tile siding. It has metal and glass panel windows that give the windows a vertical emphasis. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 65: 3762 South Second Street, looking northwest.

4.2.3 Cemeteries

There are no known cemeteries in this portion of the APE.

4.2.4 Archaeological Resources

Archaeological Investigations and Sites Previously Identified

Chronicle Heritage reviewed UT-SHPO's record of previous archaeological surveys and previously recorded archaeological resources. This search indicated that no full surveys of the project site had been conducted. However, the database identified the recorded cultural resource surveys and evaluations that had been conducted within one mile of the proposed APE, see Figure 21. There are no archaeological sites previously or newly identified in the APE. A copy of Chronicle's Phase I Archaeological survey report for Site 3 is attached hereto as Attachment A.

4.2.5 Historic Landscapes

The UT-SHPO records do not identify any historic landscapes in this portion of the APE, nor did the survey identify any historic landscapes.

4.2.6 Traditional Cultural Properties

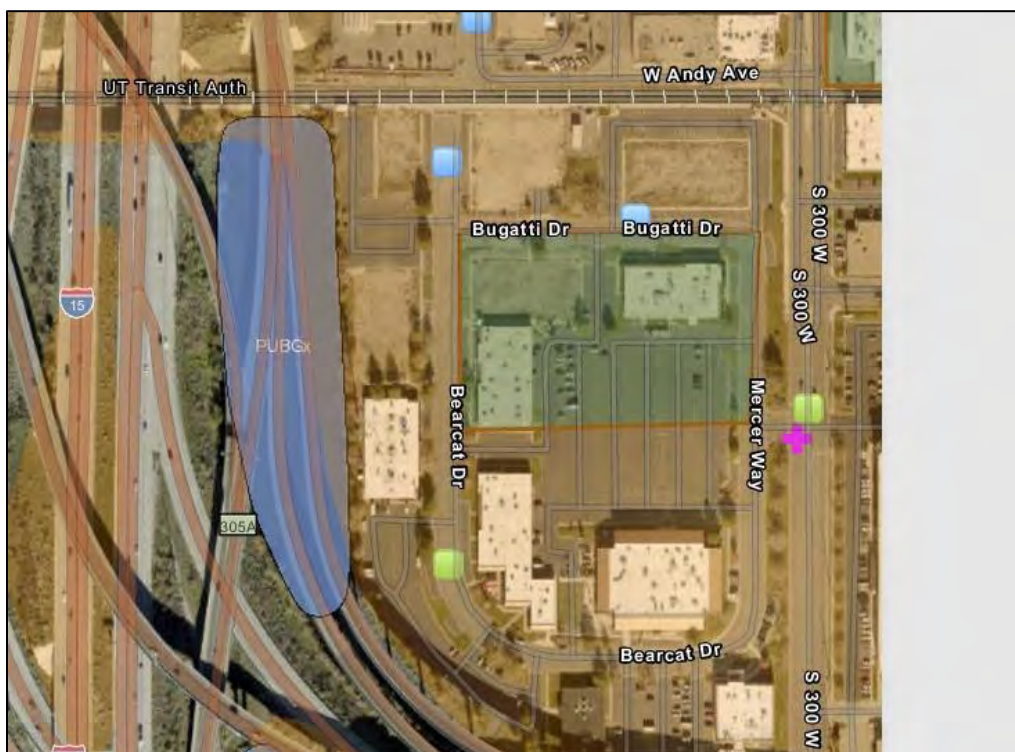
The records of the UT-SHPO indicate there are no traditional cultural properties in this portion of the APE. It should be noted, however, the current studies did not include a TCP study.

4.3 SITE 4 – 2300 SOUTH 300 WEST

Site Description

Site 4 is a parcel located near the intersection of Interstates 15 and 80. The project parcel is approximately 5.7 acres and includes previously developed property. The parcel is bounded by West Bearcat Drive to the west, West Bugatti Drive to the north, West Mercer Way to the east, and to the south by a parking lot for commercial buildings. An aerial map of the Site 4 parcel area is provided in Figure 67.

There is one commercial office building on the southwestern area of Site 4, 443-453 West Bearcat Drive, constructed in 1976. The rest of the proposed parcel consists of surface parking lots and recently demolished building areas. Review of historical maps and aerials show that the parcel remained vacant until the late 1950s. Commercial buildings began to fill in the area, but present-day Site 4 parcel was utilized as Harmony Park. Between 1971 and 1976, the park was demolished, and commercial office buildings were constructed in the immediate area. Within the APE and the Site 4 parcel, three of the six office buildings constructed in 1976-1977 are still extant, although their appearance has been altered over time. One of the office buildings at 443-453 West Bearcat Drive is located on the Site 4 parcel. Two of the other office buildings, 415 West Bearcat Drive and 310 West Bearcat Drive, are within the APE but outside of the Site 4 parcel. One other building within the APE, 434 West Bearcat Drive, was constructed in 1979. See Figure 66 through Figure 72 for images of the Site 4 project parcel.



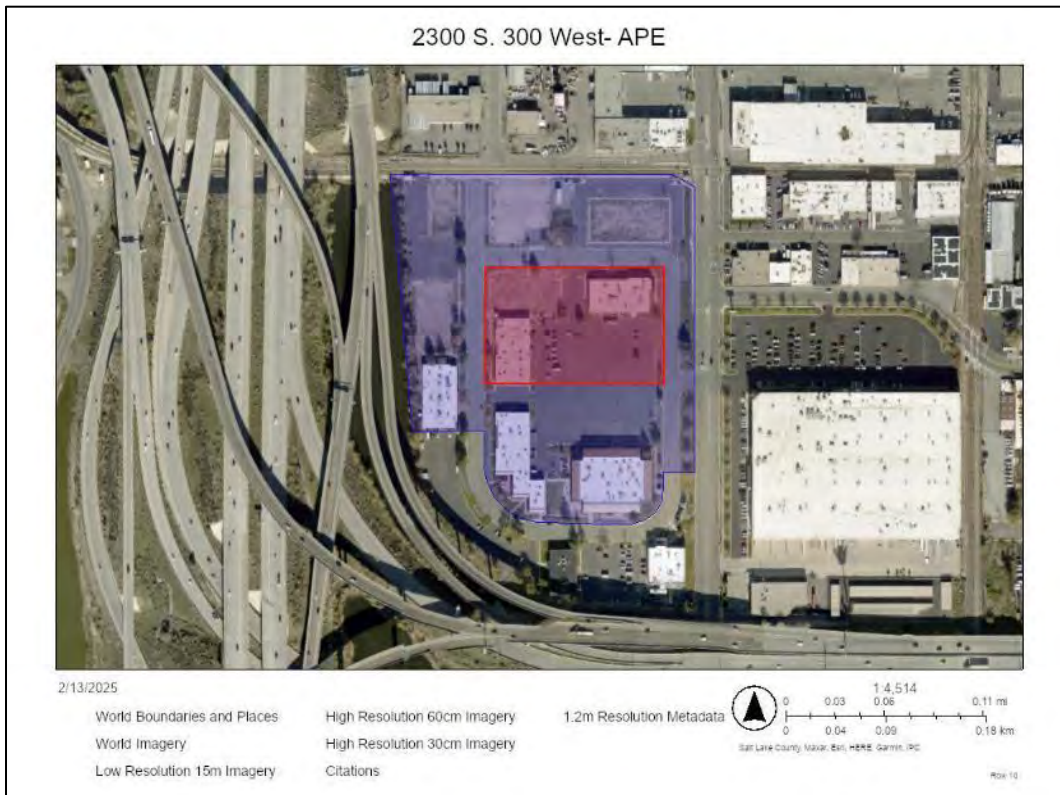


Figure 68: Site 4 Portion of the APE. Red is the parcel. Purple is external to parcel but part of APE.



Figure 69: View of Site 4 from eastern boundary of Site 4, facing west.



Figure 70: View of Site 4 from northwest area of parcel facing southeast.



Figure 71: View of building at 443-453 West Bearcat Drive on Site 4, facing northwest.



Figure 72: View from southern central area of Site 4, facing west.

4.3.1 Historic Districts

There are no historic districts in this portion of the APE.

4.3.2 Buildings

There are no listed or eligible historic buildings identified in this portion of the APE. There is one building that is located within the project parcel and over 45 years of age. It is the office building at 443-453 West Bearcat Drive. There are three buildings located outside the parcel, but within the APE; all three buildings are older than 45 years of age. Buildings older than 45 years old are included in the table below to ensure the assessments are taking into consideration potential future historic properties and districts. A description of the buildings surveyed follows.

Table 3: Table of buildings constructed before 1980 in the Site 4 Portion of the APE.

Address	Date of Construction
443-453 West Bearcat Drive	1976
434 West Bearcat Drive	1979
415 West Bearcat Drive	1976
310 West Bearcat Drive	1976-1977

443-453 West Bearcat Drive (Figure 73)

This single-story commercial office building is located within the southwestern side of the Site 4 parcel. It was constructed in 1976. It has a rectangular footprint, concrete slab foundation, and stucco and brick

cladding. It has primarily a flat roof but has a complex roofline on the corners where the entrances for the building are located. The roof on the corners is clad in seam metal. At the corner entrances, storefront doors and windows punctuate the corner. Windows along the elevations of the building are segmental arch picture windows. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 73: Building on Site 4 at 443-453 West Bearcat Drive, facing northwest.

434 West Bearcat Drive (Figure 74)

This single-story commercial office building is located on the southwestern side of the APE. It was constructed in 1979. It has a rectangular footprint, concrete slab foundation, and stucco and brick cladding. It has primarily a flat roof but has a complex roofline on the corners and the center of the building where the entrances are located. The roof on the corners and the center are clad in seam metal. At the entrances, storefront doors and windows punctuate the brick. Windows along the elevations of the building are segmental arch picture windows. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 74: Building at 434 West Bearcat Drive, facing west.

415 West Bearcat Drive (Figure 75)

This single-story commercial building is located near the southwestern area of the APE. It was constructed in 1976. It has a zig-zag shaped footprint, concrete slab foundation, and stucco and brick cladding. It has primarily a flat roof but has a complex roofline on the western side of the building where the main entrances are located. The eastern side of the building has square picture windows and glazed doors with stucco pediments above. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 75: 415 West Bearcat Drive, looking west.

310 West Bearcat Drive (Figure 76)

This two-story commercial office building is located on the southern side of the APE. It was constructed between 1976-1977. It has a cross-shaped footprint, concrete slab foundation, and brick cladding. It has a low-pitch side gable roof clad in metal. It has horizontal ribbon clerestory windows. Windows are picture windows and doors are glazed doors. It has a segmental arched entrance portico. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 76: 310 West Bearcat Drive, facing southeast.

4.3.3 Cemeteries

There are no known cemeteries in this portion of the APE.

4.3.4 Archaeological Resources

Archaeological Investigations and Sites Previously Identified

Chronicle Heritage reviewed UT-SHPO's record of previous archaeological surveys and previously recorded archaeological resources. This search indicated that no full surveys of the project site had been conducted. However, the database identified the recorded cultural resource surveys and evaluations that had been conducted within one mile of the proposed APE, see Figure 21. One previously conducted survey intersected the Site 4 portion of the APE.⁸ There are no archaeological sites previously or newly identified in the APE. A copy of Chronicle's Phase I Archaeological survey report is attached hereto as Attachment A.

4.3.5 Historic Landscapes

The UT-SHPO records do not identify any historic landscapes in this portion of the APE, nor did the survey identify any historic landscapes.

⁸ Shane Baker, Historic Property Survey And Assessment For The Proposed West Valley City Light Rail Corridor, Salt Lake County, Utah, U04BC0295.

4.3.6 Traditional Cultural Properties

The records of the UT-SHPO indicate there are no traditional cultural properties in this portion of the APE. It should be noted, however, the current studies did not include a TCP study.

5 ASSESSMENT OF EFFECTS ON HISTORIC PROPERTIES

There are no historic properties in the APE for Site 2 (3300 South 1300 East), Site 3 (3711 South State Street), or Site 4 (2300 South 300 West). Therefore, this project will result in a finding of **no historic properties affected**, pursuant to 36 CFR 800.4(d)(1).

6 CONSULTATION EFFORTS

In addition to consulting with the UT-SHPO, VA is submitting this study to, and requesting input from, the list of consulting parties in Table 4.

Table 4: Suggested Consulting Parties for the Undertaking

Organization Name	Contact Name	Title	Mailing Address	Work Phone	Email Address
South Salt Lake City Planning Commission	Jeremy Carter	Planning Commissioner	220 E Morris Avenue South Salt Lake City, UT 84115	--	planning@sslc.gov
Utah Historical Society	Kevin Fayles	Deputy Director	300 Rio Grand Salt Lake City, UT 84101	801-245-7254	kfayles@utah.gov
Millcreek Planning Commission	Shawn LaMar	Chair	1330 East Chambers Avenue, Millcreek, UT 84106	801-214-2700	slamar@millcreekut.gov
Millcreek Historic Preservation Commission (CLG)	Molly Enos	Chair	1330 East Chambers Avenue, Millcreek, UT 84106	801-214-2700	menos@millcreek.us

Organization Name	Contact Name	Title	Mailing Address	Work Phone	Email Address
Northwestern Band of the Shoshone Nation	Dennis Alex	Chairman	2575 Commerce Way, Ogden, UT 84302	435-734-0424	ggover@nwbshoshone.com
Shoshone-Bannock Tribes of the Fort Hall Reservation	Lee Tyler	Chairman	Agency Building 82, 1 Pima Drive, Fort Hall, ID 83203	208-478-3700	lt Tyler@sbtribes.com
Ute Indian Tribe of the Uintah & Ouray Reservation, Utah	Betsy Chapoose	THPO	P.O. Box 190, Fort Duchesne, UT 84026	435-725-4826	betsyc@utetribe.com

7 SOURCES CONSULTED

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ATTACHMENT A

Initial Cultural Resource Impact Prediction Study for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic for Three Sites in Salt Lake County, Utah

Sites 2, 3, and 4 - Phase I Archaeological Cultural Resources Assessment Survey

COVER PAGE

**Must Accompany All Project Reports
Submitted to the Utah SHPO**



SHPO Project Number: U24VC1106

Report Title: A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

Report Date: May 1, 2025

Report Author(s): Timothy Alger, Jr., B.S.; Wendy Simmons Johnson, M.A., RPA; Alexandra Stephens, M.A.; Lauren Didio, M.S.; Courtney Seffense, B.A.

Org. Project Number: 24-PC-04722

County(ies): Salt Lake

Principal Investigator: Wendy Simmons Johnson
(PLPCO Permit No. 308)

Record Search Date(s): December 12 and 13, 2024
Intensive Acres Surveyed (<15m intervals): 19.9

Field Supervisor(s): Alexandra Stephens, M.A.

Recon/Intuitive Acres Surveyed (>15m intervals): 0.0

USGS 7.5' Series Map Reference(s): Salt Lake City South (1963) and Sugar House (1998), Utah

Sites Reported	Count	Smithsonian Trinomials
Revisits (no updated site forms)	0	—
Updates (updated site forms provided)	1	42SL214
New recordings (site forms provided)	1	42SL1106
Total Count of Archaeological Sites in APE	2	42SL214, 42SL1106
Historic Structures (structures forms provided)	0	—
Total National Register Eligible Sites	1	42SL214

*Please list all site numbers per category. Number strings are acceptable (e.g. "42TO1-13; 42TO15"). Cells should expand to accommodate extensive lists. Sites where a UASF is provided but site was not relocated can be listed in *italics*.

Checklist of Required Items for Submittal to SHPO

- ☒ "Born Digital" Report in a PDF/A format
 - ☒ SHPO Cover Sheet
 - ☒ File Name is the SHPO Project Number with no hyphens or landowner suffixes
- ☒ "Born Digital" Site forms in PDF/A format
 - ☒ UASF with embedded maps and photos
 - ☒ File name is Smithsonian Trinomial without leading zeros (e.g. 42TO13 not 42TO00013)
 - ☒ Photo requirements (including size and quality)
- ☒ Archaeological Site Tabular Data
 - ☒ Single spreadsheet for each project
 - ☒ Follows UTSHPPO template (info here: <https://goo.gl/7SLMqi>)
- ☒ GIS data
 - ☒ Zipped polygon shapefile or geodatabase of survey (if different from APE) or other activity area with required field names and variable intensity denoted
 - ☒ Zipped polygon shapefile or geodatabase of site boundaries with a the required field name



CHRONICLE™
HERITAGE

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

Timothy Alger, Jr., B.S.

Wendy Simmons Johnson, M.A., RPA

Alexandra Stephens, M.A.

Lauren Didio, M.S.

Courtney Seffense, B.A.

May 1, 2025

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

Prepared for:

U.S. Department of Veterans Affairs
Office of Construction and Facilities Management
425 I Street NW, Washington, DC 20001

Prepared by:

Timothy Alger, Jr., B.S.
Wendy Simmons Johnson, M.A., RPA
Alexandra Stephens, M.A.
Lauren Didio, M.S.
Courtney Seffense, B.A.

Under Contract to:

Mabbett & Associates, Inc.
105 Central Street, Suite 4100
Stoneham, Massachusetts 02180-1260
Contract Number: 36C10F24F50021, GS10F0120T

Technical Report No.: 25-009b
Utah State Report No.: U24VC1106

Chronicle Heritage

Salt Lake City Office
53 South 600 East
Salt Lake City, Utah 84102
(801) 203-4445

May 1, 2025

Abstract

The U.S. Department of Veterans Affairs' (VA's) Proposed Action is to award a lease to a private entity that would construct an outpatient clinic (OPC) for VA to lease and operate in Salt Lake City, Utah (Project). This proposed Project constitutes an undertaking under Section 106 of the National Historic Preservation Act (NHPA) (36 CFR § 800). As such, the VA requires a Class III archaeological resource inventory of the three parcels at 3300 South 1300 East (Site 2), 3711 South State Street (Site 3), or 2300 South 300 West (Site 4) under consideration for development (Project area) to fulfill obligations under federal statutes. On behalf of VA, under subcontract to Mabbett & Associates, Inc. (Mabbett), PaleoWest dba Chronicle Heritage completed this Class III cultural resource inventory. Chronicle Heritage conducted this inventory according to the latest guidelines and standards published by the National Park Service (NPS; NPS 1983) and Utah State Historic Preservation Office (SHPO; SHPO 2024). It should be noted that the documentation of historic standing structures is not part of this scope of work.

The Project area consists of three parcels covering a total area of 19.9 acres, all on private lands in Salt Lake County, Utah. Sites 2–4 are three of four parcels under consideration for development; Site 1 is reported separately (U25VC0142). VA anticipates selecting one parcel where a private entity would potentially construct the new VA Salt Lake City Outpatient Clinic (OPC) for VA to lease. The new OPC would provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in Salt Lake City and the surrounding communities in a modern, state-of-the-art facility. Sites 2–4 are in Section 24 of Township (T) 1 South (S), Range (R) 1 West (W); and Sections 29 and 31 of T1S, R1 East (E), Salt Lake Meridian. The Project area is depicted on the Salt Lake City South (1963) and Sugar House (1998), Utah U.S. Geological Survey (USGS) 7.5-minute quadrangles. Parcels are at 2300 South 300 West, 3300 South 1300 East, and 3711 South State St. The inventory of the Project area was conducted to determine if archaeological sites that are on or eligible for listing in the National Register of Historic Places (NRHP; NPS 1997) are present, and if so, assess whether they will be affected.

Chronicle Heritage's inventory resulted in the documentation of two archaeological sites and no isolated finds (IFs). One archaeological site was previously recorded, and one is newly identified. The newly documented archaeological site consists of a segment of an unnamed, secondary canal (agriculture/subsistence site) (42SL1106) and is recommended not eligible for listing in the NRHP. The previously recorded archaeological site is the Jordan and Salt Lake City Canal (42SL214), which has previously been determined eligible for listing in the NHRP under Criterion A. However, the segment of 42SL214 intersecting the current Project area is recommended non-contributing to the archaeological site's overall eligibility.

Therefore, Chronicle Heritage recommends that there are *no historic properties affected*, and no further cultural resource work is recommended. If cultural resources are discovered during Project activities, a report should be made immediately available to the VA office, and a qualified archaeologist should be contacted.

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1 Introduction

1.1 Project Overview and Compliance

The U.S. Department of Veterans Affairs (VA) Office of Real Property plans to lease land and for the construction of medical and medically related facilities (Project). This proposed Project constitutes an undertaking under Section 106 of the National Historic Preservation Act (NHPA) (36 CFR § 800). As such, the VA requires a Class III archaeological resource inventory of the three parcels at 3300 South 1300 East (Site 2), 3711 South State Street (Site 3), or 2300 South 300 West (Site 4) under consideration for development (Project area) to fulfill obligations under federal statutes. On behalf of VA, under subcontract to Mabbett & Associates, Inc. (Mabbett), PaleoWest dba Chronicle Heritage completed this Class III cultural resource inventory. Chronicle Heritage conducted this inventory according to the latest guidelines and standards published by the National Park Service (NPS; NPS 1983) and Utah State Historic Preservation Office (SHPO; SHPO 2024). It should be noted that the documentation of historic standing structures is not part of this scope of work.

The Project area consists of three parcels covering a total area of 19.9 acres, all on private lands in Salt Lake County, Utah. Sites 2–4 are three of four parcels under consideration for development; Site 1 is reported separately (U25VC0142). VA anticipates selecting one parcel where a private entity would potentially construct the new VA Salt Lake City Outpatient Clinic (OPC) for VA to lease. The new OPC would provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in Salt Lake City and the surrounding communities in a modern, state-of-the-art facility. Sites 2–4 are in Section 24 of Township (T) 1 South (S), Range (R) 1 West (W); and Sections 29 and 31 of T1S, R1 East (E), Salt Lake Meridian (Figure 1-1 through Figure 1-6). The Project area is depicted on the Salt Lake City South (1963) and Sugar House (1998), Utah U.S. Geological Survey (USGS) 7.5-minute quadrangles. Parcels are at 2300 South 300 West, 3300 South 1300 East, and 3711 South State St (Table 1-1). The inventory of the Project area was conducted to determine if archaeological sites that are on or eligible for listing in the National Register of Historic Places (NRHP; NPS 1997) are present, and if so, assess whether they will be affected.

Table 1-1. Location Information by Parcel

Site No.	Address	PLSS	Quadrangle	Acreage
Site 2	3300 South 1300 East	T1S, R1E, Sec. 29	Sugar House, UT (1998)	6.1
Site 3	3711 South State St	T1S, R1E, Sec. 31	Salt Lake City South, UT (1963)	8.5
Site 4	2300 South 300 West	T1S, R1W, Sec. 24	Salt Lake City South, UT (1963)	5.2

Prior to the archaeological inventory of the four parcels, each parcel was subject to an environmental assessment performed under contract to the parcel owner(s). Applied Geotechnical Engineering Consultants (AGEC) assessed the parcel at 3300 South 1300 East (Atkison 2023a), Environmental Works assessed the parcel at 2300 South 300 West (Parmley 2023), and Terracon Consultants (Terracon) assessed the parcel at 3711 South State Street (Ballard 2023). Additionally, the location of a former dry cleaner business on the parcel at 3300 South 1300 East was investigated for potential groundwater contamination by volatile organic compounds used in dry cleaning operations (Sawicki et al. 2024), and a pad-mounted transformer with an unknown

installation date lacking a non-PCB label with evidence of staining and leaks was observed on the parcel at 2300 South 300 West (Flageolle 2024). Additionally, each parcel was subject to a cultural resource Class I (desktop) review performed under contract to the parcel owner(s) prior to the archaeological inventory, the findings of which are summarized in Chapter 4.1.2.

1.2 Project Timeline and Staff

Chronicle Heritage personnel completed the inventory of the Project area over the course of two days on December 16 and 18, 2024. Courtney Seffense, B.A., served as Project Director, and Wendy Simmons Johnson, M.A., RPA, served as the Principal Investigator and supervised all phases of Project work. Wendy Simmons Johnson meets the Secretary of the Interior's Professional Qualifications and Standards for Archeology and is permitted as a Utah Principal Investigator by the Public Lands Policy Coordination Office (PLPCO; Permit No. 308). The lead report authors were Timothy Alger, Jr., B.S.; Courtney Seffense, B.A.; and Alexandra Stephens, M.A. The field supervisor for the inventory was Alexandra Stephens, with crew member Lauren Didio. All original data is housed at Chronicle Heritage's Salt Lake City office. Amanda Webber, M.S., was the GIS coordinator and assisted with background research. Appendix A contains resumes of key staff.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

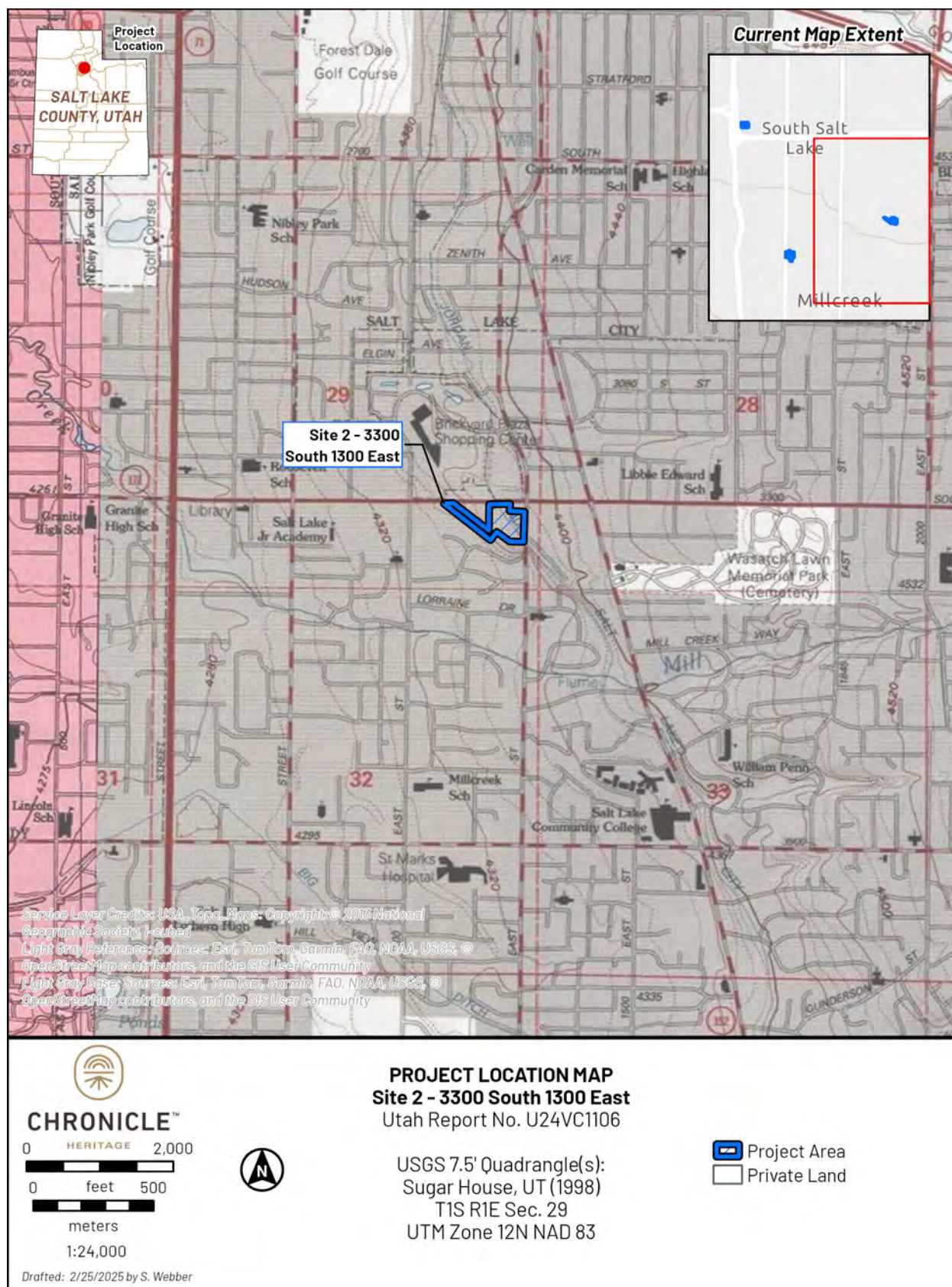


Figure 1-1. Project location overview, Site 2.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

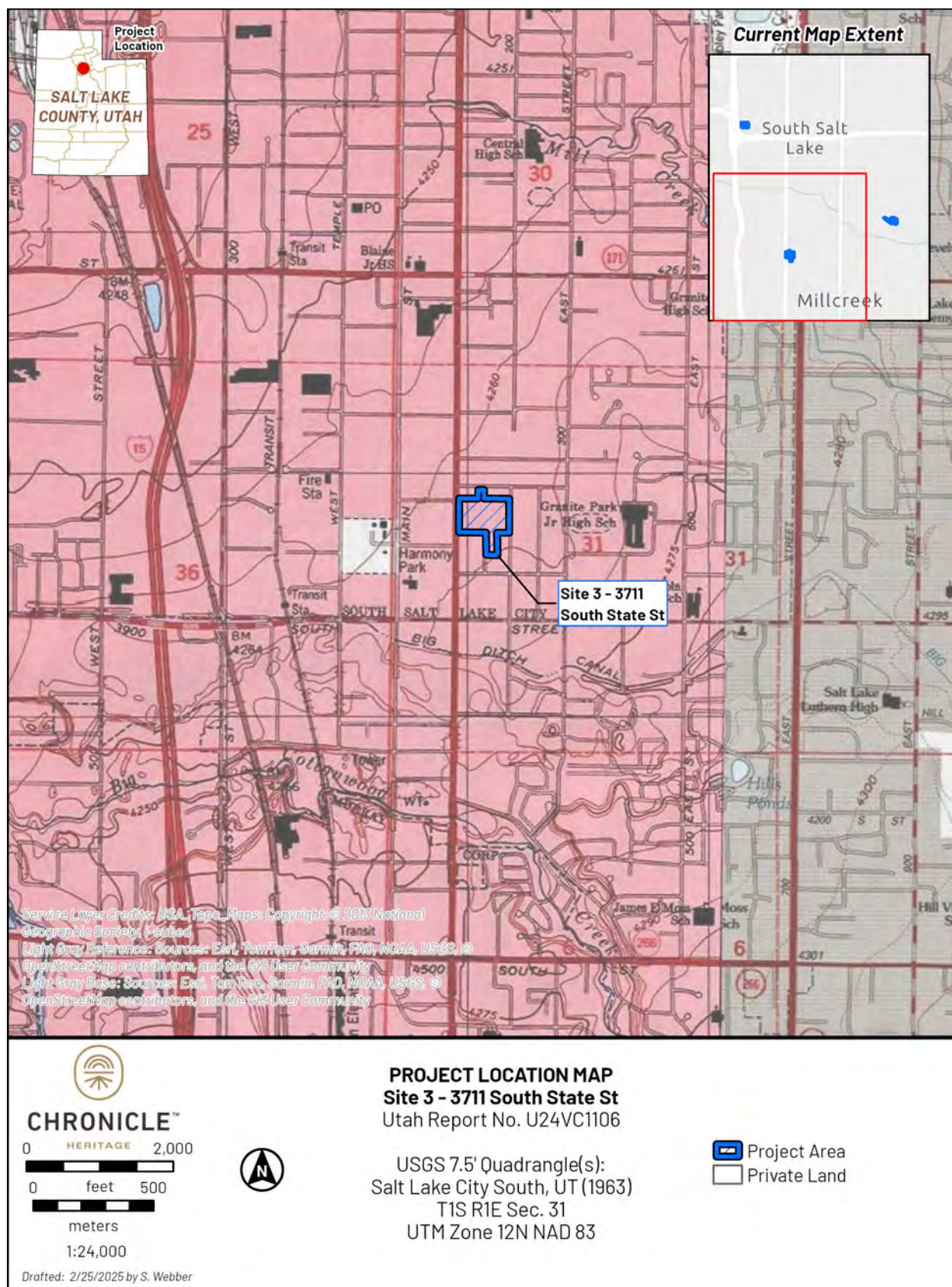


Figure 1-2. Project location overview, Site 3.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

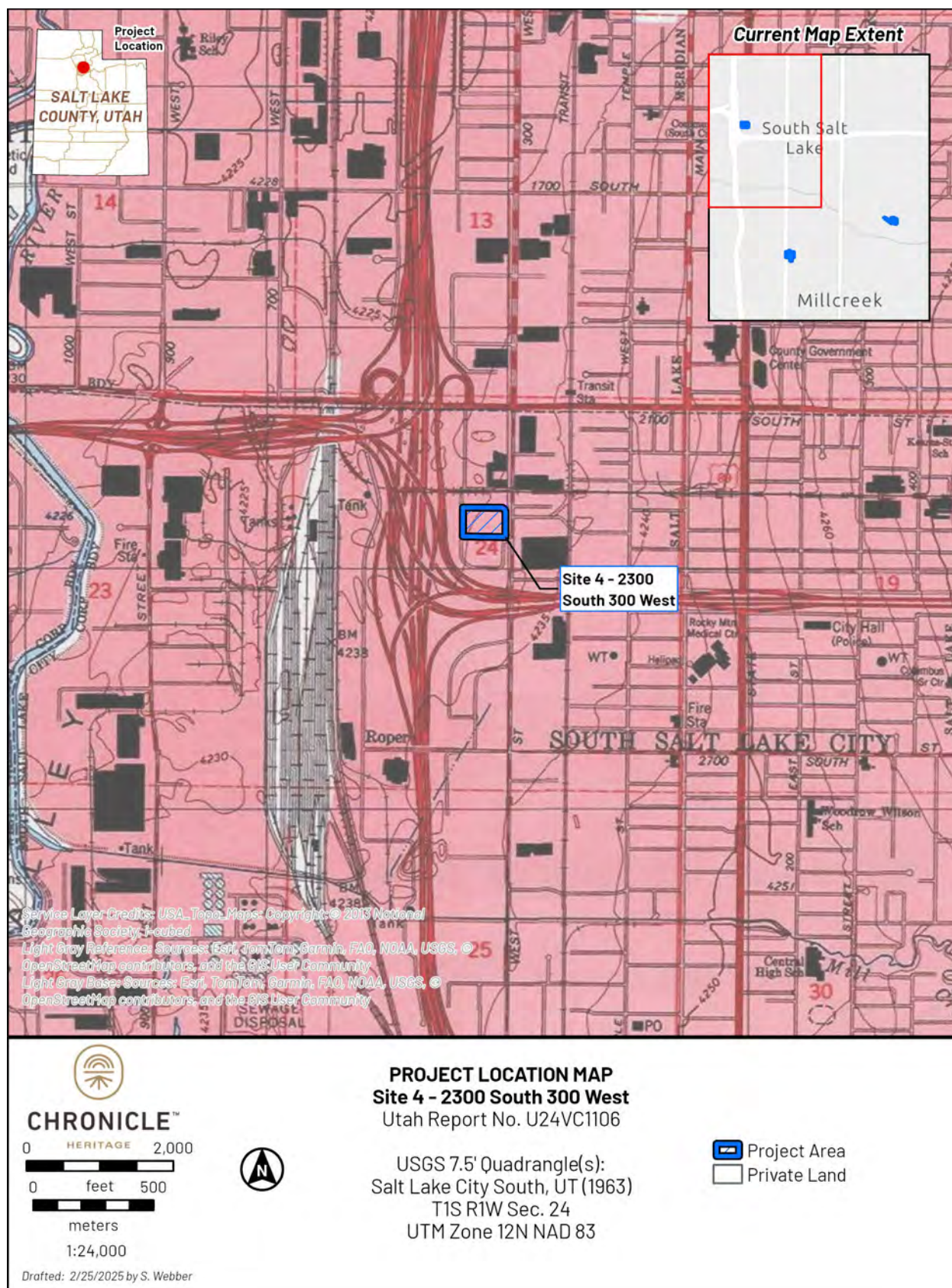


Figure 1-3. Project location overview, Site 4.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah



Figure 1-4. Project location detail, Site 2.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah



Figure 1-5. Project location detail, Site 3.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah



Figure 1-6. Project location detail, Site 4.

2 Environmental Context

The Project area is entirely within the Moist Wasatch Front Foothills physiographic province, which includes a vast array of topography, such as unglaciated foothills, alluvial fans, stream terraces, lake terraces, lake plains, deltas, and floodplains (Grayson 2011; Stokes 1986). This region hosts the majority of Utah's population. The Wasatch Front Foothills province is characterized by its xericity, mountain-fed perennial streams, and shrub- and tree-covered canyons. The Project area is no exception, as it is in the center of the Salt Lake metropolitan valley, with the Wasatch Mountains to the east.

The Moist Wasatch Front Foothills province contains a variety of sediment and soil types. The foothills and plains typically contain sediments that are Quaternary alluvial and colluvial in origin, or lake sediments (Grayson 2011; Stokes 1986). The most common soil types are mollisols, entisols, and alfisols. Mollisols are characterized by dark, fertile surface soil, rich in organic material and nutrients. Entisols are relatively young and lack horizonation of more well-developed soils. Alfisols, in contrast, have a thin and lightly colored horizonation, typically accompanied by clay in the subsoil. Vegetation growing in alfisols tend to be highly salt-tolerant (Boettinger 2009).

The Project area is primarily in the Great Basin in the Sagebrush-Steppe vegetation zone that would have contained sagebrush (*Artemisia tridentata*), saltbush-greasewood (*Sarcobatus vermiculatus*), bluebunch wheatgrass (*Pseudoroegneria spicata*), western wheatgrass (*Pascopyrum smithii*), sand dropseed (*Sporobolus cryptandrus*), gumweed (*Grindelia squarrosa*), Indian ricegrass (*Achnatherum hymenoides*), rabbit brush (*Chrysothamnus viscidiflorus*), needle-and-thread (*Hesperostipa comata*), and winterfat (*Krascheninnikovia lanata*). However, the original vegetation has been replaced with ornamental lawns, trees, and other introduced plants (Grayson 2011).

The built environment in the four parcels consists largely of expanses of asphalt parking lots or paved areas, many of which are fenced off, with a few standing buildings (Figure 2-1 through Figure 2-6). Salt Lake County is growing at a fast pace, and since the inception of this Project, buildings have already been destroyed and the foundations completely removed, leaving little evidence of the previous structure behind. Some vegetation has re-grown where the structures once stood at Site 4 since the destruction of the buildings. There are some small sections of ornamental grass lawns surrounding some of the modern commercial buildings, and one small section of residential housing with fenced ornamental grass lawns. Busy roads surround all three parcels, and current businesses operate within and around the boundaries of the Project area.



Figure 2-1. Site 2 (3300 South 1300 East) Project area overview, facing south (photograph taken 12/16/2024 by Alexandra Stephens at 427770 mE, 4505761 mN).



Figure 2-2. Site 2 (3300 South 1300 East) Project area overview, facing east (photograph taken 12/16/2024 by Alexandra Stephens at 427527 mE, 4505783 mN).



Figure 2-3. Site 3 (3711 South State Street) Project area overview, facing east (photograph taken 12/16/2024 by Alexandra Stephens at 424967 mE, 4504846 mN).



Figure 2-4. Site 3 (3711 South State Street) Project area overview, facing east (photograph taken 12/16/2024 by Alexandra Stephens at 425046 mE, 4504904 mN).



Figure 2-5. Site 4 (2300 South 300 West) Project area overview, facing southeast (photograph taken 12/16/2024 by Alexandra Stephens at 423860 mE, 4508215 mN).



Figure 2-6. Site 4 (2300 South 300 West) Project area overview, facing east (photograph taken 12/16/2024 by Alexandra Stephens at 423852 mE, 4508135 mN).

3 Cultural Context

The current Project area is near two towns, Sugar House and Mill Creek, in Salt Lake County, Utah. Nestled against the foothills of the Wasatch Mountains just west of Parleys and Mill Creek Canyons, Sugar House and Mill Creek are now considered part of greater Salt Lake City.

The area of Sugar House and Mill Creek was first settled soon after July of 1847 when pioneers with the Church of Jesus Christ of Latter-day Saints (Church) arrived in the Salt Lake Valley. The settlers soon began to expand throughout the Salt Lake Valley and along the Wasatch Front in search of farmland. Sugar House and Mill Creek, with dark, fertile soils and the readily available irrigation water in streams and creeks emanating from the nearby canyons, provided ideal conditions for farming. Families from Salt Lake City soon discovered the area's rich agricultural resources and began using the area as pastureland for their cattle. Within months of their arrival in Salt Lake City, the settlers began constructing houses along a cattle trail toward Sugar House.

Ira Eldredge owned the first farm in the area, which he purchased in 1848 (Daughters of the Utah Pioneers [DUP] 1947:175); however, it is Charles Chrisman who built the first home in Sugar House (DUP 1947:175, 202). George Chrisman is also mentioned as an early settler in Sugar House Mill Creek. At one time, George Chrisman owned all of the land east of Highland Drive to the foothills and south beyond 2700 South, which amounted to over 400 acres (DUP 1947:206). The low, marshy land on the northeast corner of State Street and 3300 South was owned by Vincent Shurtliff and once housed a small store run by Mrs. Bird (DUP 1947:91).

By the close of 1848, several dozen families were living in the area. In addition, Archibald Gardner had constructed a large sawmill near the present intersection of Highland Drive and Murphy's Lane, and John Neff had begun the first flour mill in Utah on Mill Creek (DUP 1947:82, 97). A monument now stands where the Gardner sawmill once operated. A second flour mill was built some years later by the Charles Chrisman family at the intersection of State Street and 3000 South. This mill was in use until 1933, when it was destroyed in a fire (DUP 1947:91).

By 1849, the demand for irrigation water throughout the Salt Lake Valley had increased beyond its availability. To solve this problem, Charles Kennedy, an adopted son of Brigham Young, began construction of the 4-mile (mi)-long Kennedy Ditch from the mouth of Parleys Canyon (United States Senate 1890:103). Kennedy also built the Mountain Dell Reservoir for storage of the water pumped through the canal. Construction on the canal was completed in 1850. Shortly after the completion of the Kennedy Ditch, the Upper Canal from Big Cottonwood Creek to Mill Creek was constructed (United States Senate 1890:101). This increased access to irrigation water, which drew more settlers to the area. By 1853, there were more than 160 settlers living in the Sugar House Mill Creek area (DUP 1947:216). Further demand for irrigation water in the Salt Lake Valley later led to the construction of the Jordan and Salt Lake City Canal between 1879 and 1882. The canal runs from the Jordan River northwesterly through the Project area.

The first schoolhouse built outside of Salt Lake City was a small log building erected on the north side of Parleys Creek in 1852 or 1853. This building also served as a church and public meetinghouse. It was known as the Mill Creek School and charged one dollar per child for tuition (DUP 1947:84). Not surprisingly, the tuition charge was met with great opposition from the impoverished settlers. It was not until 1890 that a tax supported school system was established, and the tuition charge was discontinued.

A slow, but steady increase in the number of pioneers made their homes in the area. Growth in the form of Mormon farmsteads constituted the bulk of the area's expansion; however, commercial

development did occur. In 1854, construction began on a sugar factory, for which the town of Sugar House is named, near 2100 South and 1100 West (Schmalz 1988:37; Van Cott 1990:357). Under the direction of the Deseret Manufacturing Company (DMC), headed by Church convert John Taylor, the sugar factory was to be the first of its kind in Utah. The DMC soon went bankrupt due to difficulties in transporting the necessary machinery from France to Utah and because of poor production during the first year. The Church took control of the factory and completed its construction in 1855. The combination of a harsh drought and a grasshopper infestation destroyed the sugar beet crops throughout the area. Another year of poor production, coupled with the competition from the Salt Lake Temple for laborers and the regional pressure of Johnston's Army, caused the Church to abandon the effort in 1856. The building was converted into a paper mill, becoming the first paper manufacturing operation in Utah. The paper mill operations were later moved to a location near Big Cottonwood Canyon. The building has since been used as a railroad terminus and a retail coal outlet (Schmalz 1988:41, 53).

In 1856 or 1857, the U.S. Government constructed a federal prison in Sugar House on a parcel of land owned by Ira Eldredge. In 1894, these lands were granted to the State of Utah by President Grover Cleveland for use as a state prison (DUP 1947:177). The prison complex at Sugar House was abandoned in 1951 when the Utah State Department of Corrections built its new facilities for the Utah State Prison at Point of the Mountain (Van Orden 1981:2).

Westminster College and Salt Lake Collegiate Institute was founded in 1875 by Professor John Coyner in the Sugar House area (DUP 1947:177). Under the auspices of the Presbyterian Church, both educational instruction and religious services were held in a small, one-room building until the construction of the new stone chapel in 1892.

A positive for the mills and industries in the area was the construction of the Denver and Rio Grande Western Railroad narrow gauge spur from Roper to Sugar House in 1883 (Athearn 1962:122; DUP 1947:317). Later, the Denver and Rio Grande Railroad added a second spur from Sugar House into Salt Lake City. These two lines were used for various purposes, including transporting passengers to a local brewery in Emigration Canyon and carrying sandstone blocks from Red Butte for construction throughout Salt Lake City (DUP 1947:130).

Between 1911 and 1929, the period consisted of economic expansion and population increase throughout the Salt Lake Valley. Electricity became widely available, and agricultural and mining production expanded. In 1919, the Salt Lake Valley became recognized as the greatest smelting district in North American (Alexander 1974:43).

Like most small towns in Utah, these communities weathered the effects of the Great Depression fairly well. Although hurt by the lack of a market for their agricultural products, the residents of this area were able to sustain themselves through the exchange of goods and services within the tight-knit local community.

The post war period has seen a boom in residential housing construction in the area. Families have moved to this area in ever-increasing numbers to enjoy suburban living and still reap the benefits of employment in urban Salt Lake City. These bedroom communities have also continued to grow commercially as more services are required for the increasing number of residents in Sugar House, Mill Creek, and surrounding communities.

4 Records Search

4.1 SHPO Records Review

On December 13, 2024, the SHPO records office performed a file search and provided Geographic Information System (GIS) data to Chronicle Heritage, identifying previous cultural resource investigations and previously recorded archaeological sites within a 0.5-mi radius of the Project area. Chronicle Heritage supplemented this with a search for the same area using the Sego database on December 12, 2024.

4.1.1 Previous Cultural Resource Investigations

Previously, 12 archaeological inventories within 0.5 mi of or intersecting the Project area have been conducted (Table 4-1), ten of which were Class III (intensive) surveys and two of which were Class II (reconnaissance) surveys. Of these, two previous inventories intersect the Project area.

Table 4-1. Previous Cultural Resource Inventories within 0.5 mi of the Project Area

State Project No.	Project Type	Report Title	Report Author	Intersects Project Area?
U87CN0615	Intensive Survey	AT&T Fiber Optics Cable Cheyenne-Sacramento	Zier, C.	No
U93SJ0066	Intensive Survey	UDOT 3300 S/Highland Dr. Intersection, Sugarhouse	Polk, M.	No
U94NP0126	Intensive Survey	Highland Dr. Upgrade Between 33rd and 45th South	Nielson, A.	No
U04BC0295	Intensive Survey	Historic Property Survey And Assessment For The Proposed West Valley City Light Rail Corridor, Salt Lake County, Utah	Baker, Shane	Yes (2300 South 300 West)
U04ST0628	Intensive Survey	JUB 3900 South	Seddon, M.	No
U06EP1799	Intensive Survey	Grant Tower Reconfiguration	Billat, L.	No
U07JS0404	Intensive Survey	Provo To Salt Lake City Front Runner Project	Crawford, Karen	No
U08ST0062	Intensive Survey	Parley's Creek Trail	Ellis, Sheri	No
U09ST0754	Intensive Survey	UTA Sugarhouse Streetcar Project	Ellis, Sheri	No
U14ZP1303	Reconnaissance Survey	A Class II Archaeological Resources Inventory For The I-80; State Street Interchange Environmental Impact Statement	Steele, Peter	No
U21HX0899	Intensive Survey	A Cultural Inventory of 1300 East 2100 South to 3300 South	Woods, Aaron	Yes (3300 South 1300 East)
U22HY0330	Reconnaissance Survey	A Cultural Resource Survey for the Utah Transit Authority's FrontRunner Forward Double Track	Ellis, Sheri	No

State Project No.	Project Type	Report Title	Report Author	Intersects Project Area?
		and Rail Realignment Projects; Davis, Salt Lake, and Utah Counties, Utah		

4.1.2 Previously Recorded Cultural Resources

The records searches conducted show five previously recorded cultural resources and no previously recorded archaeological districts within 0.5 mi of the Project area, with only one resource intersecting the Project area (Table 4-2). All five of these archaeological sites are post-contact period. One archaeological site is the agriculture/subsistence-related Jordan and Salt Lake City Canal (42SL214), and four are the transportation/communication-related Denver and Rio Grande Western Railroad (42SL293), Union Pacific Railroad (42SL300), Utah Southern Railway (42SL344), and Park City Branch of the Denver and Rio Grande Western Railway (42SL416). According to SHPO records, all five sites are recommended eligible for listing in the NRHP.

Table 4-2. Previously Recorded Cultural Resources within 0.5 mi of the Project Area

Smithsonian Trinomial	Associated Project(s)	Class	Site Type	NRHP Eligibility	Intersects Project Area?
42SL214	U21HX0899	Historic	Agriculture/Subsistence	Eligible	Yes (3300 South 1300 East)
42SL293	U22HY0330	Historic	Transportation/Communication	Eligible	No
42SL300	U22HY0330	Historic	Transportation/Communication	Eligible	No
42SL344	U14ZP1303	Historic	Transportation/Communication	Eligible	No
42SL416	U14ZP1303	Historic	Transportation/Communication	Eligible	No

AGEC conducted an environmental assessment and cultural resources study of Site 2. Their findings concluded that no NRHP-listed properties existed within or near 3300 South 1300 East, and a finding of "no historic properties affected" was recommended (Atkison 2023b).

Environmental Planning Group conducted a Class I cultural resource literature review of the portion of the Project area at Site 3. Their findings concluded that no NRHP-listed properties and no previously recorded cultural resources were identified within the Project area. However, two undocumented post-contact period buildings were noted as being present within the Project area at 3711 South State, and it was recommended that these buildings be formally documented and potential impacts to any historic properties as a result of the Project be identified (Weymouth 2023). The documentation of standing architecture and in-use buildings was beyond the scope of work for the current archaeological survey; this documentation will be completed by Row 10 Historic Preservation Solutions.

Buried Past Consulting conducted a desktop survey of Site 4 in 2023. Their findings concluded that development during the mid- to late twentieth century, heavily altered this area "effectively destroying any prospects for encountering intact cultural resources" (Bevitt and Bevitt 2023).

4.2 Native Places Atlas Review

A search of the University of Utah American West Center (AWC) Native Places Atlas conducted December 13, 2024 revealed no documented Native placenames within the Project area or within the 0.5-mi search area (AWC 2024).

4.3 Post-Contact Period Map and Aerial Review

Chronicle Heritage examined historical USGS topographic maps available through USGS's topoView online database (USGS 2025), General Land Office (GLO) plats available from the Bureau of Land Management (BLM) GLO Records online database (BLM n.d.), and a selection of aerial imagery sourced from USGS's Earth Resources Observation and Science (EROS) online archive (USGS 2018) to identify potential cultural resources in the Project area (Table 4-3).

Only documents produced during the post-contact period were referenced (i.e., those created prior to 1974). A sample of post-contact period aerial imagery was reviewed, with preference given to images closest in scale to cartographic product representation (1:24,000), with suitable image resolution and clarity for identification and digitization of potential archaeological resources, and with maximal coverage of the Project area in single images. Using these criteria, a 1:37,400 image dating to 1950 was deemed most fitting.

Digital copies of GLO survey plats were downloaded from the GLO Records website and georeferenced using ArcGIS desktop software. Georeferenced (GeoTIFF) USGS topographic maps were downloaded from topoView and imported into ArcGIS for review. Potential post-contact period resources that were determined to intersect the Project area identified from the maps were digitized and uploaded to ArcGIS Field Maps. If no resources from any given historical document were found to intersect the Project area, no further GIS work was performed.

Table 4-3. Post-contact Period Map and Aerial Documents Reviewed Within 0.5 mi of the Project Area

Year	Source	Source Type	Scale
1856	T1S, R1W (DMID 360483)	GLO Survey Plat	N/A
1856	T1S, R1W (DMID 360485)	GLO Survey Plat	N/A
1856	T1S, R1E (DMID 370902)	GLO Survey Plat	N/A
1856	T1S, R1E (DMID 370919)	GLO Survey Plat	N/A
1869	T1S, R1W (DMID 360487)	GLO Survey Plat	N/A
1869	T1S, R1E (DMID 370904)	GLO Survey Plat	N/A
1873	T1S, R1E (DMID 370931)	GLO Survey Plat	N/A
1875	T1S, R1W (DMID 347659)	GLO Survey Plat	N/A
1875	T1S, R1E (DMID 359159)	GLO Survey Plat	N/A
1882	T1S, R1E (DMID 370923)	GLO Survey Plat	N/A
1885	T1S, R1E (DMID 370927)	GLO Survey Plat	N/A
1885	T1S, R1E (DMID 370929)	GLO Survey Plat	N/A
1885	Salt Lake City, Utah	USGS Topographic Map	1:250,000

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Year	Source	Source Type	Scale
1894	T1S, R1E (DMID 370911)	GLO Survey Plat	N/A
1901	T1S, R1E (DMID 370907)	GLO Survey Plat	N/A
1905	T1S, R1E (DMID 359161)	GLO Survey Plat	N/A
1905	T1S, R1E (DMID 370909)	GLO Survey Plat	N/A
1925	Ft. Douglas, Utah	USGS Topographic Map	1:125,000
1928	Ft. Douglas, Utah	USGS Topographic Map	1:125,000
1950	AR1LH0000010094	USGS EROS Historic Aerial	1:37,400
1954	Salt Lake City, Utah	USGS Topographic Map	1:250,000
1958	Salt Lake City, Utah	USGS Topographic Map	1:250,000
1961	T1S, R1E (DMID 370925)	GLO Survey Plat	N/A
1962	T1S, R1E (DMID 370713)	GLO Survey Plat	N/A
1963	T1S, R1E (DMID 370709)	GLO Survey Plat	N/A
1965	T1S, R1E (DMID 370917)	GLO Survey Plat	N/A
1968	T1S, R1E (DMID 370711)	GLO Survey Plat	N/A
1970	T1S, R1E (DMID 370921)	GLO Survey Plat	N/A
1972	T1S, R1E (DMID 370915)	GLO Survey Plat	N/A

4.4 Expectations

The Project area is within the greater Salt Lake Metropolitan Area, which has undergone significant urban development throughout the twentieth and twenty-first centuries. This development has likely destroyed, or at minimum completely obscured, any extant pre-contact materials within and around the Project area; therefore, no pre-contact cultural resources are expected. Evidence of post-contact period activities are likely to be identified in and around the Project area. Based on the background research, post-contact-period commercial, transportation, and infrastructure-related archaeological sites are likely to be found in the Project area.

5 Field Methods

Chronicle Heritage followed the SHPO (2024) guidelines for identifying, recording, and evaluating archaeological resources in Utah. Chronicle Heritage personnel completed the inventory of the Project area over the course of two days on December 16 and 18, 2024.

The crew captured all locational data using a Trimble TDC600 unit equipped with the ArcGIS Field Maps application and took photographs using iPads with professional-grade cameras. The ArcGIS Field Maps application relied on the Trimble TDC600 integrated GNSS receiver set to UTM Zone 12 N, World Geodetic System 1984 (WGS 84). Chronicle Heritage recorded all site-specific data on iPads equipped with Survey123 data management software. All original data is housed at Chronicle Heritage's Salt Lake City office.

The field crew surveyed the entire Project area at an intensive-level Class III effort where the spacing between crew members never exceeded 15 meters (m). Ground surface visibility was poor throughout much of the Project area, as most of the Project area contained modern buildings, paved asphalt parking areas, or ornamental grass lawns where no original ground surface remained.

Previously recorded archaeological site locations were uploaded to ArcGIS Field Maps before fieldwork to aid in their location and identification relative to the Project area. When Chronicle Heritage personnel encountered unrecorded cultural resources, they used pin flags to capture the extent of the resource and then recorded it before continuing the survey.

Archaeological site descriptions minimally include the site's size, topographic location, nature of sedimentary deposition, total number of artifacts organized by type, detailed descriptions of diagnostic artifacts and features, and the general distribution of artifacts and features within the archaeological site.

Chronicle Heritage personnel also noted impacts on the archaeological site's condition and any other salient observations. The field crew measured and described temporally and/or functionally diagnostic artifacts and features and noted identifiable breaks or missing portions. For archaeological sites containing a small number of artifacts, all observed surface items were counted by crew members. When archaeological sites with relatively large assemblages were encountered, all features and diagnostic artifacts were point plotted, counted, and described by field personnel, while debitage was sampled. This sample was then used to extrapolate an estimate of the entire assemblage. No artifacts were collected during the 2024 field investigations.

When an archaeological site was identified and recorded, the Field Supervisor, Stephens, evaluated it for eligibility for listing in the NRHP in accordance with the guidelines provided in 36 CFR 60.4. In conjunction with evaluating significance under NRHP Criteria A, B, C, and D, the Field Director also assessed archaeological sites for the seven aspects of integrity as outlined in NPS (1997, 2000) guidelines.

6 Results and NRHP Eligibility Recommendations

Chronicle Heritage's inventory resulted in the documentation of two archaeological sites and no isolated finds (IFs). All inventory results, including archaeological sites and survey intensity, are depicted visually in Figure 6-2 through Figure 6-7.

6.1 Site Results Summary

Of the two recorded archaeological sites (Table 6-1; Figure 6-2 through Figure 6-7), one is the previously recorded post-contact period agriculture/subsistence archaeological site (Jordan and Salt Lake City Canal; 42SL214), and one is a newly documented post-contact period agriculture/subsistence archaeological site (42SL1106). The Jordan and Salt Lake City Canal (42SL214) is recommended eligible for listing in the NRHP under Criterion A overall, but the segment recorded herein is recommended non-contributing to the archaeological site's eligibility. 42SL1106 is recommended not eligible for listing in the NRHP.

Table 6-1. Sites Recorded During the Current Inventory

Smithsonian Trinomial	Other Site Designations	Class	Type	NRHP Eligibility Recommendation
42SL214	N/A	Historic	Agriculture/Subsistence	Eligible (non-contributing)
42SL1106	AS-S-002	Historic	Agriculture/Subsistence	Not Eligible

6.1.1 Previously Recorded Archaeological Site Narratives

42SL214 Jordan and Salt Lake City Canal

Site Description

A segment of 42SL214, the Jordan and Salt Lake City Canal, was originally recorded by A.K. Nielson & Associates in 1994. The recorded segment consisted of a “concrete pipe running along the base of a small bench on the east side of Highland Drive.” The canal was described as a “typical “U”-shape earthen canal,” or as a concrete viaduct or having been piped in the more urban areas. The canal originates “at the Jordan River Narrows near the Point of the Mountain” in southern Salt Lake County, trending for approximately 28 mi to its termination at South Temple and State Street in Salt Lake City (Nielson 1994).

The segment of the canal intersecting the current Project area does not appear to have been previously field-proofed and recorded, according to SHPO records. Chronicle Heritage visited the segment of the canal intersecting the current Project area in 2024 and found no surficial expressions of the original canal remaining. The surface of the area consists of a modern paved parking lot and commercial structures. Based on modern and historic maps, this segment has been piped and buried and is no longer extant in its original state as a canal. A review of available historical aerial imagery shows the original was piped sometime between 1965–1971, with the current parking lot and commercial structures constructed shortly thereafter (1971–1977) (NETROnline 2025; Figure 6-1).

Eligibility Justification

A segment of 42SL214 was originally recorded by A.K. Nielson & Associates in 1994. The site was recommended eligible for listing in the NRHP under Criteria A and B, citing it to remain in good condition and as “one of the earlier canals in the valley and has been modified only by occasional dredging and placement of some of the canal into concrete pipe,” adding that Salt Lake water users gave up control of various canyon water sources upon the completion of the canal in 1880 (Nielson 1994).

Various other segments of the canal have been recorded since the original documentation, recommending the site eligible for listing in the NRHP under Criterion A (Barger 2010; Billat 2002, 2004; Dabling 2010; Ellis 2022a, 2022b, 2022c, 2023a, 2023b; George and Eskenazi 2014; Mullins 2012; Steele 2018), Criteria A and B (Ellis 2005, 2022d; Kester 2010; Steele 2016a), or citing previous eligibility determinations (Steele 2016b; Tucker Jr. 2004). Of these previous documentations, 12 have a SHPO concurrence stamp (Billat 2002; Ellis 2022d, 2022b, 2022a, 2023b, 2023a; George and Eskenazi 2014; Mullins 2012; Steele 2016b, 2016a; Tucker Jr. 2004).

Chronicle Heritage revisited this segment of the canal in 2024, finding no surficial expressions of the original canal remaining with the surface of the area consisting of a modern paved parking lot and commercial structures. Based on historic maps and aerials, this segment has been piped and

is no longer extant in its original form. Due to a lack of post-contact period remains and expressions, this segment of 42SL214 lacks all aspects of integrity, and is therefore recommended non-contributing to the site's overall eligibility.

In summary, Chronicle Heritage agrees with the previous eligibility for 42SL214 under Criteria A; however, recommends this segment non-contributing to the site's overall eligibility.

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Figure 6-1. Depiction of approximate location of 42SL214 per historic USGS EROS aerial data.

6.1.2 Newly Recorded Archaeological Site Narratives

42SL1106

Site Description

42SL1106 (Figure 6-1 and Figure 6-4) is a newly recorded canal segment south of 3300 South in Salt Lake City, Utah. The northwestern half of the segment has been piped and buried under an artificially landscaped and fenced park/picnic area and sidewalk (D-01) associated with an adjacent apartment complex. The southeastern half of the segment consists of a PVC pipeline constructed within the original earthen canal (F-03). On either end of the piped half of the segment are cement canal access pits (F-01 and F-02). No associated artifacts were observed.

F-01 is a square cement canal access pit that sits above ground on a slight slope and reaches a depth of 5 ft 6 in below ground level. The cement exterior is 5 ft × 5 ft and is 2 ft 2 in above ground level, and the cement is 6 in thick. The canal pipe is along the southern wall and has a diameter of 12 1/2 in and is set 2 ft below ground level; another hole for another pipe is located in the eastern wall but lacks a pipe. F-01 is next to a residential walkway leading to adjacent apartments and is situated on the northwestern end of the site. A turn-shaft-operated lift gate is present on the west side of the access pit; the turn handle is missing, and it is unclear if the gate is in its open or closed configuration. The feature is covered by a heavy metal sheet split in half by a hinge in the center with a handle to open the southern half.

F-02 is a square cement canal access pit that sits above ground almost at the base of a slope and reaches an estimated depth of 4 ft below ground level; an exact measurement could not be taken due to highwater level inside the feature. The cement exterior is 5 ft × 5 ft and is 1 ft 7 in above ground level, and the cement is 6 in thick. There are two blue plastic pipes set into the southern and eastern walls of the feature. F-02 is slope next to a residential walkway leading to adjacent apartments and is in the center of the site, near where the buried portion exits to the southeast and is positioned within the original earthen canal. The feature is covered by a heavy metal sheet split in half by a hinge in the center with a handle to open the eastern half.

F-03 is a segment of the original earthen ditch still extant on the surface. A modern plastic pipeline (D-02) has been positioned in the ditch; both the northern and southern end of the ditch have the pipeline entering/exiting where it has been buried, and there is no evidence of open-air water flow along the ditch. The ditch segment is 9 ft wide, is a maximum of 3 ft deep, and is 242 ft long.

A review of available historical aerial imagery depicts the original canal in the earliest available imagery from 1950; however, dense vegetation growth obscures the canal in all subsequent imagery (NETROnline 2025). A review of USGS historical topographic maps of the area depicts no manmade canal, ditch, or pipeline features at the site location (U.S. Geological Survey [USGS] 1958, 1960, USGS 1885, 1925, 1928, 1952, 1963). A review of the Utah Division of Water Rights website did not yield any additional information on the date or association of this canal (<https://www.waterrights.utah.gov>).

Based on reviews of available historical documents, the site represents the post-contact alignment of a once open-air ditch established by 1950 at the latest (NETROnline 2025). No name was found in association with this canal, and it is unknown where the pipeline starts and ends.

Eligibility Justification

42SL1106 is a newly recorded canal segment located south of 3300 South in Salt Lake City, Utah.

The now-piped canal remains along its original alignment, and this alignment is still distinguishable along the recorded segment; therefore, the site retains integrity of location and design. This area of the Salt Lake Valley has undergone significant development since the second half of the twentieth century, with the once-suburban surroundings having been developed and fully urbanized; therefore, the site lacks integrity of setting. The piping of the canal and the burying of the northwestern half has removed it from the landscape and surrounding viewshed and destroyed the original construction; therefore, the site lacks integrity of materials, workmanship, and feeling. The now-piped canal is not sufficiently intact to convey the relationship of association, since most of the pipeline is buried. Additionally, a canal name or irrigation company cannot be associated with this site. Therefore, the site lacks integrity of association.

42SL1106 does not include any features that can be directly associated with broad patterns of history important to the post-contact development in the region. Therefore, 42SL1106 is recommended not eligible for listing in the NRHP under Criterion A.

42SL1106 does not include any artifacts or features that can be directly associated with a specific individual that may have made significant contributions to the broad patterns of history in the region. Therefore, 42SL1106 is recommended not eligible for listing in the NRHP under Criterion B.

42SL1106 lacks features or artifacts that embody distinctive post-contact characteristics of a type, period, or method of construction. 42SL1106 does not represent the work of a master, represent high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, 42SL1106 is recommended not eligible for listing in the NRHP under Criterion C.

The canal has been piped along the entire segment with the northwestern half being buried under an artificially landscaped and fenced park/picnic area and sidewalk (D-01) associated with an adjacent apartment complex, and any potential for post-contact period subsurface deposits has likely been disturbed or destroyed during the piping and burying of the canal. Therefore, additional study of 42SL1106 is unlikely to yield information that could address important research questions concerning the history of the region. Therefore, 42SL1106 is recommended not eligible for listing in the NRHP under Criterion D.

In summary, Chronicle Heritage recommends 42SL1106 not eligible for listing in the NRHP under any Criteria.

6.2 Isolated Find (IF) Results Summary

Chronicle Heritage's inventory did not result in the identification of any IFs. Modern trash was prevalent in all three parcels of the Project area, and the only artifacts observed were related to the documented archaeological sites.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

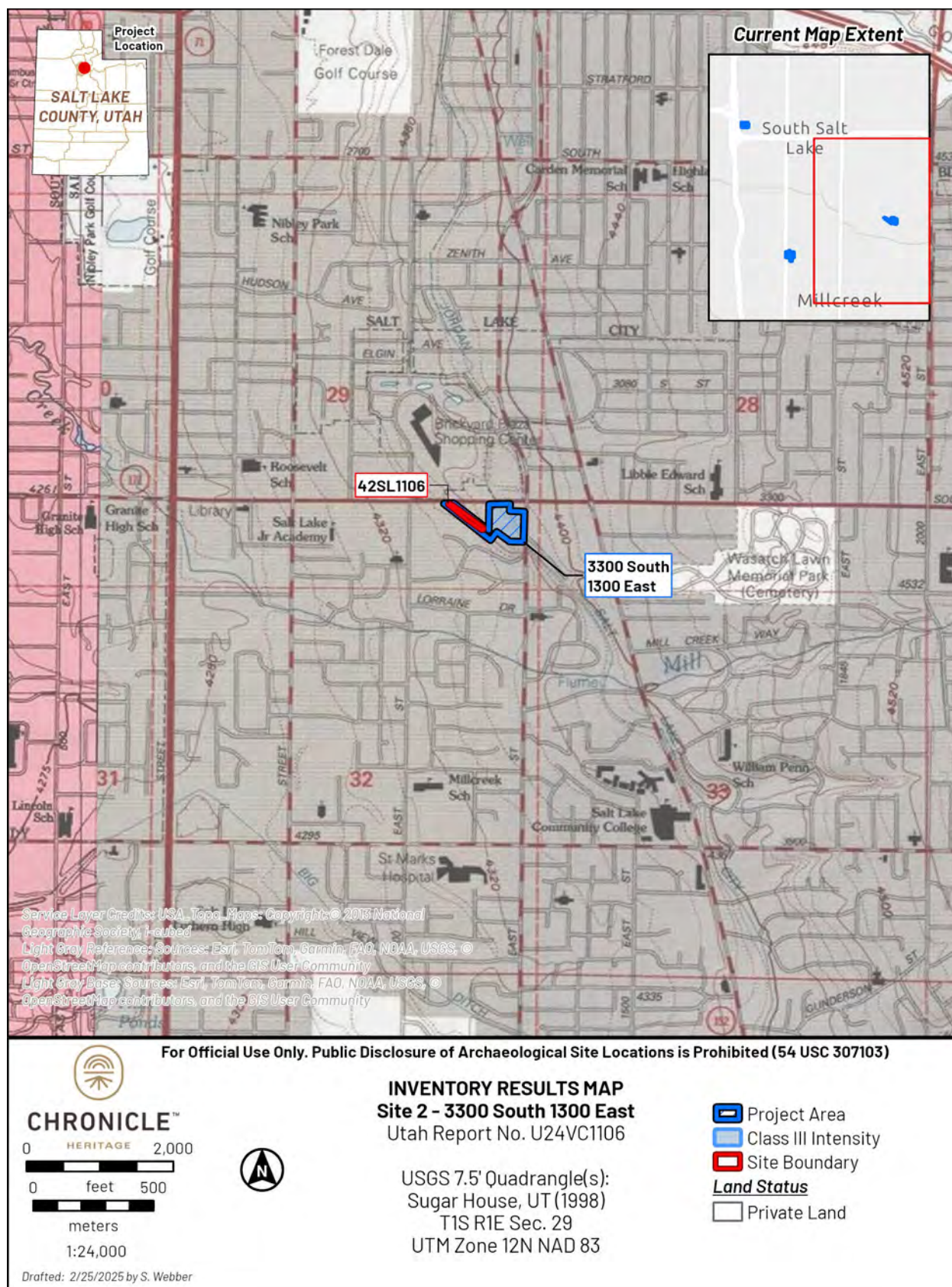


Figure 6-2. Inventory results overview, Site 2.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

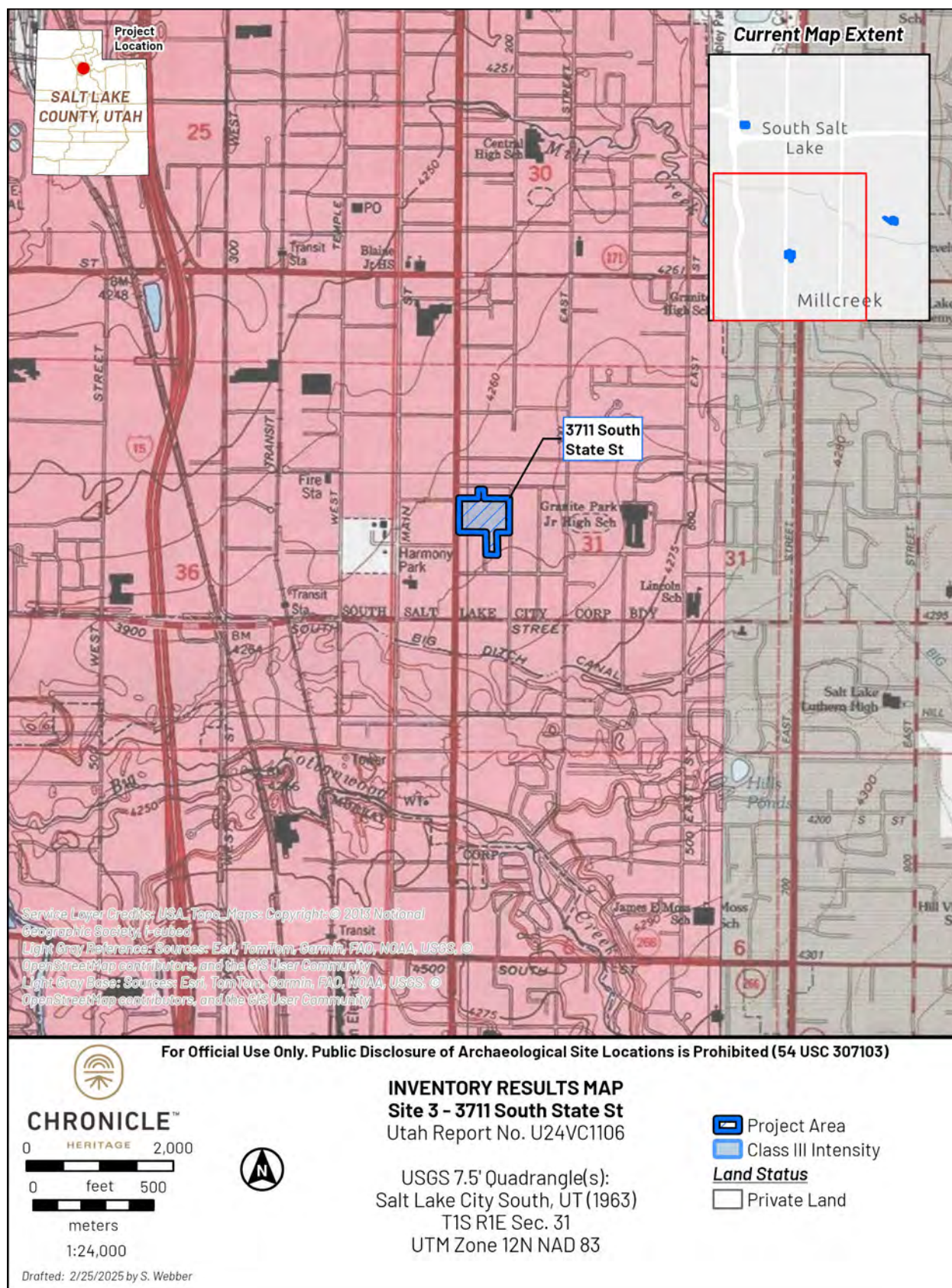


Figure 6-3. Inventory results overview, Site 3.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

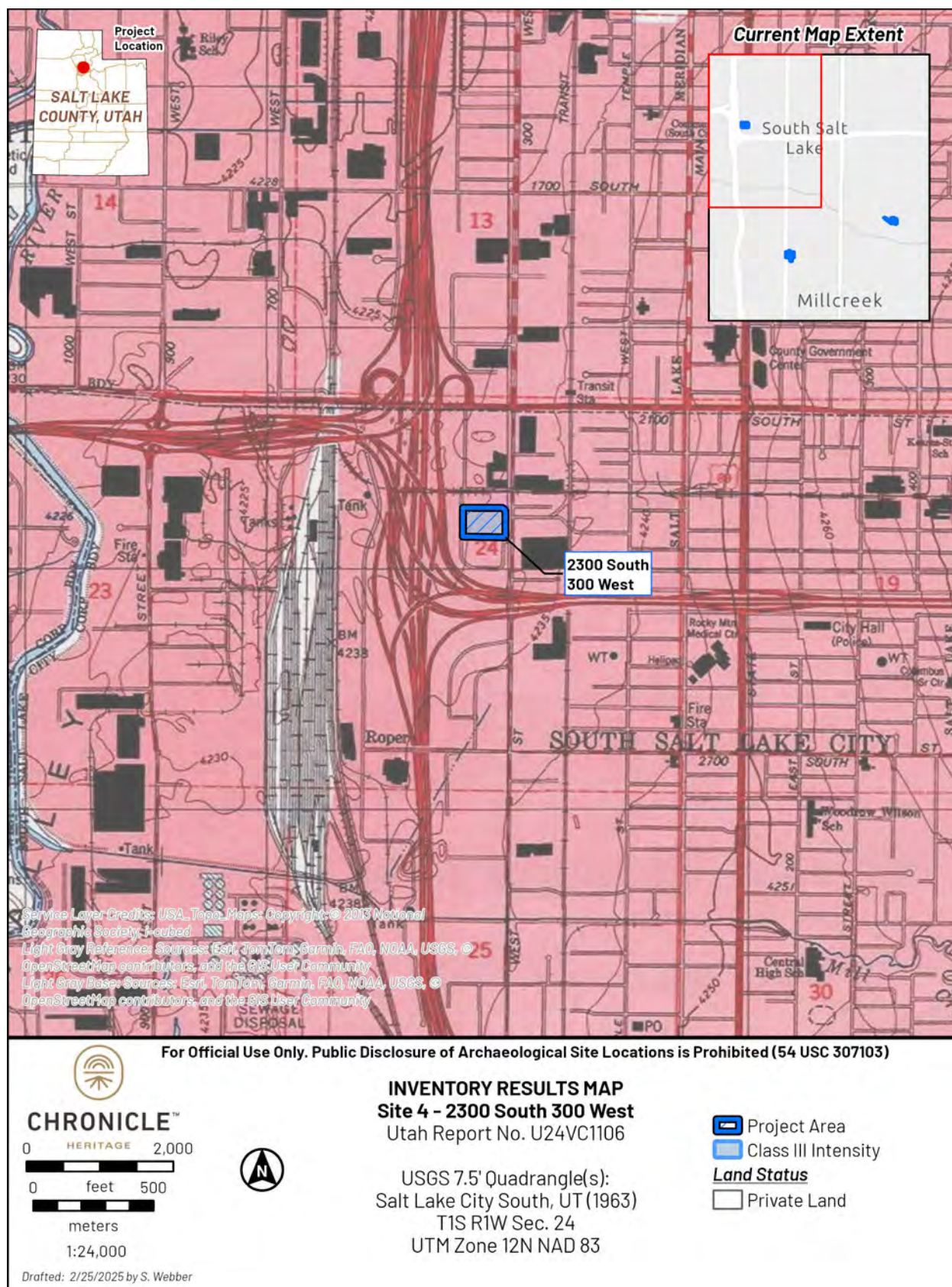


Figure 6-4. Inventory results overview, Site 4.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah



Figure 6-5. Inventory results detail, Site 2.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah

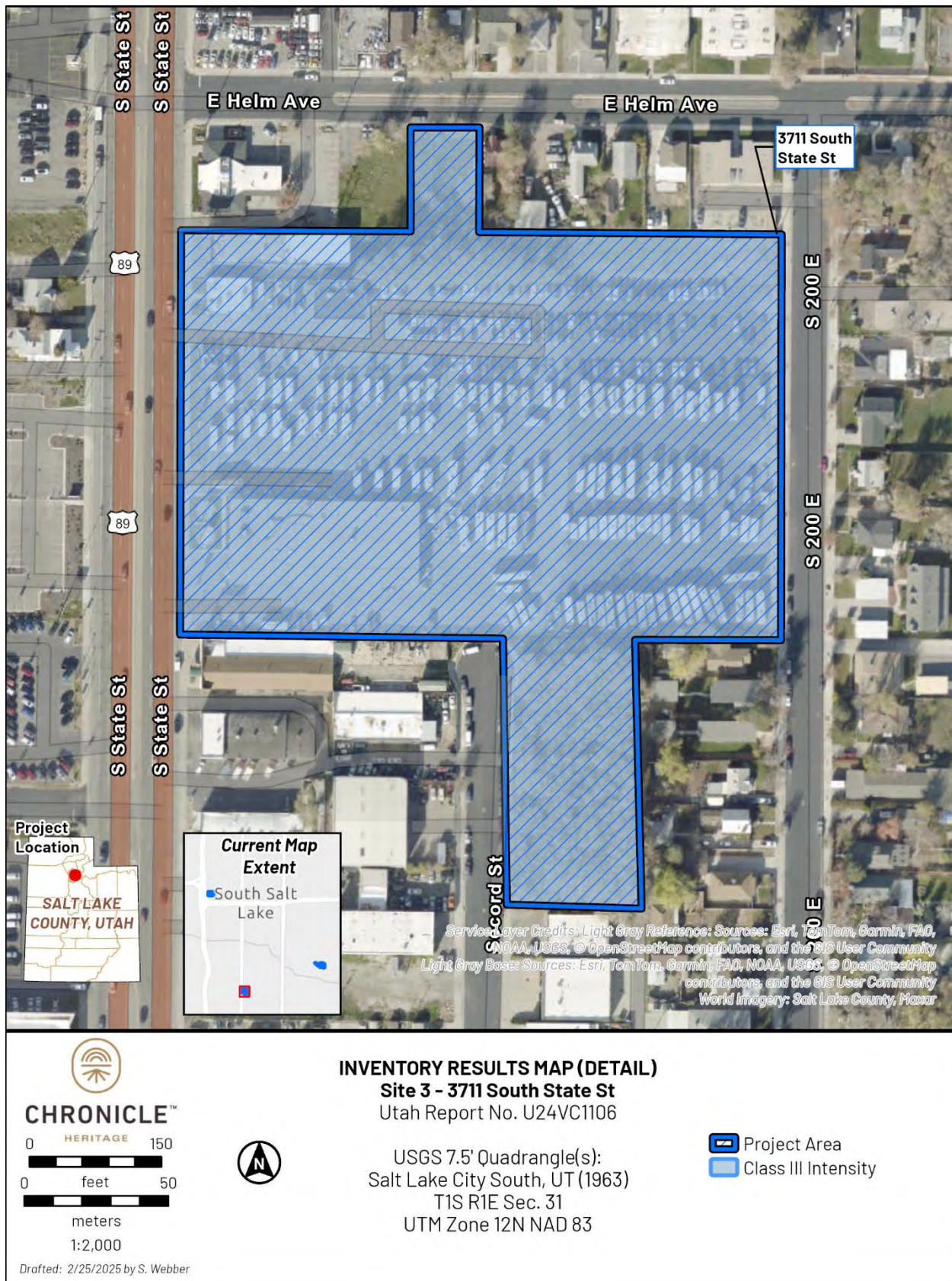


Figure 6-6. Inventory results detail, Site 3.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 3300 South 1300 East, 3711 South State Street, or 2300 South 300 West, Salt Lake City, Salt Lake County, Utah



Figure 6-7. Inventory results detail, Site 4.

7 Conclusion and Management Recommendations

The VA's Proposed Action is to award a lease to a private entity that would construct an OPC for VA to lease and operate in Salt Lake City, Utah. The proposed Project constitutes an undertaking under Section 106 of the NHPA (36 CFR § 800) and Section 9-8-404 of the Utah Code. As such, the VA requires a Class III cultural resource inventory of the 19.9-ac Project area to fulfill obligations under federal and state statutes. On behalf of VA, and under contract to Mabbett, Chronicle Heritage completed this Class III cultural resource inventory. Chronicle Heritage conducted this inventory according to the latest guidelines and standards published by the NPS (1983) and SHPO (2024). The Project area was evaluated for the presence of archaeological sites that are on or eligible for listing in the NRHP (NPS 1997) that may be affected.

Chronicle Heritage's inventory resulted in the documentation of two archaeological sites and no IFs. One archaeological site was previously recorded, and one is newly identified. The newly documented archaeological site consists of a segment of an unnamed, secondary canal (agriculture/subsistence site)(42SL1106) and is recommended not eligible for listing in the NRHP. The previously recorded archaeological site is the Jordan and Salt Lake City Canal (42SL214), which has previously been determined eligible for listing in the NHRP under Criterion A. However, the segment of 42SL214 intersecting the current Project area is recommended non-contributing to the archaeological site's overall eligibility.

Therefore, Chronicle Heritage recommends that there are *no historic properties affected*, and no further cultural resource work is recommended. If cultural resources are discovered during Project activities, a report should be made immediately available to the VA office, and a qualified archaeologist should be contacted.

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Appendix A.

Resumes of Key Personnel



WENDY SIMMONS JOHNSON, M.A., RPA

Principal Archaeologist

EDUCATION

M.A., Anthropology, Brigham Young University, 1992

B.S., International Relations, Brigham Young University, 1990

YEARS OF PROFESSIONAL EXPERIENCE

30

REGISTRATIONS / CERTIFICATIONS

Register of Professional Archaeologists

PERMITS / LICENSURE

PLPCO Principal Investigator Permit #308

PROFESSIONAL AFFILIATIONS

Utah Professional Archaeological Council

Society for Historical Archaeology

Ms. Simmons Johnson is the Historic Archaeology Practice Lead at Chronicle Heritage. She has worked in cultural resource management for over 30 years, during which she has conducted cultural resource management of prehistoric and historic properties in the Intermountain West (UT, ID, CO, WY, NV, AZ, and NM).

She specializes in historic archaeology and has also worked with prehistoric sites. Much of this cultural resource experience has been acquired working on projects subject to federal review, including Section 106 of the NHPA. Ms. Simmons Johnson prepares specialist work plans, management (HPMPs) and mitigation plans (HPTPs), MOA's, and PA's in conjunction with federal agencies and other NEPA compliance documents.

She also conducts project and field supervision, site evaluation and assessment of effect, historic site research, Reconnaissance Level Surveys, 106 Site Information forms, and QA/QC editing of reports. Her archaeological fieldwork experience includes field survey, testing, and documentation of prehistoric sites, historic sites, architectural structures, and excavation of both historic and prehistoric sites. She has also worked extensively in Utah, Arizona, and Idaho with Native American tribes helping agencies in their consultation efforts

SELECTED PUBLICATIONS AND PAPERS

- 2024 A Class III Cultural Resource Inventory for the Anadarko Phase I Vegetation Treatments, Summit County, Utah (UWC National Forest). Christopher Francis, Wendy Simmons Johnson, Darren Day, Tanner Gittins, Timothy Alger, Michael Skidmore, Courtney Seffense, Alexandra Case, Daniel Shelton. Chronicle Report No. 23-0089 (February 2024).
- 2022 A Class III Cultural Resources Inventory of the Archaeological Phase I Survey of Approximately 7,631 Acres at Tooele Army Depot. Wendy Simmons Johnson, Sandy Chynoweth Pagano, John Rasmussen. Commonwealth Report No. U-0569 (February 2022).
- A Class III Cultural Resources Inventory of the Utah Army National Guard Eastern Training Areas. John Rasmussen and Wendy Simmons Johnson. Commonwealth Report No. U-622 (January 2022).
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- Evaluation of Logan City Power Plant No. 3, Logan Canyon, Cache County, Utah.* Michael R. Polk and Wendy Simmons Johnson. Sagebrush Consultants Report No. 1787 (September 2010).
- A Cultural Resources Survey of the Sunroc Levan Henry Quarry on the Manti-La Sal National Forest, Juab County, Utah.* Wendy Simmons Johnson. Sagebrush Consultants Report No. 1802 (August 2010).



ALEXANDRA STEPHENS, M.A.

Staff Archaeologist

EDUCATION

M.A., Osteoarchaeology, University of Southampton, Southampton, UK 2016

B.A., Classical Civilizations, Kalamazoo College, Kalamazoo, MI 2014

YEARS OF PROFESSIONAL EXPERIENCE

5

PROFESSIONAL AFFILIATIONS

Society for American Archaeology (SAA)

Ms. Stephens is experienced in intensive-level archaeological survey, excavation, documentation and mapping of prehistoric and historic cultural resources, data recovery projects, artifact collection, and report preparation, although her specialty is in human and faunal remains identification and recovery.

She has worked in Utah, Nevada, Idaho, Oregon, New York, Italy, Macedonia, Norway, and the United Kingdom. These projects were conducted prior to wildfire rehabilitation and vegetation removal, archaeological damage assessments, and academic research investigations. She has conducted work for various U.S. government and state agencies, including the U.S. Forest Service and the State University of New York (SUNY) Research Foundation.

Abroad, her experience involved mostly large-scale excavations with human and faunal remains recovery and documentation, report preparation, artifact cataloguing and photo documentation, as well as individual research and public education/outreach.

SELECT PROJECT EXPERIENCE

A Phase I Archaeological Survey for Four VA Outpatient Clinic Facilities, Salt Lake County, UT.

Field Director, Co-Author (2024). A Class III intensive pedestrian survey over an area of 27.9 acres in the middle of Salt Lake City, UT for VA Outpatient Clinic locations. Ms. Stephens led a team through the completion of survey, recording newly discovered historic sites, and re-recording previously documented sites. Following the completion of the fieldwork, Ms. Stephens then helped with the drafting of the report for submission. Client: Mabbett & Associates, Inc.

Class III Archaeological Survey for the Black Pine Mine 2024 Exploration Project, Oneida County, ID.

Field Technician, Co-Author (2024). A Class III intensive pedestrian survey over an area of 475 acres. Ms. Stephens assisted in the Class III pedestrian survey, recording newly discovered cultural resources and sites, and updating and re-recording previously documented sites. Following the field session, Ms. Stephens assisted in the preparation of the documents for the submitted report, including photo documentation, artifact identification, and drafting site reports. Client: Stantec

Battle Mountain BLM District Class III CRI, Eureka & Lander Counties, NV. Co-Author (2024).

Following completion of class III survey by the field team, Ms. Stephens assisted in researching and drafting site reports, photo documentation, artifact identification, and making recommendations of NRHP, D121, and D129 eligibility. Client: Bureau of Land Management

Humboldt-Toiyabe Overland Pass Habitat Improvement Project, White Pine County, NV. Co-Author (2024).

Following completion of class III survey by the field team, Ms. Stephens assisted in researching and drafting site reports, photo documentation, artifact identification, and making recommendations of NRHP eligibility. Client: U.S. Forest Service

Anadarko Phase II Vegetation Treatment, Summit County, UT. Field Technician (2024).

The second phase of intensive pedestrian survey over an area of 3,969.4 acres before a prescribed fire and mechanical treatments to deal with the significant impacts of a mountain pine beetle epidemic. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: Utah's Watershed Restoration Initiative, U.S. Forest Service

Humboldt-Toiyabe Overland Pass Habitat Improvement Project, White Pine County, NV. *Field Technician (2024).* A class III pedestrian survey over an area of 5,700 acres ahead of prescribed vegetation treatments. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: U.S. Forest Service

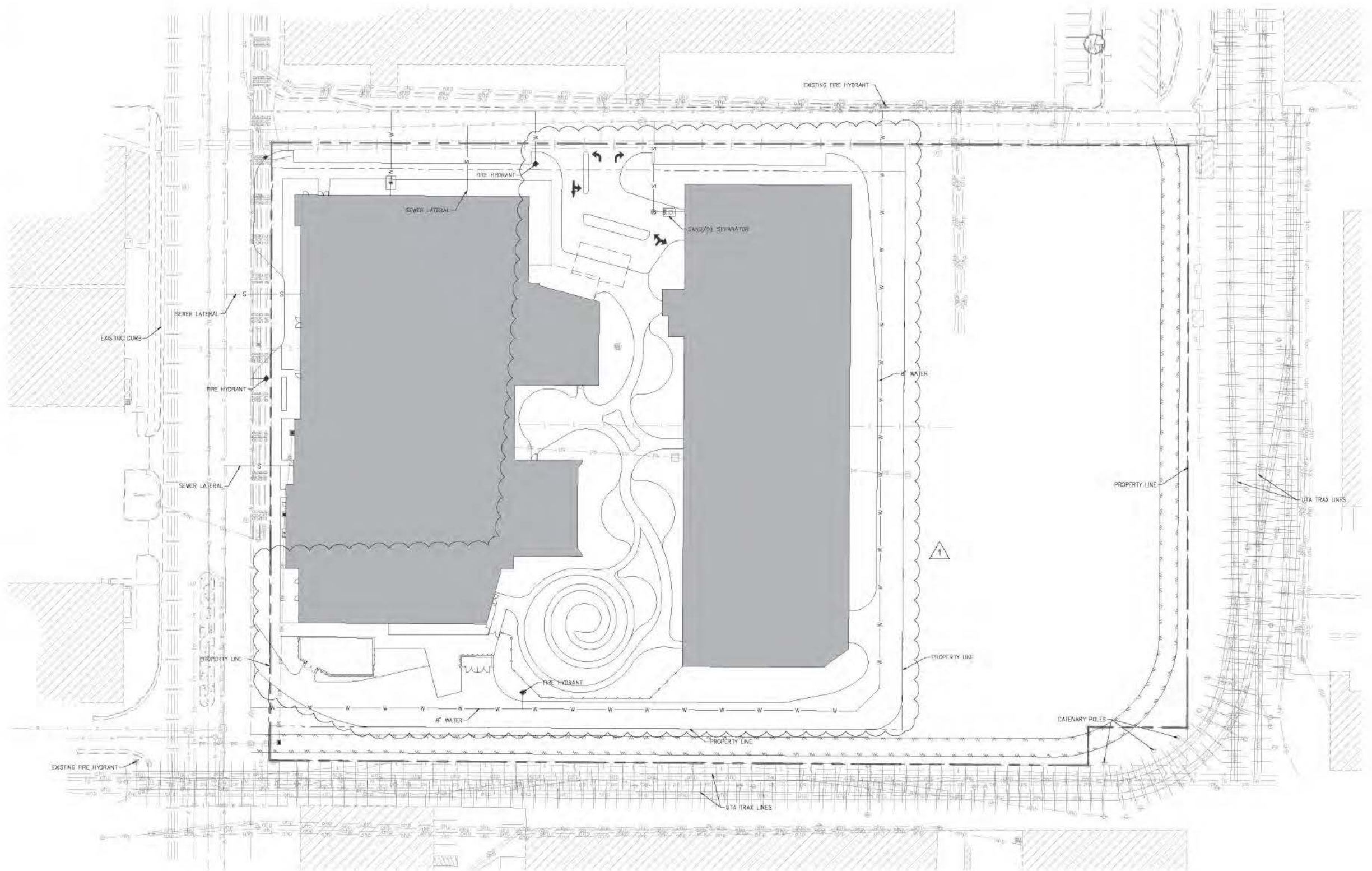
Strawberry Ridge Watershed Restoration Project, Phase 2, Wasatch County, UT. *Field Technician (2024).* The second phase of class I, II, and III cultural resource survey over an area of 3,979.7 acres ahead of proposed treatments to improve wildlife habitat and improve forest health for several aspen, aspen-conifer, and conifer stands in the Strawberry Ridge area. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: Utah's Watershed Restoration Initiative, U.S. Forest Service

Highway 150 Fuel Breaks Project, Summit County, UT. *Field Technician (2024).* A class III intensive pedestrian survey over an area of 1,535 acres ahead of creation of a shaded fuel break to reduce wildfire hazard on either side of Highway 150. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: U.S. Forest Service

Ashley Karst White Cloud Loop Fuels Break, Uintah and Daggett Counties, UT. *Field Technician (2024).* A class III intensive pedestrian survey over an area of 2,547 acres ahead of construction to create fuel breaks, clear up mountain meadows, and thin lodgepole stands. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: U.S. Forest Service

Appendix B.

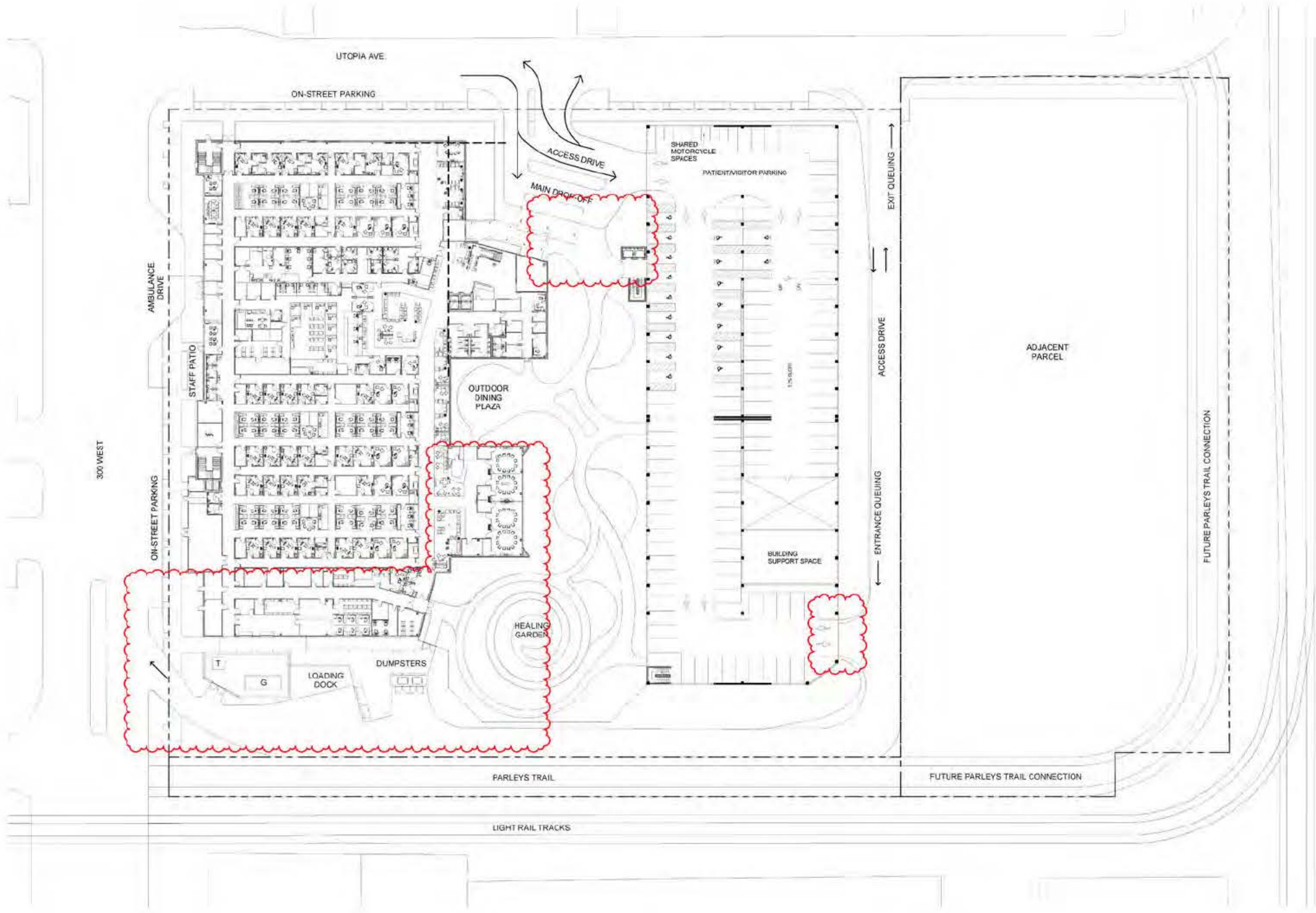
Design Drawings



SHEET NOTES:

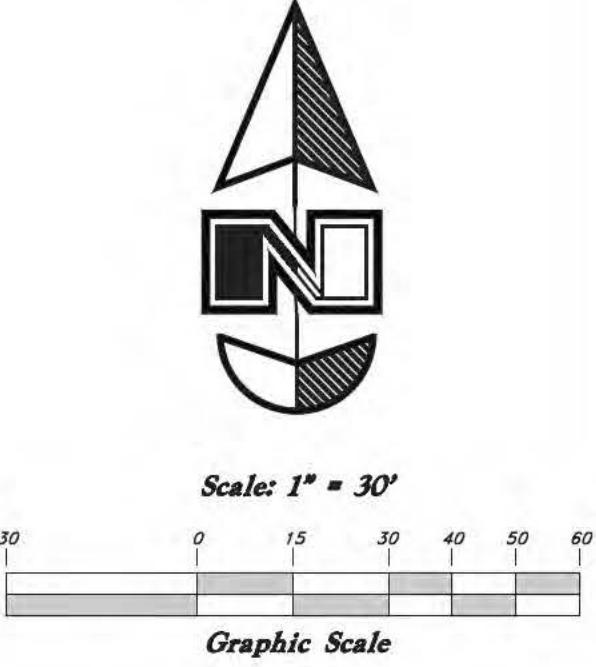
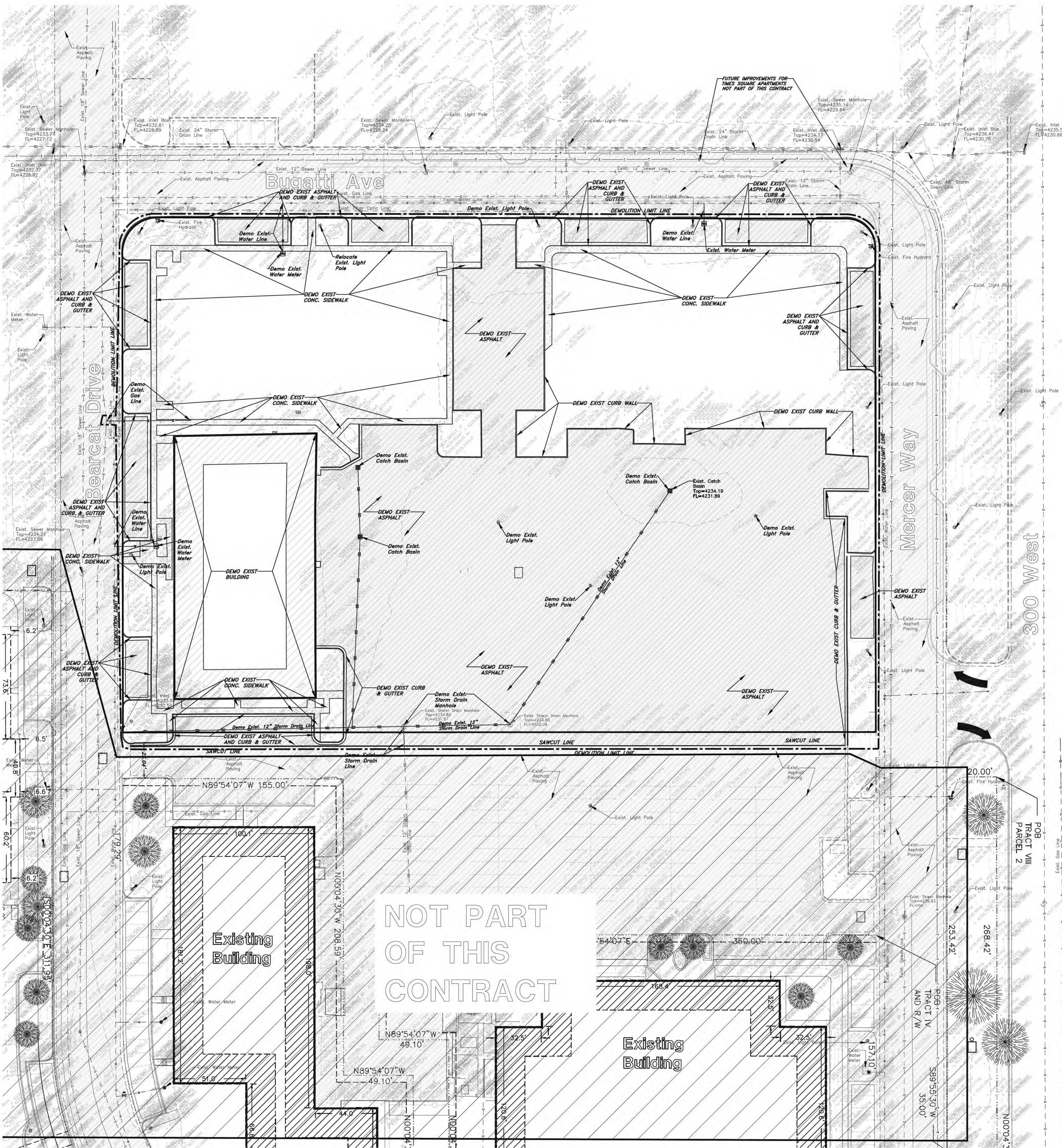
KEY NOTES:

FULLY SPRINKLERED
CONCEPT PROPOSAL



1 SITE PLAN
Scale: 1" = 30'-0"





Legend	
(Note: All items may not appear on drawing)	
Sewer Manhole	⊙
Water Manhole	⊙
Storm Drain Manhole	⊙
Cleanout	⊙
Electrical Manhole	⊙
Catch Basin	⊙
Exist. Fire Hydrant	⊙
Fire Department Connection	⊙
Post Indicator Valve	⊙
Exist. Water Valve	⊙
Water Valve	⊙
Sanitary Sewer	—S—
Culinary Water	—C—
Gas Line	—G—
Irrigation Line	—I—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole w/guy	⊙
Light Pole	⊙
Fence	—X—
Flowline of ditch	—DHP—
Overhead Power line	—CMP—
Corrugated Metal Pipe	—CP—
Concrete Pipe	—RCP—
Reinforced Concrete Pipe	—RCP—
Quartzite Iron	—QI—
Polyvinyl Chloride	—PVC—
Top of Asphalt	—TA—
Edge of Asphalt	—EA—
Centerline	—CL—
Flowline	—FL—
Finish Floor	—FF—
Top of Wall	—TW—
Top of Walk	—TW—
Top of Concrete	—TCN—
Natural Ground	—NG—
Finish Grade	—FG—
Match Existing	—ME—
Fire Department Connection	—FDC—
Finish Contour	—FC—
Finish Grade	—FG—
Exist. Grade	—EG—
Ridge Line	—RL—
Direction of Flow	—DF—
Existing Asphalt	⊘
New Asphalt	⊘
Heavy Duty Asphalt	⊘
Existing Concrete	⊘
New Concrete	⊘
Demo'd Road Base	⊘
Spill Curb & Gutter	⊘
Demo Tree	⊘
Tree to Remain in Place	⊘

GENERAL DEMOLITION NOTES:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by notes.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site, (including removal of all footings and foundations.)
- All curbs, gutters, walks, slabs, walls, fences, flatwork, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner.)
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



LANDSCAPE CONCEPT

With the stunning backdrop of the Wasatch Mountains, The new Salt Lake VA Clinic will be the centerpiece of a newly redeveloped urban center in South Salt Lake City. The clinic will have easy access to transportation, recreational opportunities, and nearby goods and services. The site and landscape are designed to support the vision of the new urban center with plazas and active streetscapes. The places and streetscapes will facilitate social interaction, encourage physical activity, and promote healing and well-being. The planting design will consist of drought tolerant plants that are native and adapted to this region. The plants will provide shade, separation, visual interest, and create visual cues to make the site easy to navigate.

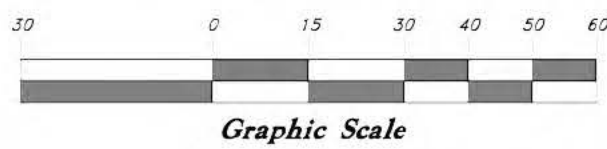
LANDSCAPE SITE DATA

TOTAL SITE AREA:	191,558 SF (4.40 ACRES)
SITE AREA W/O PARKING STRUCTURE:	137,653 (3.16 ACRES)
OPEN SPACE	
PLAZA AREA:	13,138 SF
ACTIVE FRONTAGE (EAST):	7,007 SF
OTHER LANDSCAPE AREAS:	16,495 SF
TOTAL LANDSCAPE/PLAZA AREAS:	36,640 SF (26.6%)

ENLARGED PLAZA DRAWING



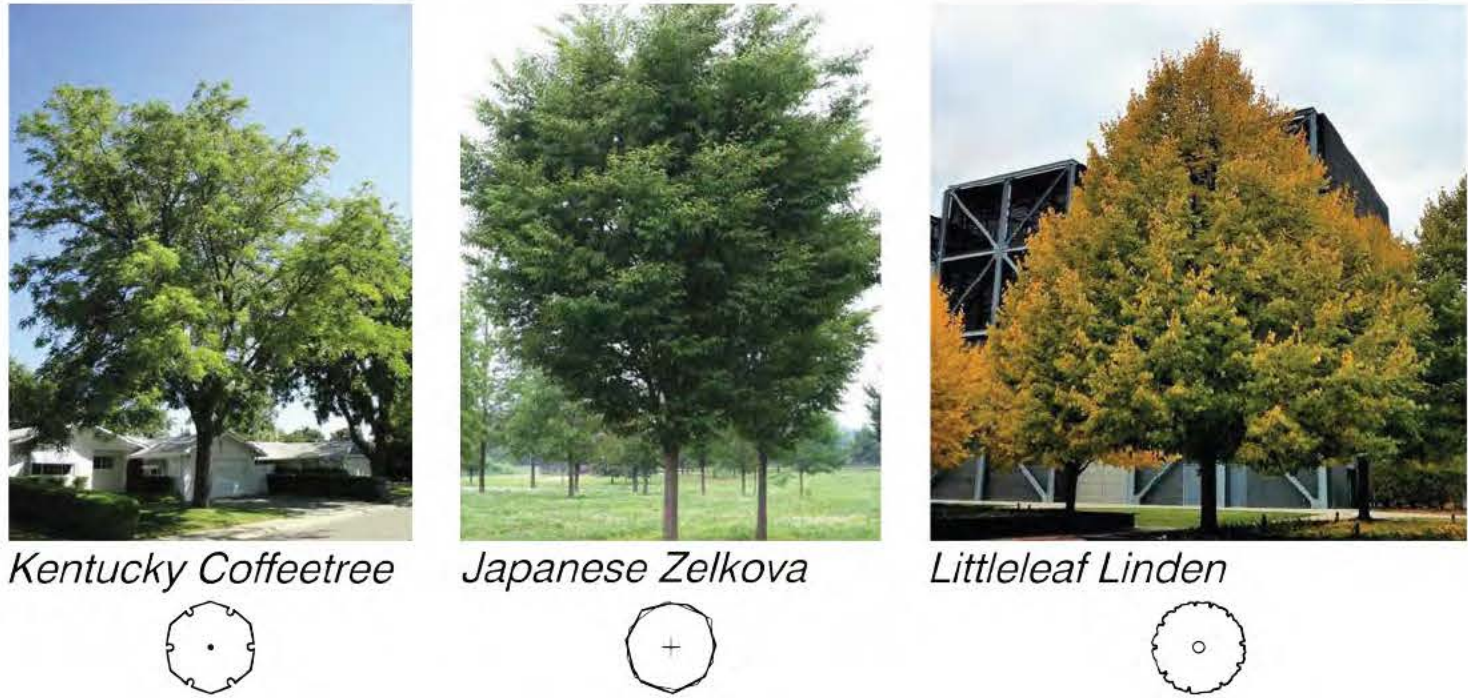
Scale: 1" = 30'



IRRIGATION SYSTEM

The controller will be a 'Smart' controller that will automatically adjust run times or days between watering based on current weather data. Plants will be watered with drip tubing that will be used at the root zone of each plant. This will provide efficient irrigation at the plants while eliminating waste through overspray and evaporation. A pop-up indicator will be installed to quickly verify that the valves are operating.

SHADE TREES - 2" CALIPER



ORNAMENTAL TREES - 1.5" CALIPER



EVERGREEN TREES - 8' TALL



SHRUBS - 5 GALLON



PERENNIALS - 1 GALLON

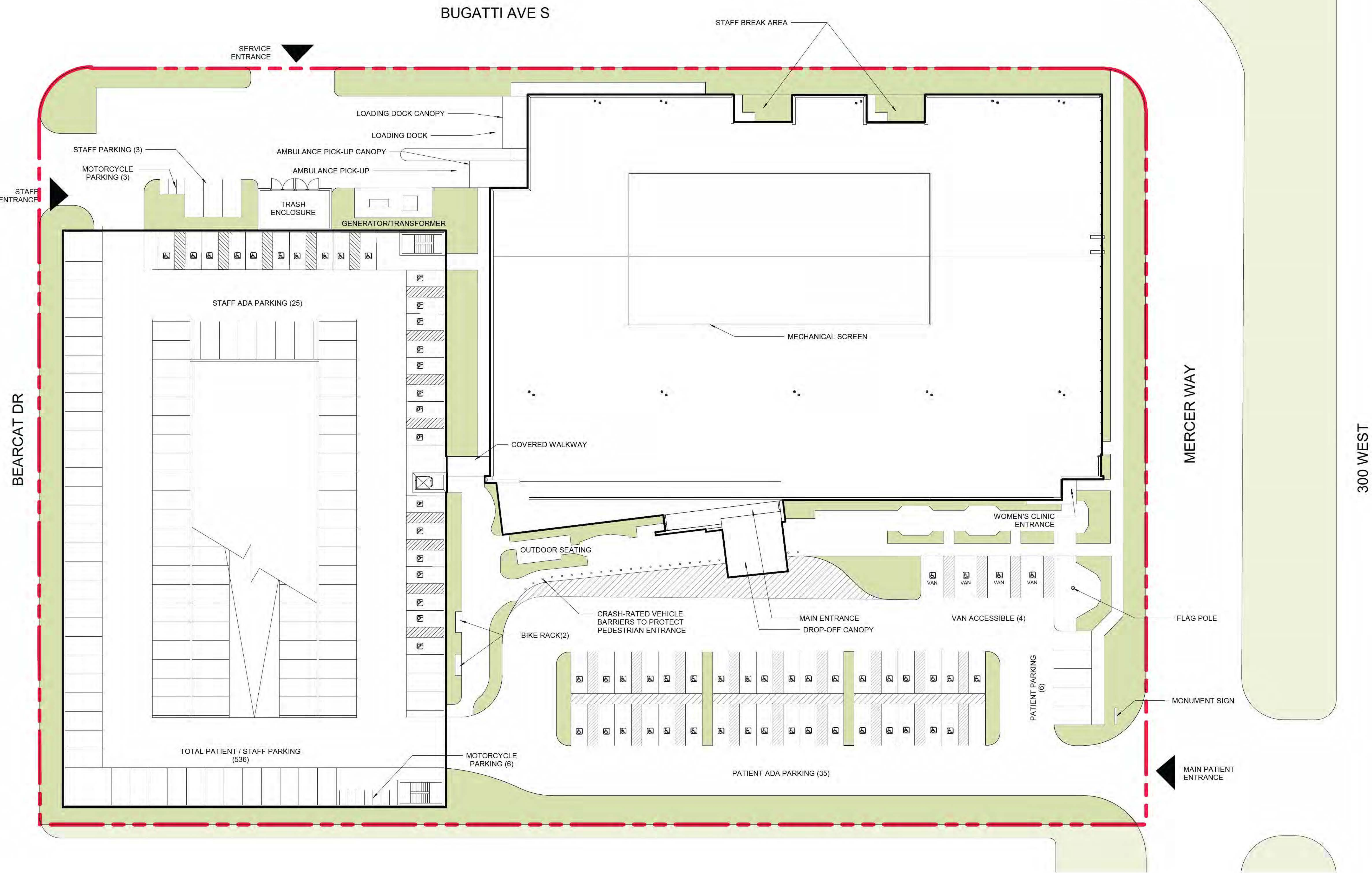
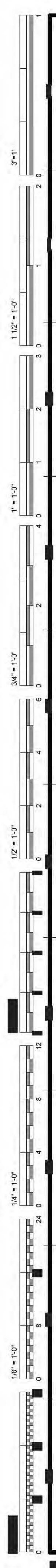


GRASSES - 1 GALLON



GRAVEL MULCH





SITE DEVELOPMENT SUMMARY

SITE AREA: 191,558 SF
GSF: 112,362
ABOA: 101,480

PARKING PROVIDED:
600 SPACES INCLUDING:

350 PATIENT PARKING

35 HANDICAPPED
4 VAN ACCESSIBLE
6 MOTORCYCLE

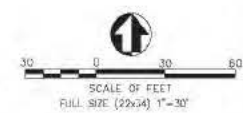
250 STAFF PARKING

25 HANDICAPPED
3 MOTORCYCLE

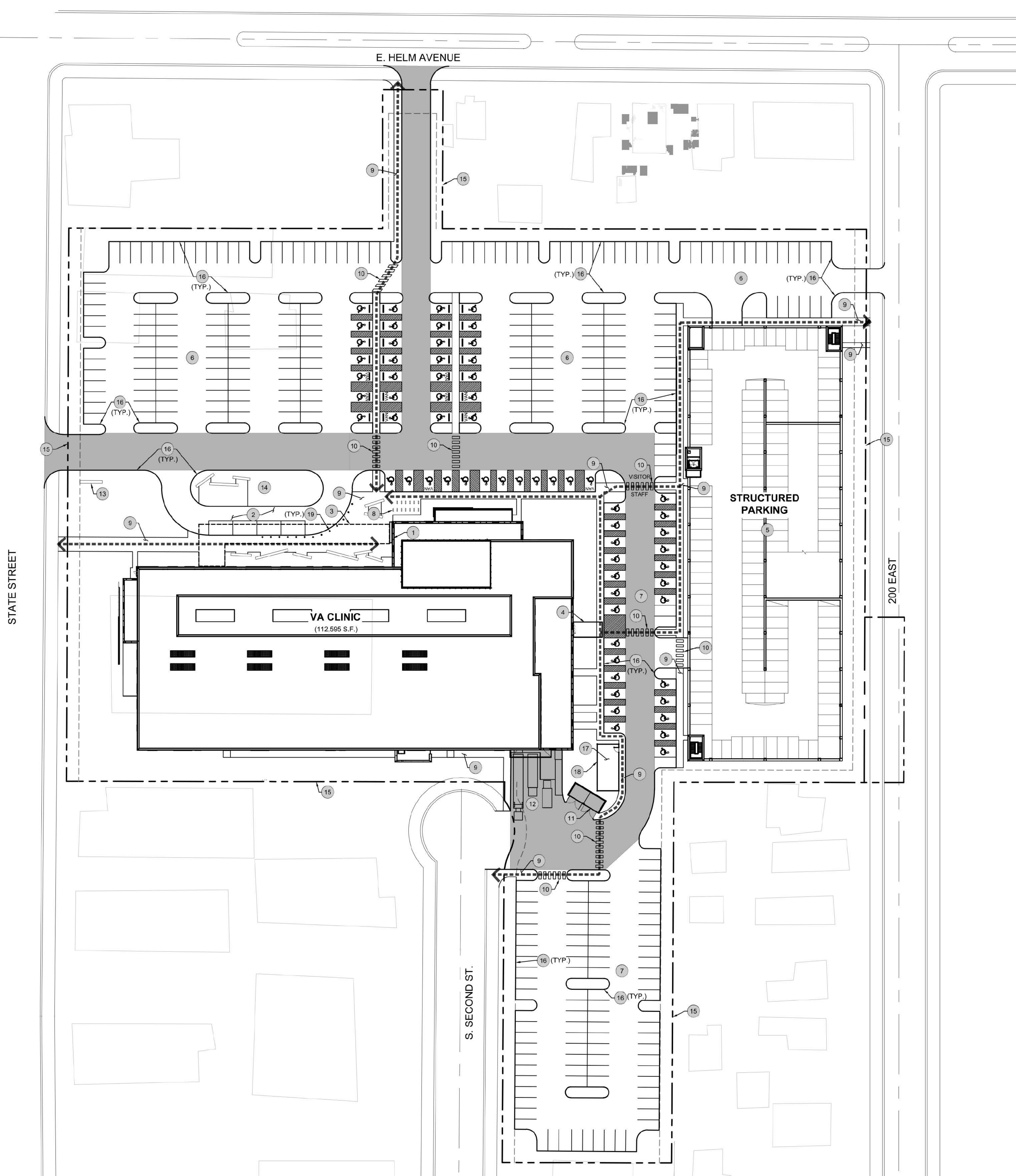


A1 SITE PLAN
1" = 20'-0"

KEY NOTES:



**FULLY SPRINKLERED
CONCEPT PROPOSAL**



LEGEND

- PROPERTY BOUNDARY ————
PROPERTY SETBACK - - - - -
ADA ACCESSIBLE ROUTE - - - - ->
ACCESSIBLE PARKING AREA [Symbol]
WHEEL STOP ————
HEAVY DUTY ASPHALT PAVEMENT [Symbol]

SITE KEYNOTES #

1. MAIN ENTRANCE
2. PATIENT DROP-OFF AREA
3. OVERHEAD CANOPY
4. AMBULANCE DROP-OFF AREA AND OVERHEAD CANOPY
5. PARKING STRUCTURE (2 LEVELS)
6. VISITOR / PATIENT PARKING
7. STAFF PARKING
8. BICYCLE PARKING
9. CONCRETE SIDEWALK
10. PEDESTRIAN CROSSWALK
11. DUMPSTER ENCLOSURE
12. LOADING DOCK
13. MONUMENT SIGN
14. FLAG PLAZA
15. PROPERTY LIMITS
16. CURB
17. MECHANICAL YARD
18. FENCE
19. BOLLARD

PARKING SUMMARY

PARKING REQUIREMENTS
COMMERCIAL / MEDICAL CLINIC: 4 SPACES / 1,000 S.F. (BUILDING)
= 112,595 S.F. / 1,000 S.F. * 4 SPACES = 451 PARKING SPACES REQUIRED

BICYCLE PARKING: 1 SPACE / 25 PARKING SPACES
= 603 / 25 = 25 BICYCLE SPOTS REQUIRED

PROPOSED PARKING PROVIDED
243 VISITOR SURFACE
109 VISITOR DECK (PARKING STRUCTURE)
120 STAFF SURFACE
131 STAFF DECK (PARKING STRUCTURE)
603 TOTAL PARKING PROVIDED

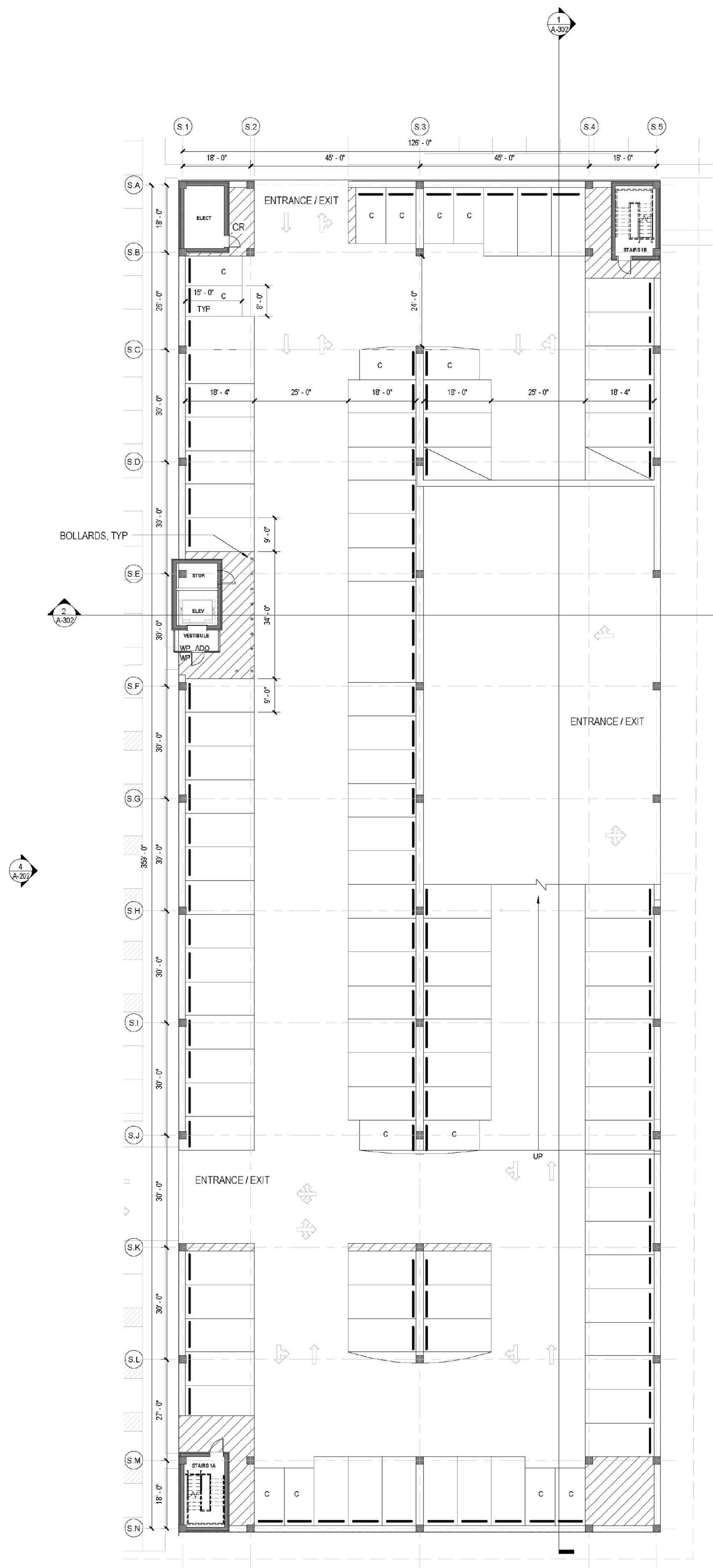
603 PROVIDED > 451 REQUIRED

63 ADA (11 VAN)

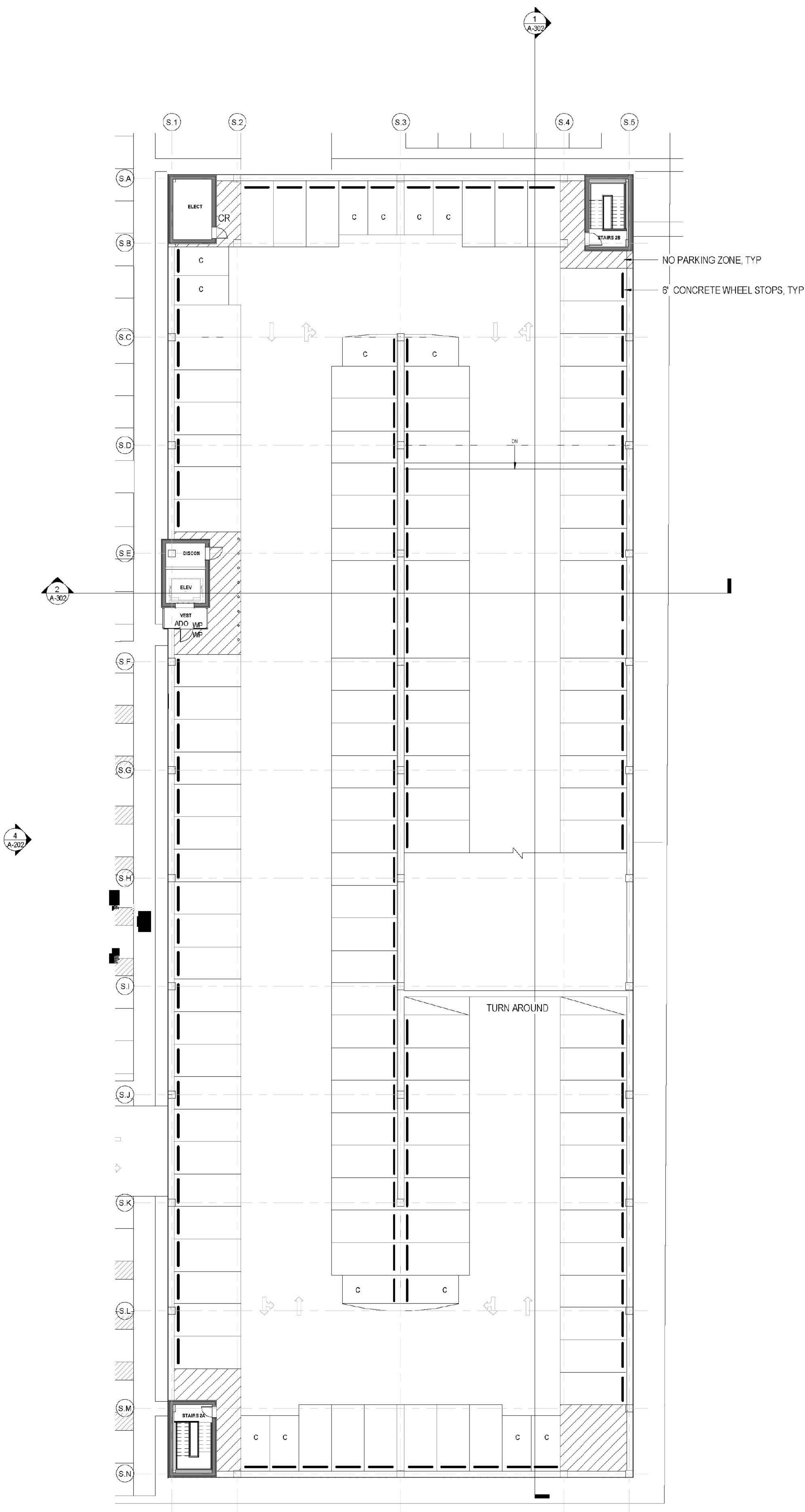
26 PROVIDED BICYCLE PARKING SPOTS > 25 REQUIRED



LEGEND:
CR - CARD READER
ADO - AUTOMATIC DOOR OPERATOR
WP - WAVE PLATE
C - COMPACT VEHICLE



1 **STRUCTURED PARKING LEVEL 1**
1/16" = 1'-0"



2 **STRUCTURED PARKING LEVEL 2**
1/16" = 1'-0"



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info@chronicleheritage.com





U.S. Department
of Veterans Affairs

Veterans Health Administration

810 Vermont Ave NW
Washington, DC 20420

June 10, 2025

Aubrey Clark
Office Facilitator
Salt Lake City Historic Preservation Commission
451 South State Street Room 406, Salt Lake City, UT 84111-5480
historicpreservation@slc.gov

RE: Initiation of Section 106 Consultation for the Proposed Lease, Construction, and
Operation of a Department of Veterans Affairs (VA) Outpatient Clinic (OPC) in Salt Lake
County, Utah

Dear Ms. Clark,

The U.S. Department of Veterans Affairs (VA), pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), is initiating Section 106 consultation with the Salt Lake City Historic Preservation Commission for the referenced project in Salt Lake County, Utah.

The undertaking is the lease, construction, and operation of a new VA outpatient clinic in Salt Lake County, Utah. The proposed project will improve medical care to better serve Veterans throughout northern Utah.

In October 2024, VA contracted for an Initial Cultural Resources Impact Prediction Report for the proposed undertaking. The report includes a defined Area of Potential Effects (APE); please see Attachment 1 for a copy of the report.

The project area has one historic property on it, a segment of the of the Denver & Rio Grande Western Railway (42SL416). However, VA finds that the undertaking will have no adverse effect to that historic site, pursuant to 36 CFR 800.5(b), subject to your review of the attached documentation required by 36 CFR 800.11(e). VA requests your concurrence with this finding.

Should you have any questions or comments about this project, please feel free to contact Ms. Angela McArdle, VA Federal Preservation Officer, at Angela.McArdle@va.gov or 254.922.4938.

Sincerely,

Angela D. Williams, Pharm.D., M.S.
Executive Director
VA Salt Lake City Health Care System

Attachment 1-	Initial Cultural Resources Impact Prediction Report
Attachment 2-	Phase I Archaeological Report

**Initial Cultural Resource Impact Prediction Study for the Proposed Lease,
Construction, and Operation of a Department of Veterans Affairs (VA)
Outpatient Clinic for One Parcel
in Salt Lake County, Utah**

Prepared for:
US Department of Veterans Affairs
Office of Construction and Facilities Management

Prepared by:
Row 10 Historic Preservation Solutions, LLC
8215 Sycamore Place
New Orleans, LA 70118

On behalf of:
Mabbett & Associates, Inc.
105 Central Street, Suite 4100
Stoneham, MA 02180-1260

GSA Task Order 36C10F24F50021
GSA Schedule No. GS-10F-0120T

April 29, 2025

EXECUTIVE SUMMARY

The U.S. Department of Veterans Affairs (VA) Office of Real Property (ORP) supports VA's mission by acquiring land and leasing space for construction of medical and medically-related facilities. VA is in the process of acquiring a long-term lease to construct and operate a VA outpatient clinic (OPC) in the Salt Lake County, Utah area. This will be a "built-to-suit" lease.

In October 2024, through a contract with Mabbett & Associates, Inc., VA tasked Row 10 Historic Preservation Solutions (Row 10), to complete this Initial Cultural Resource Impact Prediction (ICRIP) study for the proposed OPC at a parcel in Salt Lake County, Utah.

This study is designed to determine the effects on historic and cultural properties under Section 106 of the National Historic Preservation Act (NHPA) of the proposed lease, construction, and operation of an OPC. Row 10 reviewed all properties on and near the proposed parcel through fieldwork and research and defined a recommended Area of Potential Effects (APE). VA is presenting this report in support of the agency's determinations, findings, and consultation under Title 54 U.S.C. § 306108.

There is one property eligible for the National Register of Historic Places (NRHP) in the APE. The Park City Branch of the Denver & Rio Grande Western Railway (42SL416) is a previously identified linear site, determined eligible under Criterion A. A segment of this site is located immediately south of the proposed parcel, within the APE. Although this segment does contribute to site 42SL416, the project will have no adverse effects to the site, pursuant to 36 CFR 800.5(b).

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ATTACHMENT

Attachment A: Phase I Archaeological Study

1. PROJECT DESCRIPTION

The U.S. Department of Veterans Affairs (VA) Office of Real Property (ORP) supports VA's mission by acquiring land and leasing space for construction of medical and medically-related facilities. VA is in the process of acquiring a long-term lease to construct and operate an outpatient clinic (OPC) in the Salt Lake County, Utah area.

This Initial Cultural Resource Impact Prediction (ICRIP) study is developed specifically to assist VA in conducting its due diligence effort and to assist in identifying any significant concerns related to cultural resources in the leasing of a parcel for the purposes of constructing and operating an OPC. Although a final design has not been selected, the OPC is expected to be a 2-story building with approximately 114,000 square feet (SF) and approximately 600 parking spaces in a 2-story parking structure and/or surface parking lots.

1.1 THE NATIONAL HISTORIC PRESERVATION ACT AND NATIONAL ENVIRONMENTAL POLICY ACT

The National Historic Preservation Act of 1966, as amended, 54 U.S.C. 300101 et seq. (NHPA), requires Federal agencies to consider the potential effects of undertakings on historic properties and provide the Advisory Council on Historic Preservation (ACHP) the opportunity to comment. A historic property is defined as "any district, site, building, structure, or object included in, or eligible for, the NRHP, and hence entitled to consideration under NHPA." The proposed lease of a parcel and construction and operation of a new VA OPC in Salt Lake County, Utah, qualifies as an undertaking under NHPA.

1.2 METHODOLOGY

Identification efforts for this ICRIP included a pedestrian survey of the parcel and the Area of Potential Effects (APE) from the public right-of-way, a windshield survey of surrounding areas, and background research. Research conducted included a review of sources at the Salt Lake County Archives; Utah State Archives; collection of USGS topographic maps of Salt Lake County; historic maps; NRHP-listed and evaluated properties from the Utah State Historic Preservation Office (UT-SHPO); the NRHP database administered by the National Park Service; historical aerial photographs; tax assessor records; city directories; online newspapers; and other secondary sources. Fieldwork was conducted December 5, 2024.

All survey efforts were undertaken by personnel meeting the *Professional Qualifications Standards* established for Architectural History. Similarly, all research was undertaken by personnel meeting the *Professional Qualifications Standards* established for History.

2 BRIEF HISTORY OF THE PARCEL AND STUDY AREA

The proposed project parcel is located at 2191 South 300 West in Salt Lake County, Utah, in an area known as South Salt Lake City. After European-American contact, the area was established as farmland for Mormon settlers in the area. At the beginning of the twentieth century, railroad advancement and southern expansion from the developed areas of the Salt Lake City downtown, caused the city to expand southward. Post-WWII, the area allowed for expanded housing development in the form of suburbs and light commercial and industrial development. The proposed parcel was developed commercially between the end of WWII and the 1970s. The construction of Interstates 15 and 80 in the area brought more development to South Salt Lake City and the project area.¹

3 DEFINITION OF THE UNDERTAKING

The proposed project is the leasing of 2191 South 300 West, Salt Lake City for the construction and operation of a new VA OPC. Finalized plans for the OPC are not yet available; however, for the purposes of this ICRIP, certain parameters are known. The project will be done as a "build-to-suit" lease agreement with a private developer. The OPC will be a two-story facility, no higher than 40 feet, measuring approximately 114,000 square feet, and will include approximately 600 associated parking spaces in a two-story parking structure and/or surface parking. Sufficient utility capacity will also be developed. The undertaking is the leasing of a parcel and subsequent construction and operation of the new clinic.

A description of the parcel, the APE, and properties in the APE that are at least 45 years old is below.

4 DELINEATION OF THE AREA OF POTENTIAL EFFECTS

The parcel is located in the middle of a dense commercial and industrial area. Interstate 15 is located approximately 1,000 feet (305 meter) west of the property, and Interstate 80 is located approximately 1,300 feet (396 meter) south of the site. The area is identified in the Salt Lake County Assessor as the "Crossroads Square Industrial Park" subdivision. Given the commercial/industrial area and the fact that the OPC will not exceed two stories in height, the undertaking will not present significant physical, visual, auditory, olfactory, or atmospheric effects to the surrounding area. Taking these factors into account, the recommended APE is the project parcel plus 150 feet to the north, and the adjacent streets/railroad tracks to the east, west, and south. To the west, 300 West is a five-lane divided thoroughfare, while to the south and east are Utah Transit Authority's (UTA) S-Line Streetcar and the

¹ Greg W. Sessions, "City of South Salt Lake, Utah History Encyclopedia. https://www.uen.org/utah_history_encyclopedia/s/SOUTH_SALT_LAKE.shtml; "History of South Salt Lake, Utah," OnlineUtah.com. https://onlineutah.us/southslchistory.shtml#google_vignette. TopoView for South Salt Lake City, Utah; Historic Aerials for Salt Lake County, Utah.

Trax Blue Line. Both rail systems have double tracks, with fencing, and are not open to vehicular or pedestrian traffic. The buffer is to account for viewshed and ephemeral effects. Ground disturbance that could potentially disrupt archaeological resources will be limited to the project footprint.

4.1 SITE DESCRIPTION

The project area is a parcel located on South 300 West. The project parcel is approximately 8 acres. It is bounded to the west by a large, divided street—South 300 West; to the north by two-lane Grass Street; and to the east and the south by a UTA TRAX light rail system line. The parcel itself currently contains one commercial building, 2191 South 300 West, on the northern half of the parcel. Built between 1971 and 1977, the large commercial building on the northern half of the parcel remains standing. Advertisements in the local newspaper from the 1960s and 1970s call the buildings on the parcel the “Gold Strike Stamp Co. Redemption Center,” the “Gold Strike Building” and “Gold Strike Warehouse,” an office and industrial warehouse liquidation complex.² Between 1962 and 1965, a large structure was constructed on the southern area of the parcel. This building was demolished between 2022 and 2024.

Presently, one building is located on the northwestern portion of the parcel. The rest of the parcel contains surface parking and low brush and grass punctuated by unused surface parking lots. See Figure 1 through Figure 8.



Figure 1: Map of 2191 South 300 West, South Salt Lake, Utah; NB the building on the south half of the parcel, marked here with a purple + is no longer extant.

² “Gold Strike Stamp Co.,” *Deseret News*, April 23, 1965; “Gold Strike Bldg.,” *The Salt Lake Tribune*, May 18, 1975; *The Salt Lake Tribune*, September 4, 1977.

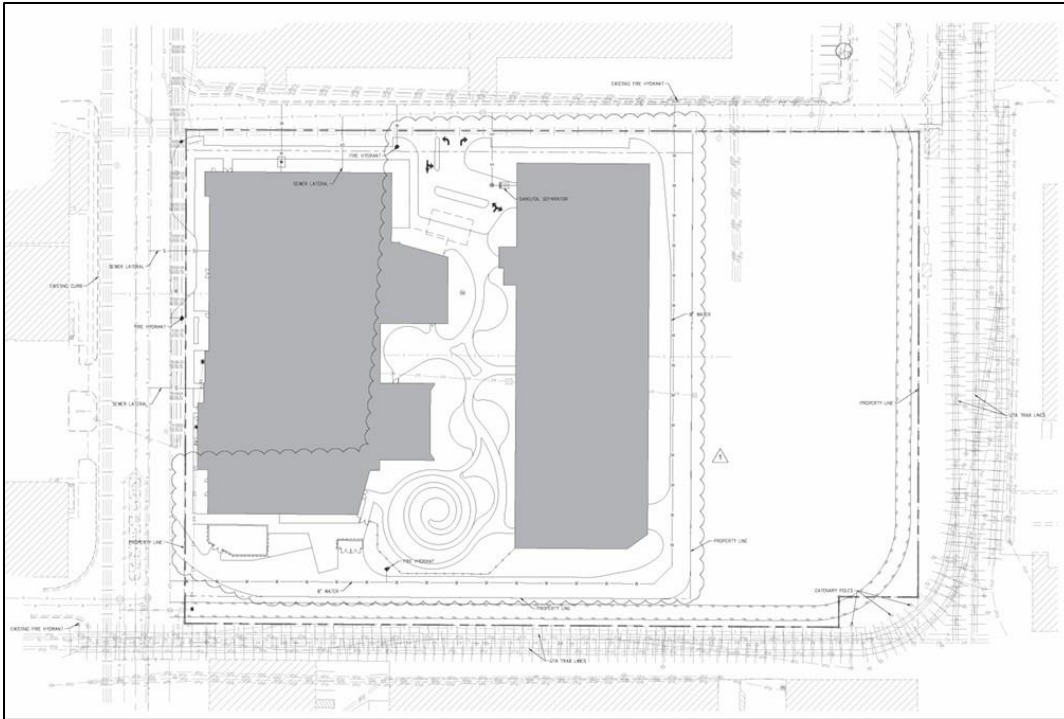


Figure 2: Proposed OPC Concept Development Plan View.

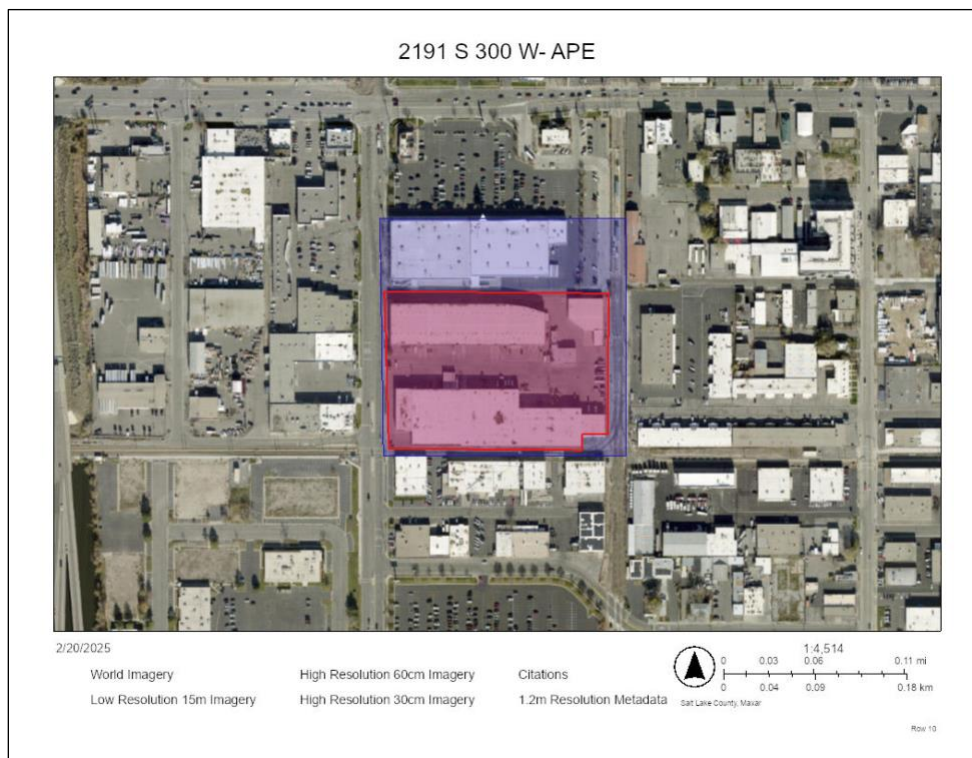


Figure 3: Parcel in red, APE in blue.

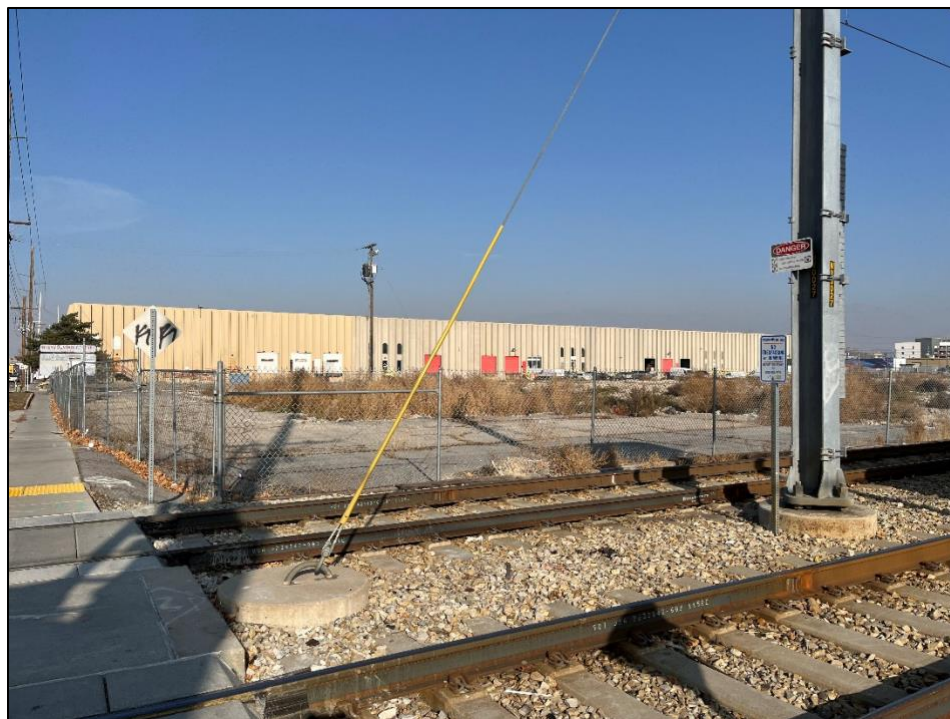


Figure 4: View of the parcel and building at 2191 South 300 West from the intersection of South 300 West and the UT Transit Authority TRAX light rail system line. Near the southwest corner of parcel. Facing northeast.



Figure 5: View of southern half of the parcel and building at 2191 South 300 West from across South 300 West, facing east.

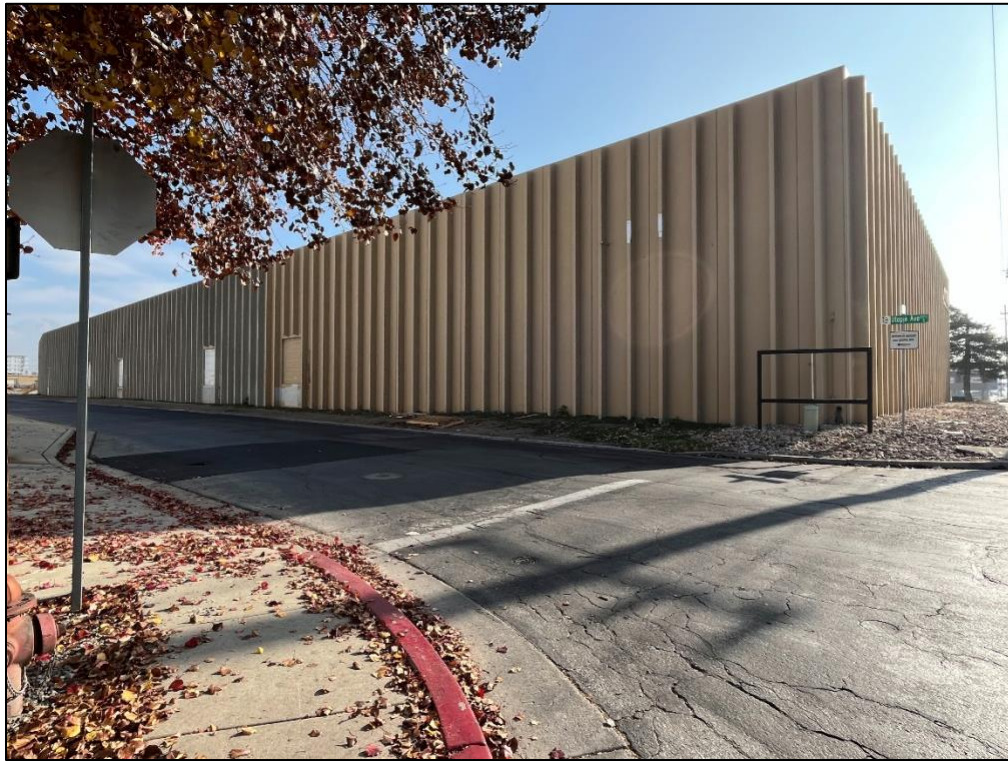


Figure 6: View of building at 2191 South 300 West from northwestern corner of parcel, facing southeast.



Figure 7: View from center of parcel facing east.



Figure 8: View of commercial properties across South 300 West from parcel, facing west.

4.1 HISTORIC DISTRICTS

There are no historic districts in the APE.

4.2 BUILDINGS

There is one building located within the project parcel, and it was constructed between 1971 and 1977. Outside of the project parcel, there are two other buildings within the APE—the shopping mall to the north and a small UTA Trax building northeast of the site—both constructed after 1995. There are no listed or eligible historic buildings identified in the APE.

2191 South 300 West (Figure 9)

The building at 2191 South 300 West was constructed between 1971 and 1977. It is a large commercial building on the northern side of the project parcel. It was constructed as a part of the Gold Strike Company complex on the parcel and likely used as a warehouse and office space for the company's industrial liquidation. The building is a large commercial warehouse building with a roughly rectangular footprint. The building is clad in large cast-metal panels with vertical "fins." The siding is periodically punctuated by garage doors with loading docks. This building does not appear to possess the qualities of significance for individual eligibility, pursuant to 36 CFR part 63.



Figure 9: Building at 2191 South 300 West, looking southeast.

4.3 CEMETERIES

There are no cemeteries in the APE.

4.4 ARCHEOLOGICAL RESOURCES

Archaeological Investigations and Sites Previously Identified

Based on a review of the UT-SHPO's record of previous archeological surveys and previously recorded archeological resources, two sites intersect the APE, both historic railroad lines. Site 42SL416, the Park City Branch of the Denver & Rio Grande Western Railway, is located on the southern border of the APE. The rail lines south of the project area, now the UTA S-Line Streetcar, are a segment of that linear site. The linear site 42SL416 is eligible for inclusion in the NRHP. Site 42SL344, a branch of the former Utah Southern Railway, is located along the eastern border of the APE; it was determined not to be eligible for the NRHP.

VA, as a part of this project, also contracted for an archaeological identification effort in the APE. Chronicle Heritage conducted this work, and the Phase I Archaeological Survey for the Proposed New VA Outpatient Clinic, Salt Lake City, Salt Lake County, Utah is attached hereto as Attachment A.

4.5 HISTORIC LANDSCAPES

The UT-SHPO records do not identify any historic landscapes in the APE, nor did the survey identify any historic landscapes.

4.6 TRADITIONAL CULTURAL PROPERTIES

The records of the UT-SHPO indicate there are no traditional cultural properties in the APE. It should be noted, however, the current studies did not include a TCP study.

5 ASSESSMENT OF EFFECTS ON HISTORIC PROPERTIES

There is one property eligible for the NRHP in the APE. The Park City Branch of the Denver & Rio Grande Western Railway (42SL416) is a previously identified linear site, determined eligible under Criterion A. A segment of this site is located immediately south of the proposed parcel, within the APE. Although this segment does contribute to site 42SL416, the project will have no adverse effects to the site, pursuant to 36 CFR 800.5(b).

6 CONSULTATION EFFORTS

In addition to consulting with the UT-SHPO, VA is submitting this study to, and requesting input from, the list of consulting parties in Table 1.

Table 1 - Suggested Consulting Parties for the Undertaking

Organization Name	Contact Name	Title	Mailing Address	Work Phone	Email Address
South Salt Lake City Planning Commission	Jeremy Carter	Planning Commissioner	220 E Morris Avenue South Salt Lake City, UT 84115		planning@sslc.gov
Salt Lake City Historic Preservation			451 South State Street Room 406 Salt Lake City, UT 84111-5480	801.535.7700	historicpreservation@slc.gov
Utah Historical Society	Kevin Fayles	Deputy Director	300 Rio Grand Salt Lake City, UT 84101	801-245-7254	kfayles@utah.gov

Organization Name	Contact Name	Title	Mailing Address	Work Phone	Email Address
Northwestern Band of the Shoshone Nation	Dennis Alex	Chairman	2575 Commerce Way, Ogden, UT 84302	435-734-0424	ggover@nwbsoshone.com
Shoshone-Bannock Tribes of the Fort Hall Reservation	Lee Tyler	Chairman	Agency Building 82, 1 Pima Drive, Fort Hall, ID 83203	208-478-3700	lt Tyler@sbtribes.com
Ute Indian Tribe of the Uintah & Ouray Reservation, Utah	Betsy Chapoose	THPO	P.O. Box 190, Fort Duchesne, UT 84026	435-725-4826	betsyc@utetribe.com

7 SOURCES CONSULTED

36 CFR Part 800.

"Gold Strike Stamp Co." *Deseret News*, April 23, 1965.

"Gold Strike Bldg." *The Salt Lake Tribune*, May 18, 1975.

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Utah State Historic Preservation Office website. Department of Cultural & Community Engagement, State of Utah.

ATTACHMENT A

Initial Cultural Resource Impact Prediction Study for the Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic for One Site in Salt Lake County, Utah

Phase I Archaeological Cultural Resources Assessment Survey

COVER PAGE

**Must Accompany All Project Reports
Submitted to the Utah SHPO**



SHPO Project Number: U25VC0142

Report Title: A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West, Salt Lake City, Salt Lake County, Utah

Report Date: April 29, 2025

Report Author(s): Timothy Alger, Jr., B.S.; Wendy Simmons Johnson, M.A., RPA; Alexandra Stephens, M.A.; Lauren Didio, M.A.; Courtney Seffense, B.A.

Org. Project Number: 24-PC-04722

County(ies): Salt Lake

Principal Investigator: Wendy Simmons Johnson (PLPCO Permit No. 308)

Record Search Date(s): December 12 and 13, 2024
Intensive Acres Surveyed (<15m intervals): 8.0

Field Supervisor(s): Alexandra Stephens, M.A.

Recon/Intuitive Acres Surveyed (>15m intervals): 0.0

USGS 7.5' Series Map Reference(s): Salt Lake City South (1963), Utah

Sites Reported	Count	Smithsonian Trinomials
Revisits (no updated site forms)	0	—
Updates (updated site forms provided)	1	42SL416
New recordings (site forms provided)	1	42SL1105
Total Count of Archaeological Sites in APE	2	42SL416, 42SL1105
Historic Structures (structures forms provided)	0	—
Total National Register Eligible Sites	1	42SL416

*Please list all site numbers per category. Number strings are acceptable (e.g. "42TO1-13; 42TO15"). Cells should expand to accommodate extensive lists. Sites where a UASF is provided but site was not relocated can be listed in *italics*.

Checklist of Required Items for Submittal to SHPO

- ☒ "Born Digital" Report in a PDF/A format
 - ☒ SHPO Cover Sheet
 - ☒ File Name is the SHPO Project Number with no hyphens or landowner suffixes
- ☒ "Born Digital" Site forms in PDF/A format
 - ☒ UASF with embedded maps and photos
 - ☒ File name is Smithsonian Trinomial without leading zeros (e.g. 42TO13 not 42TO00013)
 - ☒ Photo requirements (including size and quality)
- ☒ Archaeological Site Tabular Data
 - ☒ Single spreadsheet for each project
 - ☒ Follows UTSHPPO template (info here: <https://goo.gl/7SLMqi>)
- ☒ GIS data
 - ☒ Zipped polygon shapefile or geodatabase of survey (if different from APE) or other activity area with required field names and variable intensity denoted
 - ☒ Zipped polygon shapefile or geodatabase of site boundaries with a the required field name



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A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West, Salt Lake City, Salt Lake County, Utah

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Prepared for:

U.S. Department of Veterans Affairs
Office of Construction and Facilities Management
425 I Street NW, Washington, DC 20001

Prepared by:

Timothy Alger, Jr., B.S.
Wendy Simmons Johnson, M.A., RPA
Alexandra Stephens, M.A.
Lauren Didio, M.A.
Courtney Seffense, B.A.

Under Contract to:

Mabbett & Associates, Inc.
105 Central Street, Suite 4100
Stoneham, Massachusetts 02180-1260
Contract Number: 36C10F24F50021, GS10F0120T

Technical Report No.: 25-009a
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Chronicle Heritage

Salt Lake City Office
53 South 600 East
Salt Lake City, Utah 84102
(801) 203-4445

April 29, 2025

Abstract

The U.S. Department of Veterans Affairs' (VA's) Proposed Action is to award a lease to a private entity that would construct an outpatient clinic (OPC) for VA to lease and operate in Salt Lake City, Utah (Project). This proposed Project constitutes an undertaking under Section 106 of the National Historic Preservation Act (NHPA) (36 CFR § 800). As such, the VA requires a Class III archaeological resource inventory of the parcel at 2191 South 300 West, Salt Lake City, Utah (Site 1; Project area) under consideration for development to fulfill obligations under federal statutes. On behalf of VA, under subcontract to Mabbett & Associates, Inc. (Mabbett), PaleoWest dba Chronicle Heritage completed this Class III cultural resource inventory. Chronicle Heritage conducted this inventory according to the latest guidelines and standards published by the National Park Service (NPS; NPS 1983) and Utah State Historic Preservation Office (SHPO; SHPO 2024). It should be noted that the documentation of historic standing structures is not part of this scope of work.

The Project area consists of one parcel (Site 1) at 2191 South 300 West, Salt Lake City, Utah, covering a total area of 8.0 acres, all on private lands. Site 1 is one of four parcels under consideration for development; Sites 2–4 are reported separately (U24VC1106). VA anticipates selecting one parcel where a private entity would potentially construct the new VA Salt Lake City Outpatient Clinic (OPC) for VA to lease. The new OPC would provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in Salt Lake City and the surrounding communities in a modern, state-of-the-art facility. The parcel is in Section 24 of Township (T) 1 South (S), Range (R) 1 West (W), Salt Lake Meridian. The Project area is depicted on the Salt Lake City South (1963), Utah U.S. Geological Survey (USGS) 7.5-minute quadrangle. The inventory of the Project area was conducted to determine if archaeological sites that are on or eligible for listing in the National Register of Historic Places (NRHP; NPS 1997) are present, and if so, if assess whether they will be affected.

Chronicle Heritage's inventory resulted in the documentation of two archaeological sites and no isolated finds (IFs). One archaeological site was previously recorded, and one is newly identified. The newly documented archaeological site consists of the remnants of a post-contact period demolished building (commerce/trade site) (42SL1105) and is recommended not eligible for listing in the NRHP. The previously recorded archaeological site is the Denver & Rio Grande Western Railway (42SL416), which has previously been determined eligible for listing in the NHRP under Criterion A. The segment of 42SL416 intersecting the current Project area, although completely replaced with modern light rail, is recommended as contributing to the overall archaeological site's eligibility due to continuous use.

Chronicle Heritage further recommends that the historic property 42SL416 be avoided by Project construction. If this site is avoided, Chronicle Heritage recommends that there will be *no adverse effect* to 42SL416, and no further cultural resource work is recommended. If 42SL416 cannot be avoided, then Chronicle Heritage recommends there will be *adverse effect* to 42SL416 and mitigation will be required. If cultural resources are discovered during Project activities, a report should be made immediately available to the VA office, and a qualified archaeologist should be contacted.

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1 Introduction

1.1 Project Overview and Compliance

The U.S. Department of Veterans Affairs' (VA's) Proposed Action is to award a lease to a private entity that would construct an outpatient clinic (OPC) for VA to lease and operate in Salt Lake City, Utah (Project). This proposed Project constitutes an undertaking under Section 106 of the National Historic Preservation Act (NHPA) (36 CFR § 800). As such, the VA requires a Class III archaeological resource inventory of the parcel at 2191 South 300 West, Salt Lake City, Utah (Site 1; Project area) under consideration for development to fulfill obligations under federal statutes. On behalf of VA, under subcontract to Mabbett & Associates, Inc. (Mabbett), PaleoWest dba Chronicle Heritage completed this Class III cultural resource inventory. Chronicle Heritage conducted this inventory according to the latest guidelines and standards published by the National Park Service (NPS; NPS 1983) and Utah State Historic Preservation Office (SHPO; SHPO 2024). It should be noted that the documentation of historic standing structures is not part of this scope of work.

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Prior to the archaeological inventory of the parcel, Site 1 was subject to an environmental assessment performed under contract to the parcel owner(s). Applied Geotechnical Engineering Consultants (AGEC) assessed the parcel at 2191 South 300 West (Atkison 2023a). Additionally, the parcel was subject to a cultural resource Class I (desktop) review performed under contract to the parcel owner(s) prior to the archaeological inventory, the findings of which are summarized in Chapter 4.1.2.

1.2 Project Timeline and Staff

Chronicle Heritage personnel completed the inventory of the Project area over the course of one day on December 16, 2024. Courtney Seffense, B.A., served as Project Director, and Wendy Simmons Johnson, M.A., RPA, served as the Principal Investigator and supervised all phases of Project work. Wendy Simmons Johnson meets the Secretary of the Interior's Professional Qualifications and Standards for Archeology and is permitted as a Utah Principal Investigator by the Public Lands Policy Coordination Office (PLPCO; Permit No. 308). The lead report authors were Timothy Alger, Jr., B.S.; Courtney Seffense, B.A.; and Alexandra Stephens, M.A. The field supervisor for the inventory was Alexandra Stephens, with crew member Lauren Didio. All original

data is housed at Chronicle Heritage's Salt Lake City office. Amanda Webber, M.S., was the GIS coordinator and assisted with background research. Appendix A contains resumes of key staff.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West,
Salt Lake City, Salt Lake County, Utah

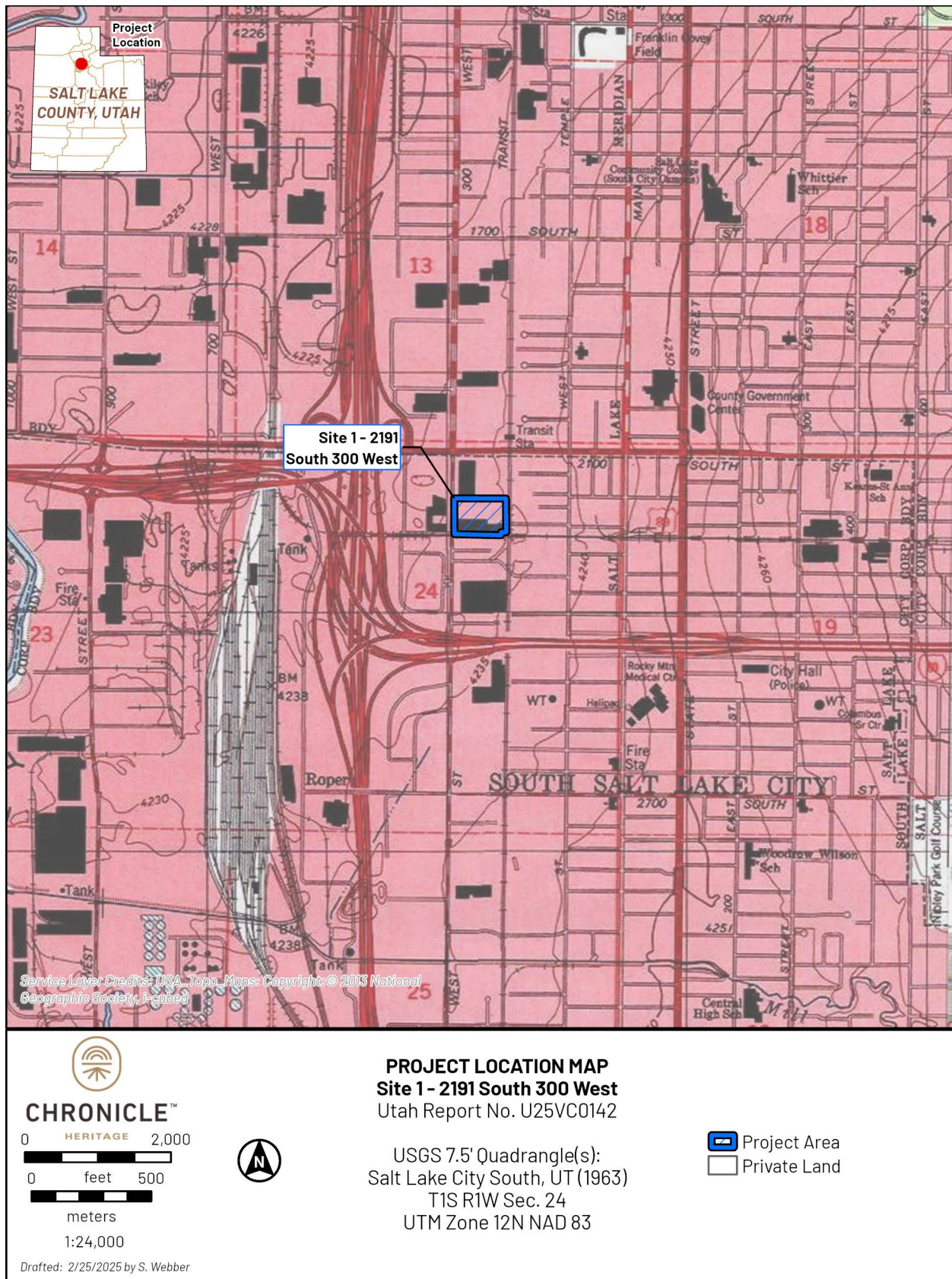


Figure 1-1. Project location overview, 2191 and 2300 South 300 West.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West,
Salt Lake City, Salt Lake County, Utah



Figure 1-2. Project location detail, 2191 South 300 West.

2 Environmental Context

The Project area is entirely within the Moist Wasatch Front Foothills physiographic province, which includes a vast array of topography, such as unglaciated foothills, alluvial fans, stream terraces, lake terraces, lake plains, deltas, and floodplains (Grayson 2011; Stokes 1986). This region hosts the majority of Utah's population. The Wasatch Front Foothills province is characterized by its xericity, mountain-fed perennial streams, and shrub- and tree-covered canyons. The Project area is no exception, as it is in the center of the Salt Lake metropolitan valley, with the Wasatch Mountains to the east.

The Moist Wasatch Front Foothills province contains a variety of sediment and soil types. The foothills and plains typically contain sediments that are Quaternary alluvial and colluvial in origin, or lake sediments (Grayson 2011; Stokes 1986). The most common soil types are mollisols, entisols, and alfisols. Mollisols are characterized by dark, fertile surface soil, rich in organic material and nutrients. Entisols are relatively young and lack horizonation of more well-developed soils. Alfisols, in contrast, have a thin and lightly colored horizonation, typically accompanied by clay in the subsoil. Vegetation growing in alfisols tend to be highly salt-tolerant (Boettinger 2009).

The Project area is primarily in the Great Basin in the Sagebrush-Steppe vegetation zone that would have contained sagebrush (*Artemisia tridentata*), saltbush-greasewood (*Sarcobatus vermiculatus*), bluebunch wheatgrass (*Pseudoroegneria spicata*), western wheatgrass (*Pascopyrum smithii*), sand dropseed (*Sporobolus cryptandrus*), gumweed (*Grindelia squarrosa*), Indian ricegrass (*Achnatherum hymenoides*), rabbit brush (*Chrysothamnus viscidiflorus*), needle-and-thread (*Hesperostipa comata*), and winterfat (*Krascheninnikovia lanata*). However, the original vegetation has been replaced with ornamental lawns, trees, and other introduced plants (Grayson 2011).

The built environment in the parcel consists largely of expanses of asphalt parking lots or paved areas with a few standing buildings (Figure 2-1 through Figure 2-2). Site 1 is bordered by a modern light railway system. There are some small sections of ornamental grass lawns surrounding some of the modern commercial buildings. Busy roads surround the parcel, and current businesses operate within and around the boundaries of the Project area.



Figure 2-1. Site 1 (2191 South 300 West) Project area overview, facing northwest (photograph taken 12/16/2024 by Alexandra Stephens at 424240 mE, 4508342 mN).



Figure 2-2. Site 1 (2191 South 300 West) Project area overview, facing east (photograph taken 12/16/2024 by Alexandra Stephens at 424037 mE, 4508423 mN).

3 Cultural Context

The current Project area is near two towns, Sugar House and Mill Creek, in Salt Lake County, Utah. Nestled against the foothills of the Wasatch Mountains just west of Parleys and Mill Creek Canyons, Sugar House and Mill Creek are now considered part of greater Salt Lake City.

The area of Sugar House and Mill Creek was first settled soon after July of 1847 when pioneers with the Church of Jesus Christ of Latter-day Saints (Church) arrived in the Salt Lake Valley. The settlers soon began to expand throughout the Salt Lake Valley and along the Wasatch Front in search of farmland. Sugar House and Mill Creek, with dark, fertile soils and the readily available irrigation water in streams and creeks emanating from the nearby canyons, provided ideal conditions for farming. Families from Salt Lake City soon discovered the area's rich agricultural resources and began using the area as pastureland for their cattle. Within months of their arrival in Salt Lake City, the settlers began constructing houses along a cattle trail toward Sugar House.

Ira Eldredge owned the first farm in the area, which he purchased in 1848 (Daughters of the Utah Pioneers [DUP] 1947:175); however, it is Charles Chrisman who built the first home in Sugar House (DUP 1947:175, 202). George Chrisman is also mentioned as an early settler in Sugar House Mill Creek. At one time, George Chrisman owned all of the land east of Highland Drive to the foothills and south beyond 2700 South, which amounted to over 400 acres (DUP 1947:206). The low, marshy land on the northeast corner of State Street and 3300 South was owned by Vincent Shurtliff and once housed a small store run by Mrs. Bird (DUP 1947:91).

By the close of 1848, several dozen families were living in the area. In addition, Archibald Gardner had constructed a large sawmill near the present intersection of Highland Drive and Murphy's Lane, and John Neff had begun the first flour mill in Utah on Mill Creek (DUP 1947:82, 97). A monument now stands where the Gardner sawmill once operated. A second flour mill was built some years later by the Charles Chrisman family at the intersection of State Street and 3000 South. This mill was in use until 1933, when it was destroyed in a fire (DUP 1947:91).

By 1849, the demand for irrigation water throughout the Salt Lake Valley had increased beyond its availability. To solve this problem, Charles Kennedy, an adopted son of Brigham Young, began construction of the 4-mile (mi)-long Kennedy Ditch from the mouth of Parleys Canyon (United States Senate 1890:103). Kennedy also built the Mountain Dell Reservoir for storage of the water pumped through the canal. Construction on the canal was completed in 1850. Shortly after the completion of the Kennedy Ditch, the Upper Canal from Big Cottonwood Creek to Mill Creek was constructed (United States Senate 1890:101). This increased access to irrigation water, which drew more settlers to the area. By 1853, there were more than 160 settlers living in the Sugar House Mill Creek area (DUP 1947:216). Further demand for irrigation water in the Salt Lake Valley later led to the construction of the Jordan and Salt Lake City Canal between 1879 and 1882. The canal runs from the Jordan River northwesterly through the Project area.

The first schoolhouse built outside of Salt Lake City was a small log building erected on the north side of Parleys Creek in 1852 or 1853. This building also served as a church and public meetinghouse. It was known as the Mill Creek School and charged one dollar per child for tuition (DUP 1947:84). Not surprisingly, the tuition charge was met with great opposition from the impoverished settlers. It was not until 1890 that a tax supported school system was established, and the tuition charge was discontinued.

A slow, but steady increase in the number of pioneers made their homes in the area. Growth in the form of Mormon farmsteads constituted the bulk of the area's expansion; however, commercial

development did occur. In 1854, construction began on a sugar factory, for which the town of Sugar House is named, near 2100 South and 1100 West (Schmalz 1988:37; Van Cott 1990:357). Under the direction of the Deseret Manufacturing Company (DMC), headed by Church convert John Taylor, the sugar factory was to be the first of its kind in Utah. The DMC soon went bankrupt due to difficulties in transporting the necessary machinery from France to Utah and because of poor production during the first year. The Church took control of the factory and completed its construction in 1855. The combination of a harsh drought and a grasshopper infestation destroyed the sugar beet crops throughout the area. Another year of poor production, coupled with the competition from the Salt Lake Temple for laborers and the regional pressure of Johnston's Army, caused the Church to abandon the effort in 1856. The building was converted into a paper mill, becoming the first paper manufacturing operation in Utah. The paper mill operations were later moved to a location near Big Cottonwood Canyon. The building has since been used as a railroad terminus and a retail coal outlet (Schmalz 1988:41, 53).

In 1856 or 1857, the U.S. Government constructed a federal prison in Sugar House on a parcel of land owned by Ira Eldredge. In 1894, these lands were granted to the State of Utah by President Grover Cleveland for use as a state prison (DUP 1947:177). The prison complex at Sugar House was abandoned in 1951 when the Utah State Department of Corrections built its new facilities for the Utah State Prison at Point of the Mountain (Van Orden 1981:2).

Westminster College and Salt Lake Collegiate Institute was founded in 1875 by Professor John Coyner in the Sugar House area (DUP 1947:177). Under the auspices of the Presbyterian Church, both educational instruction and religious services were held in a small, one-room building until the construction of the new stone chapel in 1892.

A positive for the mills and industries in the area was the construction of the Denver and Rio Grande Western Railroad narrow gauge spur from Roper to Sugar House in 1883 (Athearn 1962:122; DUP 1947:317). Later, the Denver and Rio Grande Railroad added a second spur from Sugar House into Salt Lake City. These two lines were used for various purposes, including transporting passengers to a local brewery in Emigration Canyon and carrying sandstone blocks from Red Butte for construction throughout Salt Lake City (DUP 1947:130).

Between 1911 and 1929, the period consisted of economic expansion and population increase throughout the Salt Lake Valley. Electricity became widely available, and agricultural and mining production expanded. In 1919, the Salt Lake Valley became recognized as the greatest smelting district in North American (Alexander 1974:43).

Like most small towns in Utah, these communities weathered the effects of the Great Depression fairly well. Although hurt by the lack of a market for their agricultural products, the residents of this area were able to sustain themselves through the exchange of goods and services within the tight-knit local community.

The post war period has seen a boom in residential housing construction in the area. Families have moved to this area in ever-increasing numbers to enjoy suburban living and still reap the benefits of employment in urban Salt Lake City. These bedroom communities have also continued to grow commercially as more services are required for the increasing number of residents in Sugar House, Mill Creek, and surrounding communities.

4 Records Search

4.1 SHPO Records Review

On December 13, 2024, and February 25, 2025, the SHPO records office performed a file search and provided Geographic Information System (GIS) data to Chronicle Heritage, identifying previous cultural resource investigations and previously recorded archaeological sites within a 0.5-mi radius of the Project area. Chronicle Heritage supplemented this with a search for the same area using the Sego database on December 12, 2024.

4.1.1 Previous Cultural Resource Investigations

Previously, nine archaeological inventories within 0.5 mi of or intersecting the Project area have been conducted (Table 4-1), seven of which were Class III (intensive) surveys and two of which were Class II (reconnaissance) surveys. Of these, only one previous inventory intersects the Project area.

Table 4-1. Previous Cultural Resource Inventories within 0.5 mi of the Project Area

State Project No.	Project Type	Report Title	Report Author	Intersects Project Area?
U87CN0615	Intensive Survey	AT&T Fiber Optics Cable Cheyenne-Sacramento	Zier, C.	No
U04BC0295	Intensive Survey	Historic Property Survey And Assessment For The Proposed West Valley City Light Rail Corridor, Salt Lake County, Utah	Baker, Shane	No
U06EP1799	Intensive Survey	Grant Tower Reconfiguration	Billat, L.	No
U07JS0404	Intensive Survey	Provo To Salt Lake City Front Runner Project	Crawford, Karen	No
U08ST0062	Intensive Survey	Parley's Creek Trail	Ellis, Sheri	No
U09ST0754	Intensive Survey	UTA Sugarhouse Streetcar Project	Ellis, Sheri	Yes
U14ZP1303	Reconnaissance Survey	A Class II Archaeological Resources Inventory For The I-80; State Street Interchange Environmental Impact Statement	Steele, Peter	No
U22HY0330	Reconnaissance Survey	A Cultural Resource Survey for the Utah Transit Authority's FrontRunner Forward Double Track and Rail Realignment Projects; Davis, Salt Lake, and Utah Counties, Utah	Ellis, Sheri	No
U22ST0511	Intensive Survey	Archaeological Resources Survey and Paleontological Assessment for the Pedestrian Ramp Project (Various Routes), Salt Lake County, Utah	Eskenazi, Suzanne	No

4.1.2 Previously Recorded Cultural Resources

The records searches conducted show four previously recorded cultural resources and no previously recorded archaeological districts within 0.5 mi of the Project area, with two resources intersecting the Project area (Table 4-2). All four of these archaeological sites are post-contact period. All four archaeological sites are transportation/communication-related and include the Denver and Rio Grande Western Railroad (42SL293), Union Pacific Railroad (42SL300), Utah Southern Railway (42SL344), and Park City Branch of the Denver and Rio Grande Western Railway (42SL416). According to SHPO records, all five sites are recommended eligible for listing in the NRHP.

Table 4-2. Previously Recorded Cultural Resources within 0.5 mi of the Project Area

Smithsonian Trinomial	Associated Project(s)	Class	Site Type	NRHP Eligibility	Intersects Project Area?
42SL293	U22HY0330	Historic	Transportation/Communication	Eligible	No
42SL300	U22HY0330	Historic	Transportation/Communication	Eligible	No
42SL344*	U14ZP1303	Historic	Transportation/Communication	Eligible	Yes (2191 South 300 West)
42SL416	U14ZP1303	Historic	Transportation/Communication	Eligible	Yes (2191 South 300 West)

*During the cultural resource inventory, Chronicle Heritage found that the footprint of 42SL344 does not physically intersect the Project area and, therefore, no updated site record was produced and recommendations of Project effects upon 42SL344 were not considered.

AGEC conducted an environmental assessment and cultural resource study of Site 1 in 2023. Their findings concluded that no NRHP-listed properties existed within or near 2191 South 300 West, and a finding of "no historic properties affected" was recommended (Atkison 2023b).

4.2 Native Places Atlas Review

A search of the University of Utah American West Center (AWC) Native Places Atlas conducted December 13, 2024 revealed no documented Native placenames within the Project area or within the 0.5-mi search area (AWC 2024).

4.3 Historic Period Map and Aerial Review

Chronicle Heritage examined historical USGS topographic maps available through USGS's topoView online database (USGS 2025), General Land Office (GLO) plats available from the Bureau of Land Management (BLM) GLO Records online database (BLM n.d.), and a selection of aerial imagery sourced from USGS's Earth Resources Observation and Science (EROS) online archive (USGS 2018) to identify potential cultural resources in the Project area (Table 4-3).

Only documents produced during the post-contact period were referenced (i.e., those created prior to 1974). A sample of post-contact period aerial imagery was reviewed, with preference given to images closest in scale to cartographic product representation (1:24,000), with suitable image resolution and clarity for identification and digitization of potential archaeological resources, and with maximal coverage of the Project area in single images. Using these criteria, a 1:37,400 image dating to 1950 was deemed most fitting.

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Digital copies of GLO survey plats were downloaded from the GLO Records website and georeferenced using ArcGIS desktop software. Georeferenced (GeoTIFF) USGS topographic maps were downloaded from topoView and imported into ArcGIS for review. Potential post-contact period resources that were determined to intersect the Project area identified from the maps were digitized and uploaded to ArcGIS Field Maps. If no resources from any given historical document were found to intersect the Project area, no further GIS work was performed.

Table 4-3. Post-Contact Period Map and Aerial Documents Reviewed Within 0.5 mi of the Project Area

Year	Source	Source Type	Scale
1856	T1S, R1W (DMID 360483)	GLO Survey Plat	N/A
1856	T1S, R1W (DMID 360485)	GLO Survey Plat	N/A
1856	T1S, R1E (DMID 370902)	GLO Survey Plat	N/A
1856	T1S, R1E (DMID 370919)	GLO Survey Plat	N/A
1869	T1S, R1W (DMID 360487)	GLO Survey Plat	N/A
1869	T1S, R1E (DMID 370904)	GLO Survey Plat	N/A
1873	T1S, R1E (DMID 370931)	GLO Survey Plat	N/A
1875	T1S, R1W (DMID 347659)	GLO Survey Plat	N/A
1875	T1S, R1E (DMID 359159)	GLO Survey Plat	N/A
1882	T1S, R1E (DMID 370923)	GLO Survey Plat	N/A
1885	T1S, R1E (DMID 370927)	GLO Survey Plat	N/A
1885	T1S, R1E (DMID 370929)	GLO Survey Plat	N/A
1885	Salt Lake City, Utah	USGS Topographic Map	1:250,000
1894	T1S, R1E (DMID 370911)	GLO Survey Plat	N/A
1901	T1S, R1E (DMID 370907)	GLO Survey Plat	N/A
1905	T1S, R1E (DMID 359161)	GLO Survey Plat	N/A
1905	T1S, R1E (DMID 370909)	GLO Survey Plat	N/A
1925	Ft. Douglas, Utah	USGS Topographic Map	1:125,000
1928	Ft. Douglas, Utah	USGS Topographic Map	1:125,000
1950	AR1LH0000010094	USGS EROS Historic Aerial	1:37,400
1954	Salt Lake City, Utah	USGS Topographic Map	1:250,000
1958	Salt Lake City, Utah	USGS Topographic Map	1:250,000
1961	T1S, R1E (DMID 370925)	GLO Survey Plat	N/A
1962	T1S, R1E (DMID 370713)	GLO Survey Plat	N/A
1963	T1S, R1E (DMID 370709)	GLO Survey Plat	N/A
1965	T1S, R1E (DMID 370917)	GLO Survey Plat	N/A

Year	Source	Source Type	Scale
1968	T1S, R1E (DMID 370711)	GLO Survey Plat	N/A
1970	T1S, R1E (DMID 370921)	GLO Survey Plat	N/A
1972	T1S, R1E (DMID 370915)	GLO Survey Plat	N/A

4.4 Expectations

The Project area is within the greater Salt Lake Metropolitan Area, which has undergone significant urban development throughout the twentieth and twenty-first centuries. This development has likely destroyed, or at minimum completely obscured, any extant pre-contact materials within and around the Project area; therefore, no pre-contact cultural resources are expected. Evidence of post-contact period activities are likely to be identified in and around the Project area. Based on the background research, post-contact-period commercial, transportation, and infrastructure-related archaeological sites are likely to be found in the Project area.

5 Field Methods

Chronicle Heritage followed the SHPO (2024) guidelines for identifying, recording, and evaluating archaeological resources in Utah. Chronicle Heritage personnel completed the inventory of the Project area over the course of one day on December 16, 2024.

The crew captured all locational data using a Trimble TDC600 unit equipped with the ArcGIS Field Maps application and took photographs using iPads with professional-grade cameras. The ArcGIS Field Maps application relied on the Trimble TDC600 integrated GNSS receiver set to UTM Zone 12 N, World Geodetic System 1984 (WGS 84). Chronicle Heritage recorded all site-specific data on iPads equipped with Survey123 data management software. All original data is housed at Chronicle Heritage's Salt Lake City office.

The field crew surveyed the entire Project area at an intensive-level Class III effort where the spacing between crew members never exceeded 15 meters (m). Ground surface visibility was poor throughout much of the Project area, as most of the Project area contained modern buildings, paved asphalt parking areas, or ornamental grass lawns where no original ground surface remained.

Previously recorded archaeological site locations were uploaded to ArcGIS Field Maps before fieldwork to aid in their location and identification relative to the Project area. When Chronicle Heritage personnel encountered unrecorded cultural resources, they used pin flags to capture the extent of the resource and then recorded it before continuing the survey.

Archaeological site descriptions minimally include the site's size, topographic location, nature of sedimentary deposition, total number of artifacts organized by type, detailed descriptions of diagnostic artifacts and features, and the general distribution of artifacts and features within the archaeological site.

Chronicle Heritage personnel also noted impacts on the archaeological site's condition and any other salient observations. The field crew measured and described temporally and/or functionally diagnostic artifacts and features and noted identifiable breaks or missing portions. For archaeological sites containing a small number of artifacts, all observed surface items were counted by crew members. When archaeological sites with relatively large assemblages were

encountered, all features and diagnostic artifacts were point plotted, counted, and described by field personnel, while debitage was sampled. This sample was then used to extrapolate an estimate of the entire assemblage. No artifacts were collected during the 2024 field investigations.

When an archaeological site was identified and recorded, the Field Supervisor, Stephens, evaluated it for eligibility for listing in the NRHP in accordance with the guidelines provided in 36 CFR 60.4. In conjunction with evaluating significance under NRHP Criteria A, B, C, and D, the Field Director also assessed archaeological sites for the seven aspects of integrity as outlined in NPS (1997, 2000) guidelines.

6 Results and NRHP Eligibility Recommendations

Chronicle Heritage's inventory resulted in the documentation of two archaeological sites and no isolated finds (IFs). All inventory results, including archaeological sites and survey intensity, are depicted visually in Figure 6-1 through Figure 6-3.

6.1 Site Results Summary

Of the two recorded archaeological sites (Table 6-1; Figure 6-1 through Figure 6-3), one is the previously recorded post-contact-period transportation/communication site (Park City Branch of the Denver & Rio Grande Western Railway; 42SL416), and one is a newly documented post-contact period commerce/trade archaeological site (42SL1105). The segment of the Denver & Rio Grande Western Railway (42SL416), although completely replaced with modern light rail, is recommended as contributing to the overall eligible archaeological site due to continuous use. 42SL1105 is recommended not eligible for listing in the NRHP.

Table 6-1. Sites Recorded During the Current Inventory

Smithsonian Trinomial	Other Site Designations	Class	Type	NRHP Eligibility Recommendation
42SL416	N/A	Historic	Transportation/Communication	Eligible (contributing)
42SL1105	AS-S-001	Historic	Commerce/Trade	Not Eligible

6.1.1 Previously Recorded Archaeological Site Narratives

42SL416 Park City Branch of the Denver & Rio Grande Western Railway

Site Description

42SL416 (Figure 6-1 through Figure 6-3) was originally documented by Alpine Archaeological Consultants (Alpine) in 2004; however, the documentation was based off historical documentation with no associated field visit (Horn 2004).

42SL416 was revisited by SWCA Environmental Consultants, Inc. (SWCA) in 2008, and a segment of the alignment along the 2300 South corridor between 300 West and Highland Drive in Salt Lake City was documented. The segment was described as "the remains of the rail line berm and ballast, with sections of ties and rail in place at various locations along the course of the site. "It was noted that the height and width of the berm varied along the alignment, and several spur tracks and a

railcar wheel-axle were present along the alignment.” This project was done in advance of the Sugar House Streetcar Project (Smith 2008).

42SL416 was revisited by PEC in 2014, documenting a segment of the alignment between I-15 and 500 East in Salt Lake City. It was noted that the segment between 300 West and 1100 East was reused in 2013 as part of the Utah Transit Authority’s (UTA) Sugarhouse Streetcar, consisting of “a single set of steel rails set in concrete in the middle of a broader right-of-way.” It was noted that no remaining post-contact-period features were observed along the documented alignment (Steele 2014).

A segment of 42SL416 between 500 East and 900 East was revisited by SWCA in 2023, which noted that the original tracks had been removed and converted into the UTA’s S-Line streetcar (Eskenazi 2023).

Chronicle Heritage revisited the segment of 42SL416 between 300 West and 200 West in 2024 and found no post-contact period remains of the original rail line. It has been completely covered or replaced by the modern UTA Sugarhouse Streetcar line.

Eligibility Justification

42SL416 was originally documented by Alpine in 2004, which completed a review of historical documentation with no associated field visit. Due to a lack of field verification, the site was recommended undetermined for listing in the NRHP (Horn 2004).

42SL416 was revisited by SWCA in 2008, and a segment of the alignment was documented along the 2300 South corridor between 300 West and Highland Drive in Salt Lake City. The site was recommended eligible for listing in the NRHP under Criterion A, citing it being “a key link in the region-wide system of transporting mineral ore from the mines of Park City to smelters and other processing facilities in the Salt Lake Valley and elsewhere” (Smith 2008).

42SL416 was revisited by PEC in 2014, documenting a segment of the alignment between I-15 and 500 East in Salt Lake City. The site was recommended eligible for listing in the NRHP, citing the site’s “continued use for passenger rail.” This documentation is stamped “Considered eligible to NRHP by UT SHPO” (Steele 2014).

A segment of 42SL416 between 500 East and 900 East was revisited by SWCA in 2023, which noted that the original tracks had been removed and converted into the UTA’s S-Line streetcar. The site was recommended eligible for listing in the NRHP under Criterion A, citing its association with “the transportation of mineral ores from the mines in Park City.” This documentation is stamped “UT SHPO concurs with the NRHP eligibility on this form” (Eskenazi 2023).

Chronicle Heritage revisited the segment of 42SL416 between 300 West and 200 West in 2024, finding no post-contact period remains of the original rail line. All that remains is the modern UTA Sugarhouse Streetcar line. Due to a lack of post-contact period remains and expressions, this segment of 42SL416 lacks all aspects of integrity, except location. Based on previous SHPO concurrence, this site is still considered eligible under Criterion A under continuous use and therefore, this segment is recommended as contributing to the overall eligible site.

In summary, Chronicle Heritage agrees with the previous documentation and recommends 42SL416 eligible for listing in the NRHP under Criterion A and recommends this segment contributing based on continuous use.

6.1.2 Newly Recorded Archaeological Site Narratives

42SL1105

Site Description

42SL1105 (Figure 6-1 through Figure 6-3) is a newly documented demolished 1960s-era building at 2191 South 300 West in Salt Lake City, Utah. Almost the entirety of the foundation has been excavated and removed. The site has been mechanically graded with the building location measuring at an average height of 4 feet (ft) 5 inches (in) higher than the surrounding surface area. The site is bounded on the north and west sides by a paved asphalt area, on the south and east sides by a modern Utah Transit Authority streetcar line. The assemblage consists of one retaining wall in two segments (F-01), four interior wall remnants (F-02 through F-05), two shattered glass vessels including one partial bottle base (H-01), two shattered ceramic vessels, and an estimated 200 pieces of additional building materials and hardware of which 79 were randomly sampled from throughout the site. Additionally, 22 depressions were observed throughout the site, likely the remains of footings that were removed during demolition, and graffiti was observed on F-01. Artifacts are randomly distributed throughout the site with no discernible concentrations.

F-01 is the outermost retaining wall of the demolished building, segmented into two separate parts. The first segment of F-01 is along the southern boundary of the demolished structure, trending east-west, turning north-south along the eastern boundary of the collapsed structure. The second segment of F-01 is at the northeastern boundary of the collapsed structure and the eastern boundary of a depression, trending north-south. Graffiti is present on the inside of this wall, and gravel and fragments of concrete line the feature as well. From the bottom of the depression to the top of the wall, the height is 4 ft 6 in and is representative of the maximum height of the entire feature. The combined length of both segments of F-01 is 749 ft.

F-02 is the remnant of a concrete wall in the interior of the demolished structure, trending north-south, likely representing an interior wall of the demolished structure; the feature is parallel to F-03 and F-04. F-02 is situated amongst structural debris such as gravel, concrete, cement fragments, and is adjacent to two depressions. F-02 is at ground level and is 115 ft long.

F-03 is the remnant of a concrete wall in the interior of the demolished structure, trending north-south, likely representing an interior wall of the demolished structure; the feature is parallel to F-02 and F-04. F-03 is situated amongst structural debris such as gravel, concrete, cement fragments, and is adjacent to two depressions. F-03 is at ground level and is 115 ft long.

F-04 is the remnant of a concrete wall in the interior of the demolished structure, trending north-south, likely representing an interior wall of the demolished structure; the feature is parallel to F-02 and F-03. F-04 is situated amongst structural debris such as gravel, concrete, cement fragments, and is adjacent to two depressions. F-04 is at ground level and is 115 ft long.

F-05 is the remnant of a concrete wall in the interior of the demolished structure, trending north-south, likely representing an interior wall of the demolished structure; the feature is perpendicular to F-02, F-03, and F-04. F-05 is situated amongst structural debris such as gravel, concrete, and cement fragments. F-05 is at ground level and is 120 ft long.

A review of available historical aerial imagery depicts that the original structure was constructed by 1965 with an eastern addition constructed around 1971; the structure is still standing in the latest available imagery from 2021 (NETROnline 2025).

A single temporally diagnostic artifact was identified at this site (H-1). H-01 is a partial amber glass bottle base fragment with patina and the base embossed marking: "D-9 / 2490 mTc 54 / M-168" with a serif "mTc". This mark was used by Thatcher Glass Mfg. Co. and the 54 indicated a 1954 date code (Lockhart et al. 2019).

Based on a review of the available historical aerial imagery, the site represents a demolished warehouse constructed as late as 1965 with additions constructed by 1971; the glass bottle likely represents discarded refuse deposited in 1954 prior to the structure's construction.

Eligibility Justification

42SL1105 is a newly documented demolished 1960s-era building at 2191 South 300 West in Salt Lake City, Utah.

Although the standing structure has been demolished, remnants of the foundation remain in situ and therefore, the site retains some integrity of location and design. This area of the Salt Lake Valley has undergone significant development since the second half of the twentieth century, with the once-suburban surroundings having been developed and fully urbanized; therefore, the site lacks integrity of setting. Because the structure and most of the foundation has been demolished, the site lacks integrity of workmanship, and feeling. Additionally, there are very few materials from the building that remain at this site, and the site lacks integrity of materials. The demolished building remains are not sufficiently intact to convey the relationship of association. Since the site must be sufficiently intact to convey the relationships of a place where an event or activity occurred, the site lacks integrity of association.

42SL1105 does not include any features that can be directly associated with broad patterns of or a specific event in the history of the region. Therefore, 42SL1105 is recommended not eligible for listing in the NRHP under Criterion A.

42SL1105 cannot be directly associated with a specific individual that may have made significant contributions to the broad patterns of history in the region. Therefore, 42SL1105 is recommended not eligible for listing in the NRHP under Criterion B.

42SL1105 lacks features or artifacts that embody distinctive historic characteristics of a type, period, or method of construction. 42SL1105 does not represent the work of a master, represent high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, 42SL1105 is recommended not eligible for listing in the NRHP under Criterion C.

The post-contact period fabric and standing architecture of 42SL1105 has been demolished, leaving an empty lot in its place, and potential for intact post-contact period subsurface deposits has likely been disturbed or destroyed during the construction and subsequent demolition of the structure. Therefore, additional study of 42SL1105 is unlikely to yield information that could address important research questions concerning the history of the region. Therefore, 42SL1105 is recommended not eligible for listing in the NRHP under Criterion D.

In summary, Chronicle Heritage recommends 42SL1105 not eligible for listing in the NRHP under any Criteria.

6.2 Isolated Find (IF) Results Summary

Chronicle Heritage's inventory did not result in the identification of any IFs. Modern trash was prevalent in the Project area, and the only artifacts observed were related to the documented archaeological sites.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West,
Salt Lake City, Salt Lake County, Utah

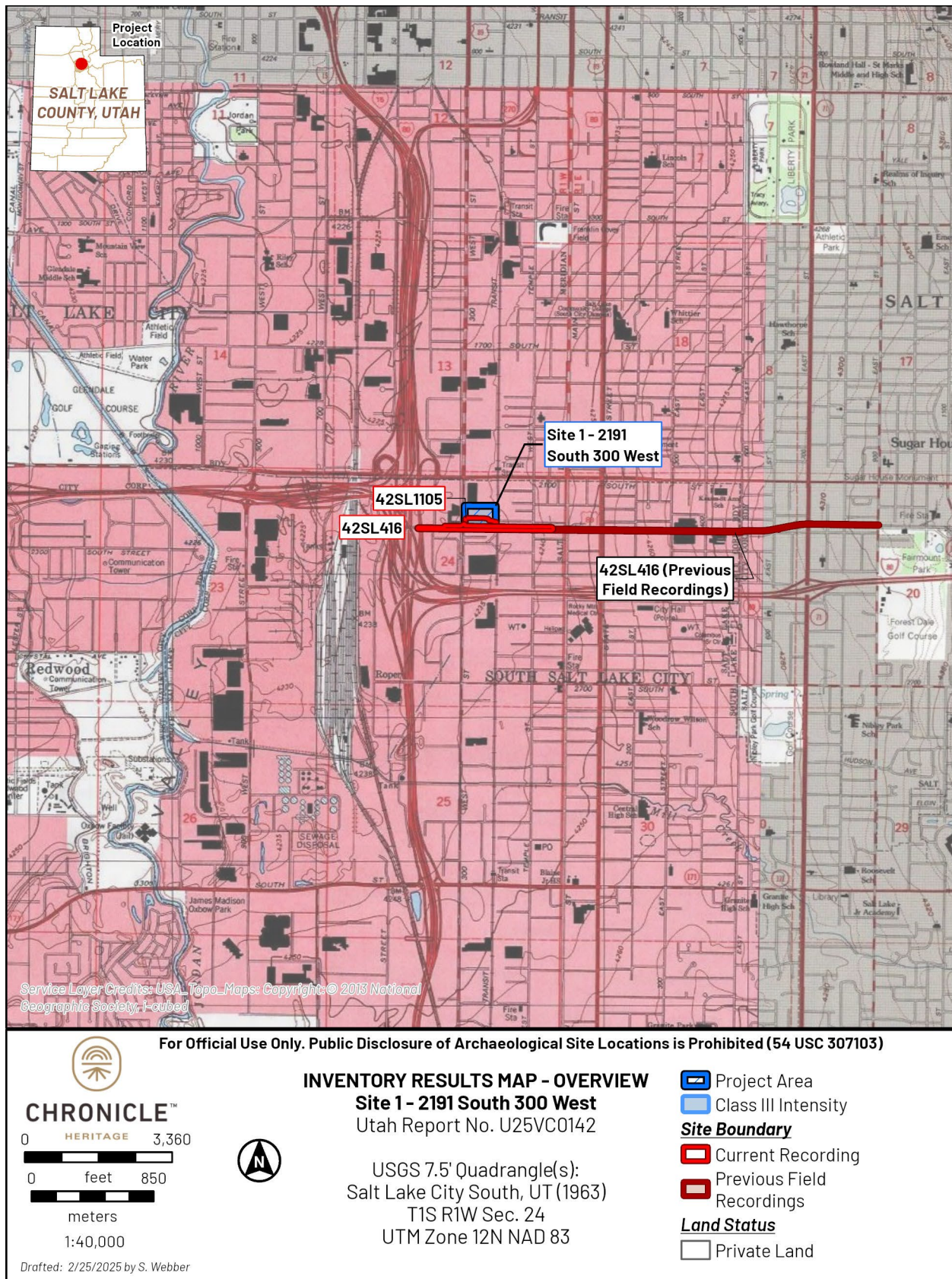


Figure 6-1. Inventory results overview, 1:40,000.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West,
Salt Lake City, Salt Lake County, Utah

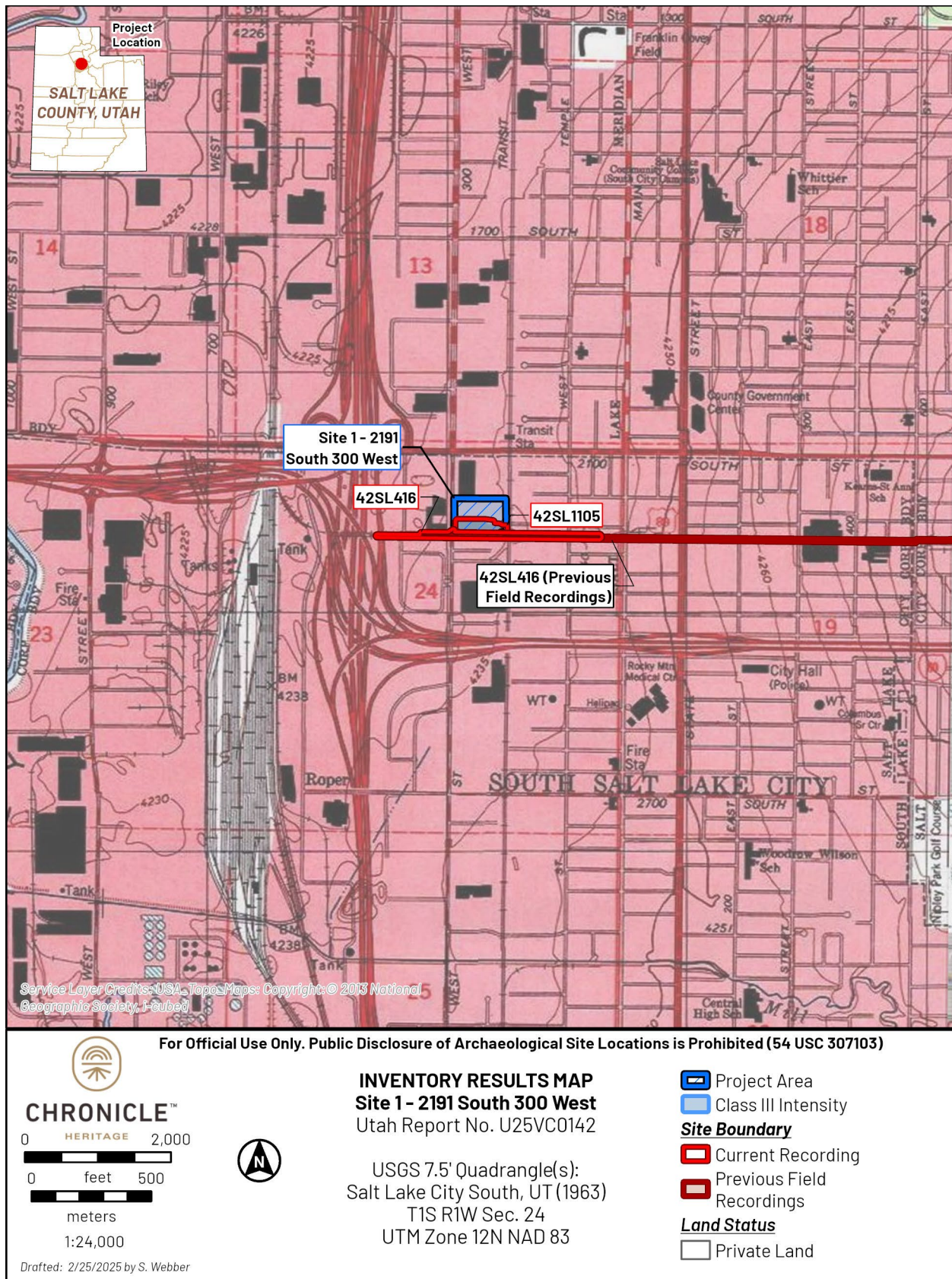


Figure 6-2. Inventory results overview, 1:24,000.

A Phase I Archaeological Survey for a Proposed New VA Outpatient Clinic at 2191 South 300 West,
Salt Lake City, Salt Lake County, Utah



Figure 6-3. Inventory results overview, detail.

7 Conclusion and Management Recommendations

The VA's Proposed Action is to award a lease to a private entity that would construct an OPC for VA to lease and operate in Salt Lake City, Utah. The proposed Project constitutes an undertaking under Section 106 of the NHPA (36 CFR § 800) and Section 9-8-404 of the Utah Code. As such, the VA requires a Class III cultural resource inventory of the 8.0-ac Project area to fulfill obligations under federal and state statutes. On behalf of VA, and under contract to Mabbett, Chronicle Heritage completed this Class III cultural resource inventory. Chronicle Heritage conducted this inventory according to the latest guidelines and standards published by the NPS (1983) and SHPO (2024). The Project area was evaluated for the presence of archaeological sites that are on or eligible for listing in the NRHP (NPS 1997) that may be affected.

Chronicle Heritage's inventory resulted in the documentation of two archaeological sites and no IFs. One archaeological site was previously recorded, and one is newly identified. The newly documented archaeological site consists of the remnants of a post-contact period demolished building (commerce/trade site)(42SL1105) and is recommended not eligible for listing in the NRHP. The previously recorded archaeological site is the Denver & Rio Grande Western Railway (42SL416), which has previously been determined eligible for listing in the NHRP under Criterion A. The segment of 42SL416 intersecting the current Project area, although completely replaced with modern light rail, is recommended as contributing to the overall archaeological site's eligibility due to continuous use.

Chronicle Heritage further recommends that the historic property 42SL416 be avoided by Project construction. If this site is avoided, Chronicle Heritage recommends that there will be *no adverse effect* to 42SL416, and no further cultural resource work is recommended. If 42SL416 cannot be avoided, then Chronicle Heritage recommends there will be *adverse effect* to 42SL416 and mitigation will be required. If cultural resources are discovered during Project activities, a report should be made immediately available to the VA office, and a qualified archaeologist should be contacted.

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Appendix A.

Resumes of Key Personnel



WENDY SIMMONS JOHNSON, M.A., RPA

Principal Archaeologist

EDUCATION

M.A., Anthropology, Brigham Young University, 1992

B.S., International Relations, Brigham Young University, 1990

YEARS OF PROFESSIONAL EXPERIENCE

30

REGISTRATIONS / CERTIFICATIONS

Register of Professional Archaeologists

PERMITS / LICENSURE

PLPCO Principal Investigator Permit #308

PROFESSIONAL AFFILIATIONS

Utah Professional Archaeological Council

Society for Historical Archaeology

Ms. Simmons Johnson is the Historic Archaeology Practice Lead at Chronicle Heritage. She has worked in cultural resource management for over 30 years, during which she has conducted cultural resource management of prehistoric and historic properties in the Intermountain West (UT, ID, CO, WY, NV, AZ, and NM).

She specializes in historic archaeology and has also worked with prehistoric sites. Much of this cultural resource experience has been acquired working on projects subject to federal review, including Section 106 of the NHPA. Ms. Simmons Johnson prepares specialist work plans, management (HPMPs) and mitigation plans (HPTPs), MOA's, and PA's in conjunction with federal agencies and other NEPA compliance documents.

She also conducts project and field supervision, site evaluation and assessment of effect, historic site research, Reconnaissance Level Surveys, 106 Site Information forms, and QA/QC editing of reports. Her archaeological fieldwork experience includes field survey, testing, and documentation of prehistoric sites, historic sites, architectural structures, and excavation of both historic and prehistoric sites. She has also worked extensively in Utah, Arizona, and Idaho with Native American tribes helping agencies in their consultation efforts

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- 2015 *Hill Air Force Base Historic Railway System Recordation Project, Davis and Weber Counties, Utah.* Michael Polk and John Rasmussen. Sagebrush Report No. 2078 (November 2015).
- Cultural Resources Inventory of the Range Management Project near Clover, Tooele County, Utah.* Wendy Simmons Johnson. Sagebrush Report No. 2111. (December 2015).
- 2010 *Geomorphological and Lithic Analysis on Saylor Creek Range, Mountain Home Air Force Base, Owyhee County, Idaho.* Wendy Simmons Johnson, Michael R. Polk, and William Eckerle. Sagebrush Consultants Report No. 1592 (February 2009).
- Evaluation of Logan City Power Plant No. 3, Logan Canyon, Cache County, Utah.* Michael R. Polk and Wendy Simmons Johnson. Sagebrush Consultants Report No. 1787 (September 2010).
- A Cultural Resources Survey of the Sunroc Levan Henry Quarry on the Manti-La Sal National Forest, Juab County, Utah.* Wendy Simmons Johnson. Sagebrush Consultants Report No. 1802 (August 2010).



ALEXANDRA STEPHENS, M.A.

Staff Archaeologist

EDUCATION

M.A., Osteoarchaeology, University of Southampton, Southampton, UK 2016

B.A., Classical Civilizations, Kalamazoo College, Kalamazoo, MI 2014

YEARS OF PROFESSIONAL EXPERIENCE

5

PROFESSIONAL AFFILIATIONS

Society for American Archaeology (SAA)

Ms. Stephens is experienced in intensive-level archaeological survey, excavation, documentation and mapping of prehistoric and historic cultural resources, data recovery projects, artifact collection, and report preparation, although her specialty is in human and faunal remains identification and recovery.

She has worked in Utah, Nevada, Idaho, Oregon, New York, Italy, Macedonia, Norway, and the United Kingdom. These projects were conducted prior to wildfire rehabilitation and vegetation removal, archaeological damage assessments, and academic research investigations. She has conducted work for various U.S. government and state agencies, including the U.S. Forest Service and the State University of New York (SUNY) Research Foundation.

Abroad, her experience involved mostly large-scale excavations with human and faunal remains recovery and documentation, report preparation, artifact cataloguing and photo documentation, as well as individual research and public education/outreach.

SELECT PROJECT EXPERIENCE

A Phase I Archaeological Survey for Four VA Outpatient Clinic Facilities, Salt Lake County, UT.

Field Director, Co-Author (2024). A Class III intensive pedestrian survey over an area of 27.9 acres in the middle of Salt Lake City, UT for VA Outpatient Clinic locations. Ms. Stephens led a team through the completion of survey, recording newly discovered historic sites, and re-recording previously documented sites. Following the completion of the fieldwork, Ms. Stephens then helped with the drafting of the report for submission. Client: Mabbett & Associates, Inc.

Class III Archaeological Survey for the Black Pine Mine 2024 Exploration Project, Oneida County, ID.

Field Technician, Co-Author (2024). A Class III intensive pedestrian survey over an area of 475 acres. Ms. Stephens assisted in the Class III pedestrian survey, recording newly discovered cultural resources and sites, and updating and re-recording previously documented sites. Following the field session, Ms. Stephens assisted in the preparation of the documents for the submitted report, including photo documentation, artifact identification, and drafting site reports. Client: Stantec

Battle Mountain BLM District Class III CRI, Eureka & Lander Counties, NV. Co-Author (2024).

Following completion of class III survey by the field team, Ms. Stephens assisted in researching and drafting site reports, photo documentation, artifact identification, and making recommendations of NRHP, D121, and D129 eligibility. Client: Bureau of Land Management

Humboldt-Toiyabe Overland Pass Habitat Improvement Project, White Pine County, NV. Co-Author (2024).

Following completion of class III survey by the field team, Ms. Stephens assisted in researching and drafting site reports, photo documentation, artifact identification, and making recommendations of NRHP eligibility. Client: U.S. Forest Service

Anadarko Phase II Vegetation Treatment, Summit County, UT. Field Technician (2024).

The second phase of intensive pedestrian survey over an area of 3,969.4 acres before a prescribed fire and mechanical treatments to deal with the significant impacts of a mountain pine beetle epidemic. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: Utah's Watershed Restoration Initiative, U.S. Forest Service

Humboldt-Toiyabe Overland Pass Habitat Improvement Project, White Pine County, NV. *Field Technician (2024).* A class III pedestrian survey over an area of 5,700 acres ahead of prescribed vegetation treatments. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: U.S. Forest Service

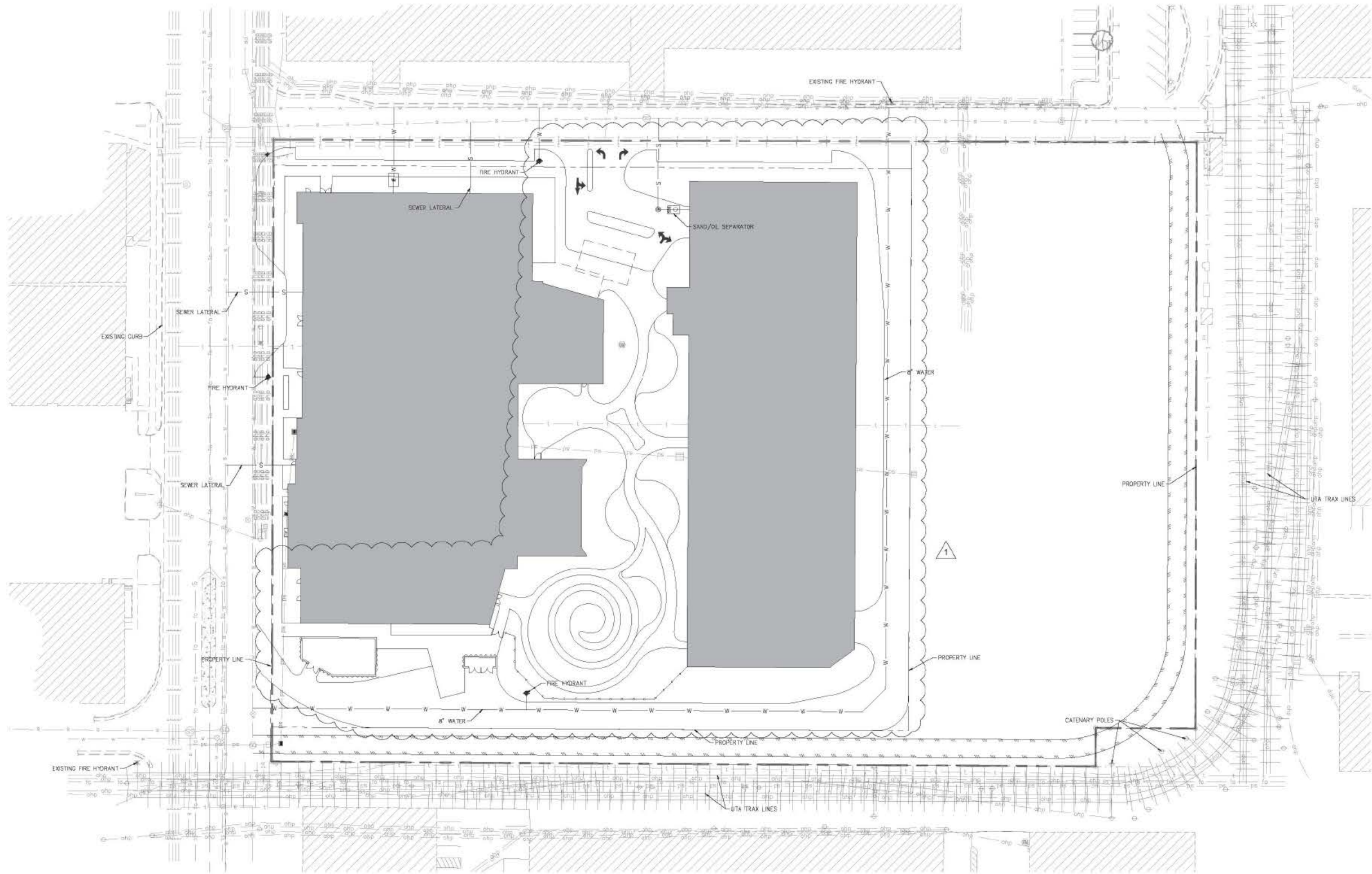
Strawberry Ridge Watershed Restoration Project, Phase 2, Wasatch County, UT. *Field Technician (2024).* The second phase of class I, II, and III cultural resource survey over an area of 3,979.7 acres ahead of proposed treatments to improve wildlife habitat and improve forest health for several aspen, aspen-conifer, and conifer stands in the Strawberry Ridge area. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: Utah's Watershed Restoration Initiative, U.S. Forest Service

Highway 150 Fuel Breaks Project, Summit County, UT. *Field Technician (2024).* A class III intensive pedestrian survey over an area of 1,535 acres ahead of creation of a shaded fuel break to reduce wildfire hazard on either side of Highway 150. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: U.S. Forest Service

Ashley Karst White Cloud Loop Fuels Break, Uintah and Daggett Counties, UT. *Field Technician (2024).* A class III intensive pedestrian survey over an area of 2,547 acres ahead of construction to create fuel breaks, clear up mountain meadows, and thin lodgepole stands. Ms. Stephens assisted in updating previously recorded sites, completing class II and III intensive pedestrian survey, and documenting newly discovered cultural resources and sites. Client: U.S. Forest Service

Appendix B.

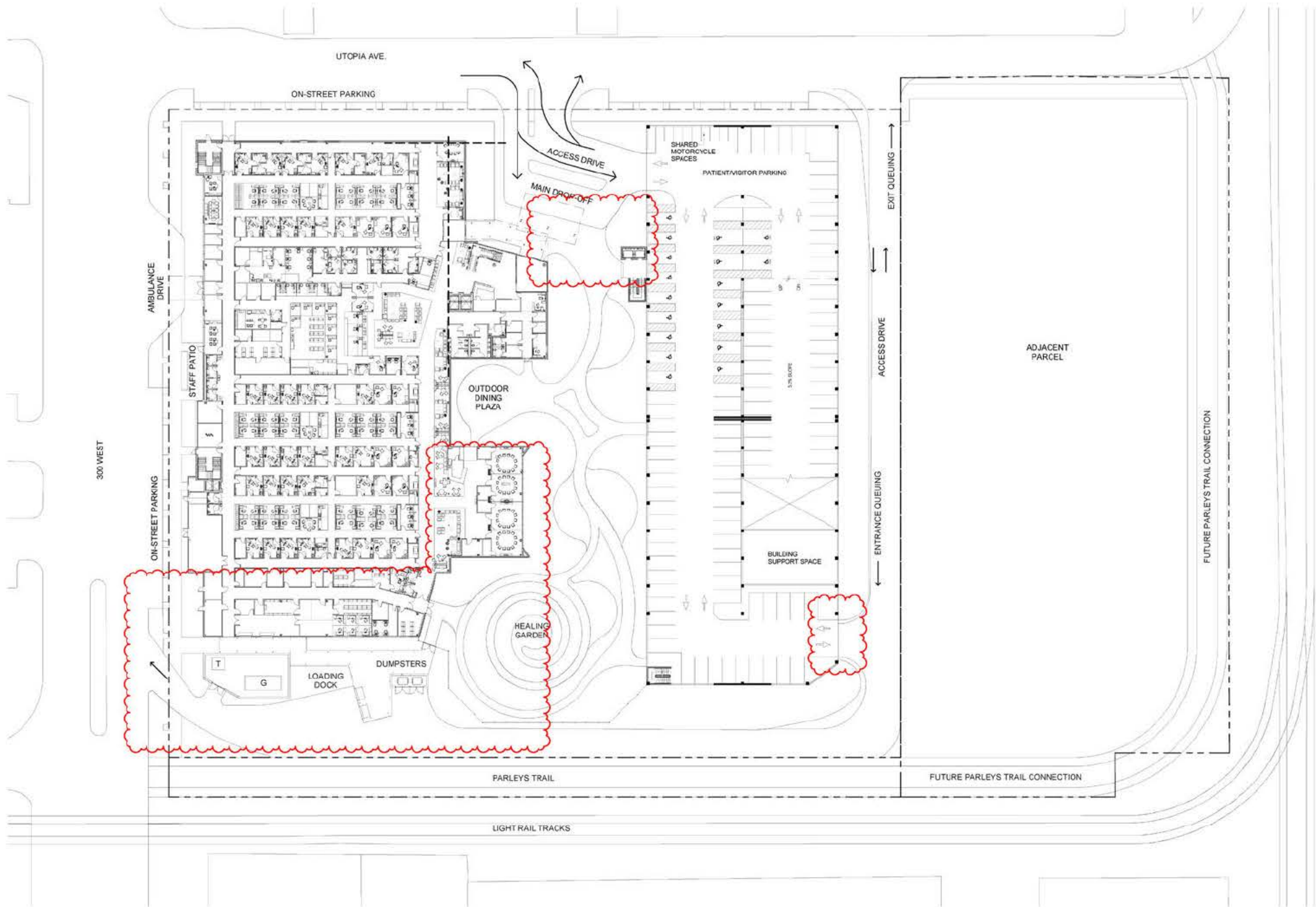
Design Drawings



SHEET NOTES:

KEY NOTES:

FULLY SPRINKLERED
CONCEPT PROPOSAL



1 SITE PLAN
Scale: 1" = 30'-0"





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Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Donna Law
Interim Executive Director



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

June 18, 2025

Angela Williams
Executive Director
U.S. Dept. of Veterans Affairs
500 Foothill Drive
Salt Lake City, Utah 84148

RE: Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic for One Parcel
in Salt Lake County, Utah (2191 South 300 West, Salt Lake City)

For future correspondence, please reference Case No. 25-1128

Dear Angela Williams,

The Utah State Historic Preservation Office received your submission and request for our comment on the above-referenced undertaking on June 10, 2025.

We concur with your determinations of eligibility and effect for this undertaking.

This letter serves as our comment on the determinations you have made within the consultation process specified in §36CFR800.4. If you have questions, please contact me at (801) 535-2502 or by email at rmcgrath@utah.gov

Sincerely,

Ryan McGrath
Compliance Archaeologist



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Donna Law
Interim Executive Director



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

June 17, 2025

Angela Williams
Executive Director
U.S. Dept. of Veterans Affairs
500 Foothill Drive
Salt Lake City, Utah 84148

RE: Proposed Lease, Construction, and Operation of a Department of Veterans Affairs (VA) Outpatient Clinic for Three Parcels in Salt Lake County, Utah

For future correspondence, please reference Case No. 25-1116

Dear Angela Williams,

The Utah State Historic Preservation Office received your submission and request for our comment on the above-referenced undertaking on June 10, 2025.

We concur with your determinations of eligibility and effect for this undertaking.

This letter serves as our comment on the determinations you have made within the consultation process specified in §36CFR800.4. If you have questions, please contact me at (801) 535-2502 or by email at rmcgrath@utah.gov.

Sincerely,

Ryan McGrath
Compliance Archaeologist

APPENDIX C

REGULATORY AGENCY CORRESPONDENCE

APPENDIX D

PUBLIC ENGAGEMENT

SCOPING

1. *The Salt Lake Tribune* Scoping Notice
2. Stakeholder Scoping Letter

DRAFT EA

1. *The Salt Lake Tribune* NOA
2. Stakeholder Letter



U.S. DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

December 10, 2024

(Sent via email)

SUBJECT: Environmental Assessment Scoping Notice for the Proposed Construction and Operation of an Outpatient Clinic in Salt Lake City, Utah [VA ID# EAXX-029-15-VHA-1733502045]

Dear Valued Stakeholder:

The U.S. Department of Veterans Affairs (VA) is proposing to construct and operate an outpatient clinic (OPC) in Salt Lake City, Utah (the Proposed Action). The purpose of the Proposed Action is to provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in Salt Lake City and the surrounding communities in a modern, state-of-the-art facility. The OPC will be constructed by a private entity for VA to lease and operate at one of the following sites (Figures I and 2):

- Site 1 - 2191 South 300 West
- Site 2 - 3300 South 1300 East
- Site 3 - 3711 South State Street
- Site 4 - 2300 South 300 West

VA is preparing an environmental assessment (EA) to analyze the potential environmental impacts of the Proposed Action. VA is seeking input from stakeholders as part of the scoping process in the development of this document. VA is preparing the EA in accordance with the National Environmental Policy Act of 1969 (NEPA) (42 U.S. Code [USC]§ 4321- 4370), as implemented by the Council on Environmental Quality (40 Code of Federal Regulations [CFR] Parts 1500-1508), and VA's NEPA regulations (38 CFR Part 26).

Through this notice, VA is also providing the public with information about the undertaking and seeking input about the undertaking's effects on historic properties pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, (54 USC§ 30610 8), and its implementing regulations (36 CFR Part 800 -Protection of Historic Properties). VA is using its procedures for public involvement under NEPA in lieu of public involvement requirements in Subpart B of the Section 106 regulations per 36 CFR Part 800.2(d)(3). This notice does not serve as an invitation to consult under Section 106, it is solely to seek and consider the views of the public. VA will conduct its Section 106 review and consultation separately.

If you have comments on the scope of the EA, the range of alternatives, and environmental issues for in-depth analysis, please email your comments to vacoenvironment@va.gov with the subject line "Salt Lake City OPC EA". Additionally, VA will publish the Draft EA online at <http://www.cfm.va.gov/environmental/index.asp> for a 30-day public review and comment period. The Notice of Availability will be posted in the *Salt Lake Tribune*.

Respectfully,

GLENN ELLIOTT Digitally signed by GLENN ELLIOTT
Date: 2024.12.10 10:09:31 -05'00'

Glenn Elliott
Director, Project Development Services Division
Office of Construction and Facilities Management

Figure 1. Proposed Location for a VA Outpatient Clinic – Site Vicinity Map

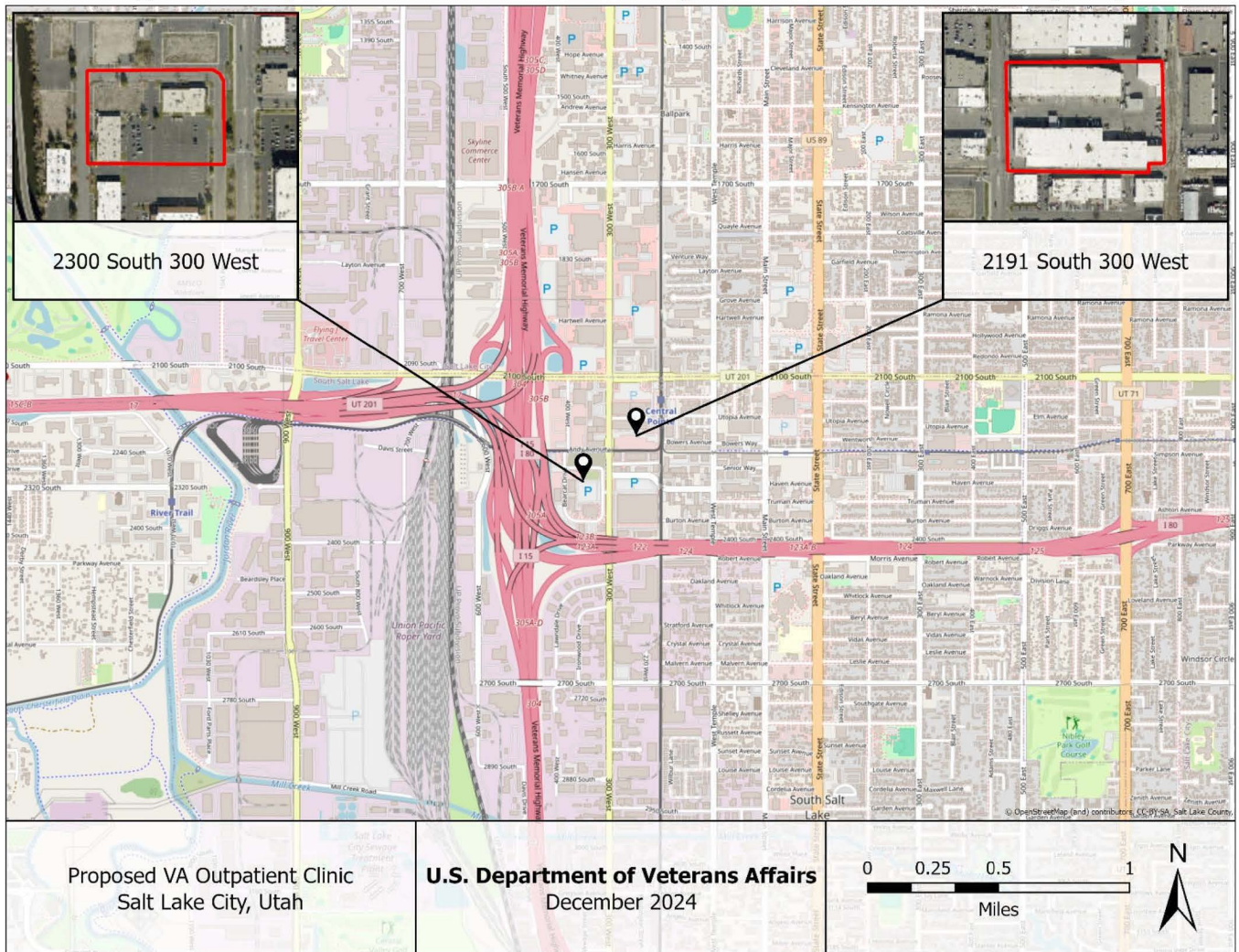
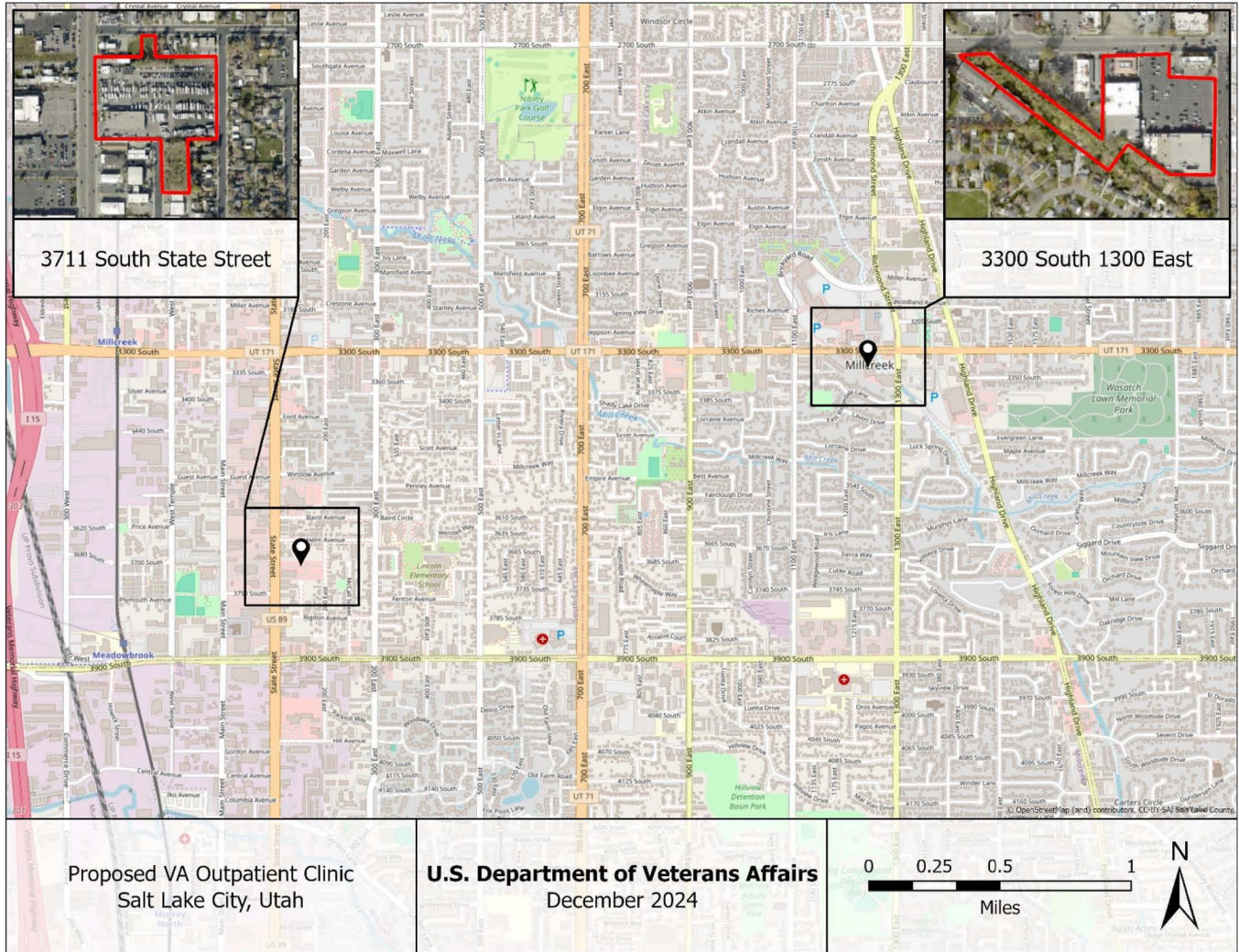


Figure 2. Proposed Location for a VA Outpatient Clinic – Site Vicinity Map



PROOF OF PUBLICATION

CUSTOMER NAME AND ADDRESS

MABBETT & ASSOCIATES, INC.
ANDREW GLUCKSMAN
105 CENTRAL ST STE 4100
Stoneham, MA 02180
glucksman@mabbett.com

ACCOUNT NUMBER

22253

ACCOUNT NAME

MABBETT & ASSOCIATES, INC.

TELEPHONE

781-275-6050

ORDER #

SLT0030756

CUSTOMER REFERENCE NUMBER**CAPTION**

PUBLIC NOTICE SCOPING FOR AN ENVIRONMENTAL AS-
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TOTAL COST

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PUBLIC NOTICE
SCOPING FOR AN ENVIRONMENTAL ASSESSMENT
U.S. DEPARTMENT OF VETERANS AFFAIRS
Decision-Making Process to Select a Parcel Where a Private Entity
Would Construct and Operate AN OUTPATIENT CLINIC
for VA to Lease in SALT LAKE CITY, UTAH

The U.S. Department of Veterans Affairs (VA) is proposing to construct and operate an outpatient clinic (OPC) in Salt Lake City, UT (the Proposed Action). The purpose of the Proposed Action is to provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in Salt Lake City and the surrounding communities in a modern, state-of-the-art facility. The OPC will be constructed by a private entity for VA to lease and operate at one of the following sites under consideration:

- Site 1 – 2191 South 300 West
- Site 2 – 3300 South 1300 East
- Site 3 – 3711 South State Street
- Site 4 – 2300 South 300 West

Additional project details are available in the scoping notice posted at www.cfm.va.gov/environmental. If you have comments on the scope of the EA, the range of alternatives, and environmental issues for in-depth analysis, please email your comments to vacoenvironment@va.gov with the subject line "Salt Lake City OPC EA" by January 22, 2025. VA anticipates publishing the Draft EA for a 30-day public review and comment period in Spring 2025. VA will notify stakeholders, publish a notice of availability of the Draft EA in the Salt Lake Tribune, and invite comments on the Draft EA at that time.

SLT0030756

AFFIDAVIT OF PUBLICATION

AS THE SALT LAKE TRIBUNE, INC. LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF PUBLIC NOTICE SCOPING FOR AN ENVIRONMENTAL ASSESSMENT U.S. FOR MABBETT & ASSOCIATES, INC. 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 12/22/2024, 12/25/2024

DATE 12/29/2025

STATE OF UTAH
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29th DAY OF DECEMBER IN THE YEAR 2024

BY Doug Ryle

SIGNATURE



LAREE WHITMER
Notary Public
State of Utah
My Commission Expires December 9, 2028
Commission Number 740391



NOTARY PUBLIC SIGNATURE



U.S. Department
of Veterans Affairs

Office of Construction & Facilities Management

425 I Street, NW, Ste. 2E.250

Washington DC 20420

www.cfm.va.gov

July 15, 2025

Sent via email

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed Construction and Operation of an Outpatient Clinic in Salt Lake City, Utah
[VA ID# EAXX-029-15-VHA-1733502045]**

Dear Valued Stakeholder,

The U.S. Department of Veterans Affairs (VA) has prepared a Draft Environmental Assessment (EA) to analyze the potential environmental impacts associated with VA's Proposed Action to award a lease to a private entity that would construct an outpatient clinic (OPC) for VA to lease and operate in Salt Lake City, UT. The purpose of the Proposed Action is to provide outpatient health care services to area Veterans. The Proposed Action is needed to provide additional capacity within the VA Salt Lake City Health Care System by addressing space gaps and operational inefficiencies at existing clinics. These issues were identified through the VA Strategic Capital Investment Planning process. VA is evaluating the following four Proposed Action Alternative sites and would select one for the new OPC:

- Alternative 1 – 2191 South 300 West, South Salt Lake, UT (7 acres)
- Alternative 2 – 3300 South 1300 East, Millcreek, UT (6 acres)
- Alternative 3 – 3711 South State Street, South Salt Lake, UT (8.4 acres)
- Alternative 4 – 2300 South 300 West, South Salt Lake, UT (4.4 acres)

VA prepared the Draft EA according to the National Environmental Policy Act (NEPA) of 1969 (42 U.S. Code § 4321 et seq.).

Concurrent with this mailing, a Notice of Availability (NOA) will be published in *The Salt Lake Tribune* to inform and solicit input from the public. The Draft EA is available on the VA website at <https://www.cfm.va.gov/environmental/>. A hard copy of the Draft EA is available at the Salt Lake City Public Library, 210 East 400 South, Salt Lake City, UT 84111.

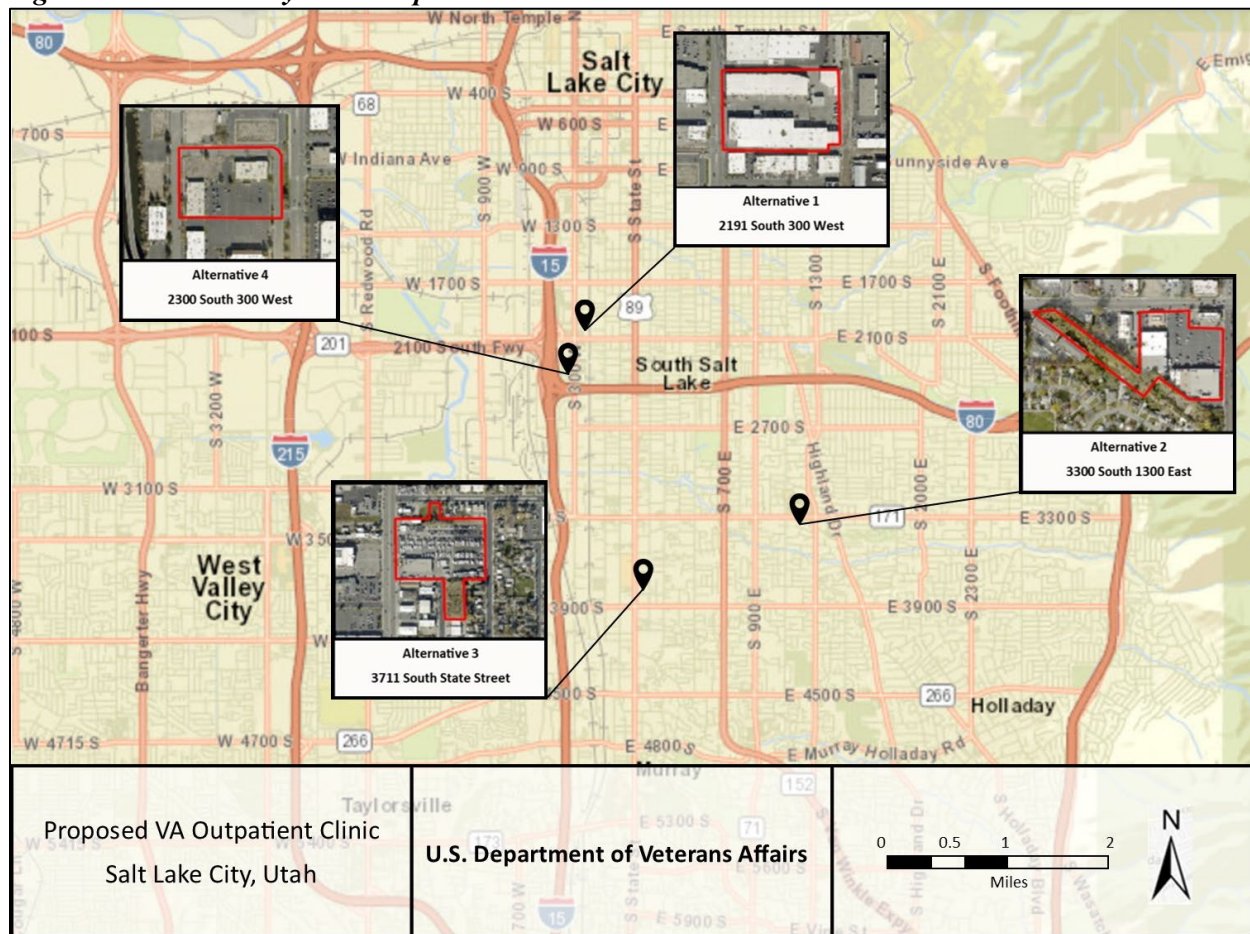
Please submit any requests for additional information, questions, or comments on the Draft EA via email to vacoenvironment@va.gov with the subject line "Salt Lake City OPC EA" within 30 days following receipt of this NOA. VA will summarize and address substantive comments in the Final EA.

Respectfully,

Glenn Elliott
Director, Project Development Services Division
Office of Facilities Planning

Attachments: Figure 1 – Salt Lake City OPC Proposed Action Alternative Site Locations

Figure 1. Salt Lake City OPC Proposed Action Alternative Site Locations



**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL ASSESSMENT
U.S. DEPARTMENT OF VETERANS AFFAIRS
Proposed Construction and Operation of an Outpatient Clinic in
Salt Lake City, Salt Lake County, Utah**

The U.S. Department of Veterans Affairs (VA) has prepared a Draft Environmental Assessment (EA) to analyze the potential environmental impacts associated with VA's Proposed Action to award a lease to a private entity that would construct an outpatient clinic (OPC) for VA to lease and operate in Salt Lake City, UT. The purpose of the Proposed Action is to provide outpatient health care services to area Veterans. The Proposed Action is needed to provide additional capacity within the VA Salt Lake City Health Care System by addressing space gaps and operational inefficiencies at existing clinics. These issues were identified through the VA Strategic Capital Investment Planning process. This Proposed Action would also relocate Primary Care and Compensation and Pension services from the George E. Wahlen VA Medical Center to the new OPC. This would enhance outpatient services and improve accessibility for Veterans in the Salt Lake City area. VA is evaluating the following four Proposed Action Alternative sites and would select one for the new OPC:

- Alternative 1 – 2191 South 300 West, South Salt Lake, UT
- Alternative 2 – 3300 South 1300 East, Millcreek, UT
- Alternative 3 – 3711 South State Street, South Salt Lake, UT
- Alternative 4 – 2300 South 300 West, South Salt Lake, UT

VA prepared the Draft EA according to the National Environmental Policy Act (NEPA) of 1969 (42 U.S. Code § 4321 et seq.).

The Draft EA is available on the VA website at <https://www.cfm.va.gov/environmental/>. A hard copy of the Draft EA is available at the Salt Lake City Public Library, 210 East 400 South, Salt Lake City, UT 84111.

Please submit any requests for additional information, questions, or comments on the Draft EA via email to vacoenvironment@va.gov with the subject line "Salt Lake City OPC EA" within 30 days following publication of this notice. VA will summarize and address substantive comments in the Final EA.