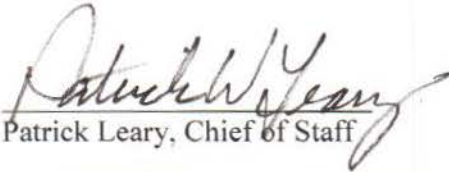




CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: June 2nd, 2017
Date sent to Council: JUNE 16th, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: Petitions to vacate two alleys and close a street segment at approximately 408 W Dalton Avenue (PLNPCM2017-00087 and PLNPCM2017-00088)

STAFF CONTACT: Chris Lee, Principal Planner, 801-535-7706 or chris.lee@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt both ordinances PLNPCM2017-00087 and PLNPCM2017-00088, pursuant to the Planning Commission's recommendation to vacate the subject alleys and close the street segment.

BUDGET IMPACT: If the request is approved and the Real Property Manager determines that it is in the best interest of the City to sell the street segment, it will be sold at fair market value.

BACKGROUND/DISCUSSION: This is a request by Justin Kimball, authorized agent of the owner (1030 Salt Lake City, LLC), to vacate two alleys and close a street section at approximately 408 W Dalton Avenue directly to the east and south of an I-15 off-ramp at approximately 1050 S. The subject alleys and street segment are not utilized for transportation purposes and are surrounded by parcels which are owned by the applicant. All surrounding parcels are currently either completely vacant or underutilized. The proposed alley vacations and street closure are being sought to facilitate the consolidation of several of the parcels owned by the applicant for a potential residential or commercial development.

Staff supports approval of both proposals due to the potential development that could be accomplished by eliminating unimproved and unused transportation corridors which would fulfill goals and objectives of both the *Central Community Master Plan* and *Plan Salt Lake*. Additionally, in spite of reaching out to two community councils and holding an open house, no public feedback has been received. This is likely due to the fact that neither the street nor the alleys are used for transportation purposes and are completely

surrounded by other parcels owned by the applicant. The street and alleys are completely unpaved and on mostly vacant lots. They exist as alleys and streets on paper only.

The applicant is aware that if the street closure is approved, it does not guarantee his ability to own that land. It would be classified as a surplus parcel and if Real Estate Services deems it appropriate, it could potentially be sold for fair market value. The zoning ordinance requires all lots to front on a public street, therefore these proposals should only be approved with a condition of approval stating a requirement of lot consolidation prior to issuing any building permits.

The Planning Commission unanimously recommended approval of the petitions to vacate the alleys and close the street section with the condition that all abutting parcels must be consolidated in such a way that none are left land locked due to the alley vacations and street closure. No other alternatives were discussed.

PUBLIC PROCESS: The following is a history of all contacts with groups and individuals in regards to this application along with all public meetings that have been held.

- Notice of application was sent to both the Ball Park and Glendale Community Councils on February 15, 2017. Neither Community Council requested that the applicant or Planning Staff attend one of their meetings nor did they offer any feedback on the applications.
- Notice of public open house meeting was mailed on March 7, 2017 to all properties within 300 feet of the subject properties.
 - No calls, emails, or other communications were received.
- Public open house meeting was held on March 16, 2016.
 - One community member signed but did not submit written comments.
 - No concerns were expressed regarding the proposed closure and vacations.
- Public hearing notice mailed on March 30, 2017 to all properties within 300 feet of the subject properties for the Planning Commission hearing held on April 12, 2017.
- Public notice posted on the City and State websites and sent via the Planning Division list serve on March 30, 2017.
- Public hearing notice posted on the property on April 3, 2017.
- Planning Commission hearing held on April 12, 2017.

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. PLANNING COMMISSION
 - A) ORIGINAL NOTICE AND POSTMARK
 - B) STAFF REPORT
 - C) AGENDA AND MINUTES
4. ORIGINAL PETITION
5. MAILING LIST

SALT LAKE CITY ORDINANCE

No. _____ of 2017

(Vacating two unnamed city-owned alleys and closing an unimproved portion of Dalton Avenue adjacent to property located at 408 West Dalton Avenue)

An ordinance vacating two unnamed city-owned alleys and closing an unimproved portion of Dalton Avenue adjacent to property located at 408 West Dalton Avenue, pursuant to Petition Nos. PLNPCM2017-00087 and PLNPCM2017-00088.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on April 12, 2017 to consider a request made by Justin Kimball on behalf of 1030 Salt Lake City, LLC (“Applicant”) (Petition Nos. PLNPCM2017-00087 and PLNPCM2017-00088) to vacate two unnamed, city-owned alleys located adjacent to 408 West Dalton Avenue and to close an unimproved portion of Dalton Avenue adjacent to 408 West Dalton Avenue; and

WHEREAS, at its April 12, 2017 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petitions to the Salt Lake City Council; and

WHEREAS, the city council finds after holding a public hearing on this matter, that the city’s interest in the city-owned alleys and portion of Dalton Avenue described below are not presently necessary for use by the public and that vacating the alleys described below and closing the portion of Dalton Avenue described below will not be adverse to the general public’s interest; and

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

SECTION 1. Vacating City-Owned Alleys. That two unnamed, city-owned alleys located adjacent to 408 West Dalton Avenue, which is the subject of Petition No. PLNPCM2017-00087, and which is more particularly described on Exhibit “A” attached hereto, hereby is, closed and vacated and declared not presently necessary or available for public use.

SECTION 2. Closing City-Owned Right-of-Way. That a portion of Dalton Avenue adjacent to 408 Dalton Avenue, which is the subject of Petition No. PLNPCM2017-00088, and which is more particularly described on Exhibit “B” attached hereto, hereby is, closed as a public street and declared not presently necessary or available for use as a public right-of-way.

SECTION 3. Reservations and Disclaimers. The above closure and vacations are expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of these rights-of-way, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the city’s water and sewer facilities. Said closure and vacations are also subject to any existing rights-of-way or easements of private third parties.

SECTION 4. Condition. These proposed alley vacations and partial street closure are conditioned upon the following:

- 1) All abutting parcels must be consolidated in such a way that none are left land locked due to the alley vacations and street closure. No building permits can be issued until the parcels are consolidated.

SECTION 5. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The city recorder is instructed not to publish or record this ordinance until the conditions identified above have been met as certified by the director of the Salt Lake City Planning Division.

SECTION 6. Time. If the conditions identified above have not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2017.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2017.

Published: _____.

HB_ATT-#61192-v1-Ordinance_vacating_alleys_and_closing_street_408_W_Dalton.docx

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: May 16, 2017

By: Paul C. Nielson

Paul C. Nielson, Senior City Attorney

EXHIBIT “A”

COMBINED LEGAL DESCRIPTION OF THE SUBJECT ALLEYS

That portion of the 12.9 foot (north/south) alley way which lies South of the south right of way and no access line of Interstate 15 (UDOT Project No. 1 01-7(3)), and that portion of the 12.6 foot (east/west) alley way which lies east of said right of way as created by Dolan’s Subdivision, being a part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, being more particularly described as follows:

Beginning at the southwest corner of Lot 3, Dolan’s Subdivision and running thence south along the west lines of Lots 3 through 9 conclusive, of said subdivision 159.8 feet to the southwest corner of Lot 9; thence West 12.9’ to the west line of said alley way and the southeast corner of Lot 10; thence North along said west line 116.0 feet to the northeast corner of said Lot 10; thence West along the north line of said Lot 10 and Lot 11 40.0 feet more or less to the easterly right of way and no access line of said Interstate 15; thence northeasterly along said line 17.0 feet to the south line of Lot 47 said subdivision; thence east along the south line of said Lot 47 and Lot 48, 28.6 feet to the southeast corner of said Lot 48; thence north along the east line of Lot 48, 31.7 feet more or less to the south right of way, no access line of said Interstate 15, thence northeasterly along said line 19.3 feet more or less to the west line of said Lot 3; thence South along said west line 14.8 feet to the point of beginning.

Contains 2,593 sq. ft. or 0.0595 acres.

EXHIBIT “B”

DALTON AVENUE CLOSURE DESCRIPTION

That portion of Dalton Avenue (Also known as Fitzgerald Street per the 1891 dedication plat) being a thirty three foot (33') public right of way, which lies west of 400 West Street and east of the east right-of-way and no access line of Interstate I-15 (UDOT Project Number 1 01-7(3)), as created by Dolan's Subdivision, being a Part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, being more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Dolan's Subdivision and running thence South 33.00 feet; thence West 240.10 feet more or less to the east right of way line of Interstate 15, thence North 5°46'29" East along said line 33.17 feet; thence East 236.76 feet more or less to the point of beginning.

Contains 7,872 sq. ft. or 0.180 acres.

TABLE OF CONTENTS

- 1. PROJECT CHRONOLOGY**
- 2. NOTICE OF CITY COUNCIL HEARING**
- 3. PLANNING COMMISSION**
 - A) ORIGINAL NOTICE AND POSTMARK**
 - B) STAFF REPORT**
 - C) AGENDA AND MINUTES**
- 4. ORIGINAL PETITION**
- 5. MAILING LIST**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

February 8, 2017	Petitions PLNPCM2017-00087 and PLNPCM2017-00087 were received.
February 9, 2017	Petitions were assigned to Principal Planner, Chris Lee.
February 15, 2017	Routed petitions to applicable departments for comments.
February 15, 2017	The Ball Park and Glendale Community Councils were contacted about the project and informed that an open house would be held and to see if they wanted and additional information or to present at a community council meeting.
March 7, 2017	Notice of public open house mailed to all properties within a 300 foot radius of the subject alleys and street.
March 16, 2017	Public open house was held to discuss the project.
March 30, 2017	Public hearing notice mailed to all properties within a 300 foot radius of the subject alleys and street, posted on City and State websites, and posted on Planning Division listserve.
April 3, 2017	Public hearing notice posted on the subject properties.
April 12, 2017	Planning Commission public hearing was held.
April 13, 2017	Planning Commission Record of Decision posted.
April 26, 2017	Planning Commission minutes ratified.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2017-00087 and PLNPCM2017-00088: 408 W Dalton - Alley Vacations & Street Closure** – A request by Justin Kimball, authorized agent of the owner (1030 Salt Lake City, LLC), to vacate two alleys and close a street section at approximately 408 W Dalton Avenue directly to the east and south of an I-15 off-ramp at approximately 1050 S. The subject alleys and street segment are not utilized for transportation purposes and are surrounded by parcels which are owned by the applicant. The proposed alley vacations and street closure are being sought to facilitate the consolidation of several of the parcels owned by the applicant for a potential residential or commercial development.

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

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Chris Lee at 801-535-7706 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at chris.lee@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

**3.A PLANNING COMMISSION
NOTICE**



Salt Lake City Planning Division

451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

Salt Lake City Planning Commission

Wednesday, April 12, 2017 5:30 p.m.

City and County Building 451 S State Street, Room 326

Alley Vacations and Street Closure at approximately 408 W Dalton Ave - Justin Kimball, the authorized agent of property owner 1030 Salt Lake City, LLC, is requesting to vacate two alley sections and one street section in order to incorporate the land into the adjacent properties at the above listed address. The alleys and street are surrounded by parcels owned by the applicant and are not utilized for transportation purposes or access to other properties. The proposed changes are to facilitate consolidation of parcels for potential future development. The subject alleys and street are located north of Target at approximately 408 W and 1040 S in the CG (General Commercial) zoning district within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case number **PLNPCM2017-00087 & PLNPCM2017-00088**



SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

RETURN SERVICE REQUESTED

FIRST CLASS



U.S. POSTAGE PITNEY BOWES



ZIP 84116 \$ 000.34⁰
02 1W
0001403342 MAR 30 2017

Chris Lee - Salt Lake City Planning Division

PO Box 145480

Salt Lake City, Utah 84114

**3.B PLANNING COMMISSION
STAFF REPORT**



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Chris Lee, 801-535-7706 or chris.lee@slcgov.com

Date: April 12, 2017

Re: PLNPCM2017-00087 and PLNPCM2017-00088: 408 W Dalton - Alley Vacations & Street Closure

Alley Vacations and Street Closure

PROPERTY ADDRESS: Approximately 408 W Dalton Avenue

MASTER PLAN: Central Community Master Plan

ZONING DISTRICT: General Commercial (CG)

REQUEST: This is a request by Justin Kimball, authorized agent of the owner (1030 Salt Lake City, LLC), to vacate two alleys and close a street section at approximately 408 W Dalton Avenue directly to the east and south of an I-15 off-ramp at approximately 1050 S. The subject alleys and street segment are not utilized for transportation purposes and are surrounded by parcels which are owned by the applicant. The proposed alley vacations and street closure are being sought to facilitate the consolidation of several of the parcels owned by the applicant for a potential residential or commercial development.

RECOMMENDATION: Based on the information in this staff report and the policy considerations for street closures and alley vacations, Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council regarding the proposal to close the street segment as well as the proposal to vacate two alleys with the following condition:

1. All abutting parcels must be consolidated in such a way that none are left land locked due to the alley vacations and street closure. No building permits can be issued until the parcels are consolidated.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site/Ownership Map](#)
- C. [Property Photographs](#)
- D. [Additional Applicant Information](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

PROJECT DESCRIPTION:

The subject properties consist of unimproved portions of a street (Dalton Avenue) and two alleys that are located directly east and south of an I-15 ramp at approximately 420 W 1040 S. As illustrated in [Attachment B](#), all of the parcels that are adjacent to the street and the alleys are owned by the applicant and are either undeveloped land or utilized as storage/warehouse space. It appears that neither the street section nor the alleys have ever been paved or improved in any manner and do not serve as transportation corridors. The applicant is seeking the street closure and alley vacations to be able to consolidate the parcels that they own to allow for some type of future development on the site.

The street measures approximately 240 feet by 32 feet and runs from east to west to the point that it is blocked by the I-15 ramp. Similarly the smaller alley runs from east to west where it is also blocked by the ramp. It measures 35 feet by 13 feet. The other alley runs south to north until blocked by the ramp and is approximately 13 feet by 170 feet. The subject properties have no foreseeable transportation value.

The proposal is to change the status of the street section from a public street to a surplus parcel of land owned by the city. If the closure were approved by the City Council, the applicant would like to then purchase it for fair market value. The applicant has reached out to the Real Property Manager to make his intentions clear. Similarly, the applicant seeks to vacate the alleys which would then cede that property to abutting parcels by dividing the alley evenly down the middle and then incorporating that land into the abutting parcels.



All properties adjacent to the subject street and alleys are zoned CG (General Commercial). According to Section 21A.22.030A of the Salt Lake City Zoning Ordinance, all streets and alleys are included in the adjacent zoning district. In situations where the street or alley serves as a boundary between two zoning districts, the centerline of the street is the zoning boundary. Seeing as the subject properties are adjacent to only the CG zoning district, they will maintain that zoning designation if approval is given for the street closure and alley vacations.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Potentially Landlocked Parcels
2. Ownership and Conveyance of the Subject Street and Alleys

Issue 1: Potentially Landlocked Parcels

As illustrated by the photograph on the previous page, access to the parcels in this area is provided via 400 W and Aspen Avenue (1040 S). Closing the street and vacating the alleys would mean that five parcels could effectively become landlocked ([Attachment A](#)) in spite of them not being utilized for access purposes at this time. Given that all adjacent parcels are owned the applicant and it is his plan to eliminate the smaller parcels altogether through a lot consolidation, leaving them landlocked should not be an issue as long as consolidation is accomplished. Consequently, if these petitions are approved they should contain conditions of approval that require consolidation of all affected parcels to ensure that they are served by a public street. However, the applicant cannot consolidate until he owns the subject properties so the condition should state that no building permits can be issued until consolidation has been completed.

Issue 2: Ownership and Conveyance of the Subject Street and Alleys

The process for removing the status of the public right of way for the street section is called a street closure. Closure and conveyance of the alleys to the abutting owners is an alley vacation. Both processes require review by the Planning Commission and approval by the Salt Lake City Council. If the petitions are approved by the City Council, the properties will no longer be recognized as a public street and alleys. The City will retain ownership of the street property and would be able to choose how to dispose of it. It can potentially be sold to the applicant for fair market value but approval of this application does not guarantee that outcome. If the alley vacations are approved, those properties would be split evenly down the middle of the alleys and divided among abutting parcels.

DISCUSSION:

As explained in a more detailed manner in [Attachment E](#) of this report, Staff believes that both of these proposals should be approved due to the potential development that could be accomplished by eliminating these unimproved and unused corridors that would fulfill goals and objectives of both the Central Community Master Plan and Plan Salt Lake. Additionally, in spite of reaching out to two community councils and holding an open house, no public feedback has been received. This is likely due to the fact that neither the street nor the alleys are used for transportation purposes and are completely surrounded by other parcels owned by the applicant. As illustrated by the photos in Attachment C, a visitor to the site would never know that a street and two alleys are contained within those vacant parcels.

The applicant is aware that if the street closure is approved, it does not guarantee his ability to own that land. It would be classified as a surplus parcel and if the Property Management division deems it appropriate, it could potentially be sold to him for fair market value. The zoning ordinance requires all lots to front on a public street, therefore these proposals should only be approved with a condition of approval stating requiring lot consolidation prior to issuing any building permits.

NEXT STEPS:

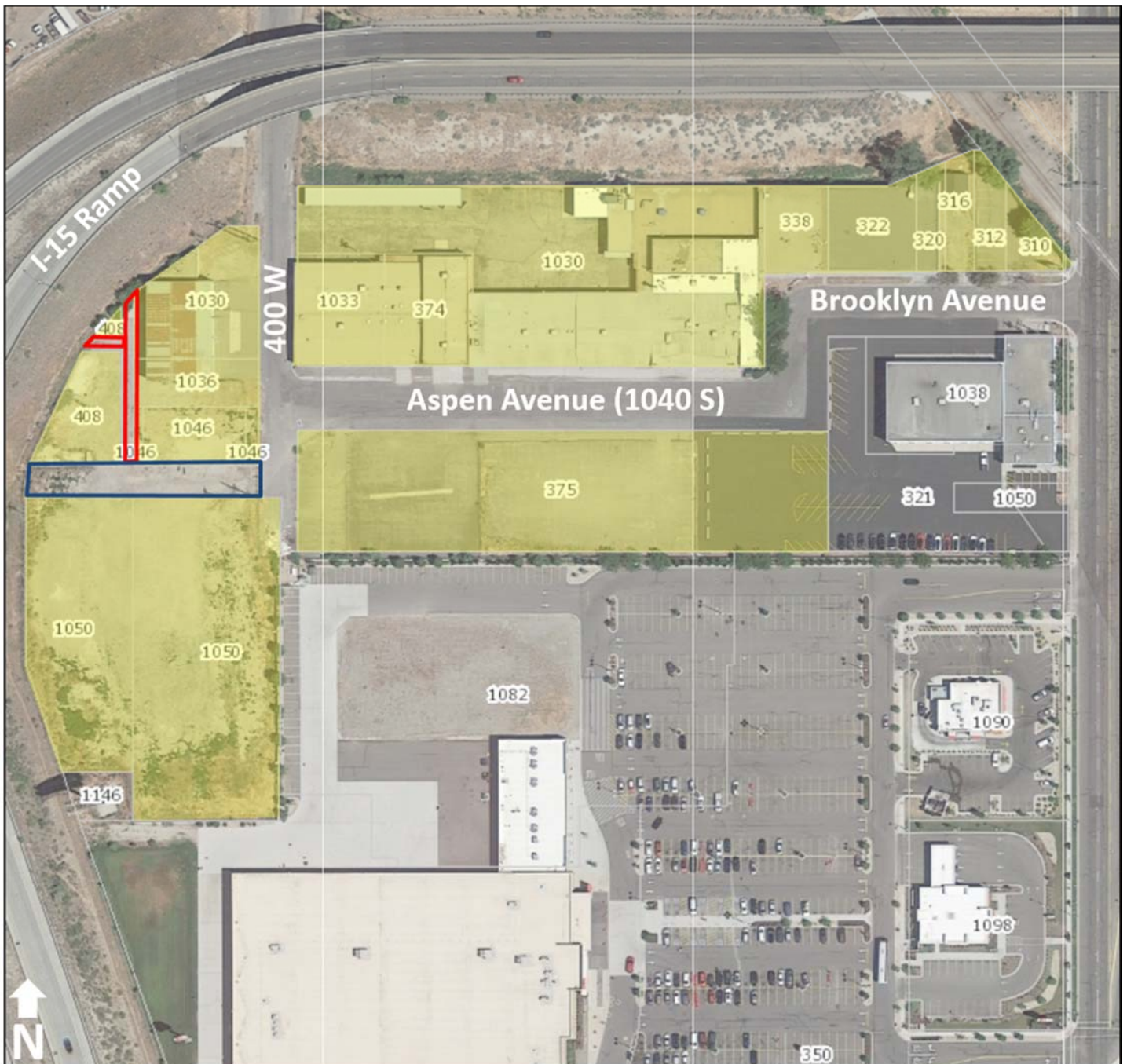
With a recommendation of approval or denial of the street closure and the alley vacations from the Planning Commission, the proposal will be sent to the City Council for a final decision by that body.

ATTACHMENT A: VICINITY MAP



 Alley Vacations  Road Closure

ATTACHMENT B: SITE/OWNERSHIP MAP



Shaded parcels are owned by the Applicant

ATTACHMENT C: PROPERTY PHOTOGRAPHS



Looking East down Aspen Avenue



Looking North down 400 W



Looking South with Target in the Background



Looking Northwest at the approximate location of the Alleys in the Background



Gate at the approximate location of the Street with Alleys in Background



Looking West at the approximate location of the Street

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By: <i>L. Parisi</i>	Date Received: <i>2/8/2017</i>	Project #: <i>PLNPEM2017-00088</i>
Project Name: <i>Dalton Ave. Closure</i>		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street: Dalton Avenue (1050 South) between 425 West and 400 West (estimated). Street to the North of parcels 15-12-330-001 and 15-12-330-002 and South of parcels 15-12-328-001, 15-12-328-007, 15-12-328-009 and 15-12-328-010.

Name of Applicant: Justin Kimball OBO 1030 Salt Lake City, LLC	Phone: [REDACTED]
--	----------------------

Address of Applicant: 1000 South Main Street, Suite 104, SLC UT 84101

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
------------------------------------	-------------------------

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner abutting the street (if different from applicant):

Same - 1030 Salt Lake City, LLC

E-mail of Property Owner:	Phone:
---------------------------	--------

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
--	--

REQUIRED FEE

Filing fee of \$371.
Plus additional fee for required public notices.

SIGNATURE

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

Signature of Owner or Agent:

Date:

SUBMITTAL REQUIREMENTS

Staff Review

☐☒

Please include with the application: (please attach additional sheet)

☐☒

1. A letter explaining why you are requesting this Street Closure.

☐☒

2. A Sidwell map showing the area of the proposed Street Closure. On the map please:

☐☒

a. Highlight the area of the proposed Street Closure.

☐☒

b. Indicate the property owners abutting the proposed Street Closure.

☐☒

c. Submit one paper copy and a digital (PDF) copy of the map.

☐☒

3. A written description with the width and length measurements of the proposed Street Closure.

- A final legal description prepared by a licensed engineer will be required later.

☐☒

4. The name, address and signatures of all abutting property owners who support the petition.

- You may use the form attached to this application or provide your own form with signatures.
- Signatures should be from the property owners and not from the property renters.

⌋ Please be aware that once the City closes the street it will then sell the property at fair market value to the abutting property owners.

Kimball Investment Company

1030 Salt Lake City, LLC
1000 South Main Street
Suite 104
Salt Lake City, Utah 84101

January 24, 2017

To Whom It May Concern:

We are applying to close the street abutting parcels: 15-12-328-001, 15-12-328-007, 15-12-328-009, 15-12-328-010, 15-12-330-001 and 15-12-330-002. We are the owners of all these parcels that surround this street (Dalton Ave); there are no other property owners that this closure would affect. This street is currently fenced off; it has not been used for several years. We have received proposals to build apartments, storage units, a sports complex, and office space on this property but to do so we would need this section of Dalton Avenue closed.

Thank you for your consideration,



Justin Kimball

Authorized agent for 1030 Salt Lake City, LLC

Agent Authorization

I (we), 1030 Salt Lake City, LLC the owner(s) of the real property located at

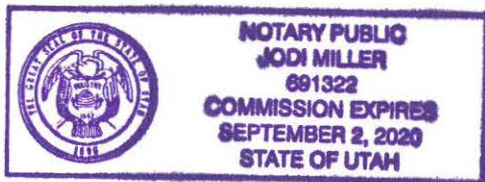
1030 S 400 W, 1035 S 400 W, 1046 S 400 W, 408 W Dalton Ave, 409 W Dalton Ave, 405 W Dalton Ave and 375 W Aspen Ave in Salt Lake City, Utah, do hereby appoint

Justin Kimball, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Justin Kimball, to appear on my (our) behalf before any City board or commission considering this application.


Owner's Signature

Owner's Signature (co-owner if any)

On the 24 day of January, 20 17, personally appeared before me Jodi Miller
the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.




Notary Public

Residing in Salt Lake

My commission expires: September 2, 2020

PETITION TO CLOSE A STREET

Name of Applicant:

Justin Kimball OBO 1030 Salt Lake City, LLC

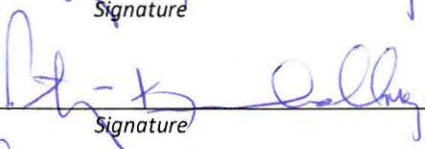

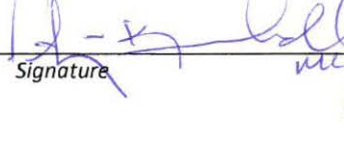
Address of Applicant:

1000 South Main Street, Suite 104, SLC UT 84101

Date:

January 24, 2017

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name	Address	Signature	Date
Victor Kimball	1030 S 400 W		1/24/2017
Victor Kimball	1035 S 400 W		1/24/2017
Victor Kimball	1046 S 400 W		1/24/2017
Victor Kimball	408 W Dalton Ave		1/27/2017
Victor Kimball	409 W Dalton Ave		1/24/2017
Victor Kimball	405 W Dalton Ave		1/24/2017
Victor Kimball	375 W Aspen Ave		1/24/2017
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date

Dalton Avenue Closure Description

That portion of Dalton Avenue (Also known as Fitzgerald Street per the 1891 dedication plat) being a thirty three foot (33') public right of way, which lies west of 400 West Street and east of the east right-of-way and no access line of Interstate I-15 (UDOT Project Number 1 01-7(3)), as created by Dolan's Subdivision, being a Part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, being more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Dolan's Subdivision and running thence South 33.00 feet; thence West 240.10 feet more or less to the east right of way line of Interstate 15, thence North 5°46'29" East along said line 33.17 feet; thence East 236.76 feet more or less to the point of beginning.

Contains 7,872 sq. ft. or 0.180 acres.



Alley Vacation or Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By:

L. Parisi

Date Received:

2/8/2017

Project #:

PLNPCM2017-00087

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley: There are 2 alley's to vacate: Both border 408 West Dalton Ave

1 - Alley between parcel 15-12-328-001 (runs east to west) 2 - Alley to the east of parcel 15-12-328-001 (runs north to south)

Name of Applicant:

Justin Kimball OBO 1030 Salt Lake City, LLC

Phone:

Address of Applicant:

1000 South Main Street Suite 104, SLC UT 84101

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner abutting the alley (if different from applicant):

Same - 1030 Salt Lake City, LLC

E-mail of Property Owner:

Phone:

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

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

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

REQUIRED FEE

Filing fee of \$248.
Plus additional fee for required public notices

SIGNATURE

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

Signature of Owner or Agent:

[Handwritten Signature]

Date:

1/24/2017

SUBMITTAL REQUIREMENTS

Staff Review

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Please include with the application: (please attach additional sheet)

1. A letter explaining why you are requesting this alley vacation or closure.
2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:
 - a. Highlight the area of the proposed alley vacation or closure.
 - b. Indicate with colored dot the property owners who support the petition.
 - c. Submit one paper copy and a digital (PDF) copy of the map.
3. A written description with measurements of the proposed alley vacation or closure.
 - A final legal description prepared by a licensed engineer will be required later.
4. The name, address and signatures of all abutting property owners who support the petition.
 - Petition must include the signatures of no less than 80% of the abutting property owners.
 - Signatures should be from the property owners and not from the property renters.
 - You may use the form attached to this application or provide your own form with signatures.

WHAT IS AN ALLEY VACATION OR CLOSURE?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, the City is officially the owner of these alleys. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.

When an alley is next to or abuts a single family or duplex residential property, the City **vacates** the alley, divides it in half, and the property is conveyed to the abutting property owners. If an alley is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may **close** the alley and then **sell** the land at fair market value to the abutting property owners.

WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Kimball Investment Company

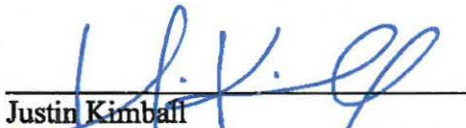
1030 Salt Lake City, LLC
1000 South Main Street
Suite 104
Salt Lake City, Utah 84101

January 24, 2017

To Whom It May Concern:

We are applying to vacate the alleyways abutting parcels: 15-12-328-001, 15-12-328-006, 15-12-328-004, and 15-12-328-007. We are the owners of all these parcels that surround these alleyways; there are no other property owners that this vacation would affect. These are the last two alleyways that remain within our boundaries; all others have been previously vacated. We have received proposals to build apartments, storage units, a sports complex, and office space on this property but to do so we would need these alleyways vacated.

Thank you for your consideration,


Justin Kimball
Authorized agent for 1030 Salt Lake City, LLC

Agent Authorization

I (we), 1030 Salt Lake City, LLC the owner(s) of the real property located at

1030 S 400 W, 1035 S 400 W, 1046 S 400 W, 408 W Dalton Ave, 409 W Dalton Ave, 405 W Dalton Ave and 375 W Aspen Ave in Salt Lake City, Utah, do hereby appoint

Justin Kimball, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Justin Kimball, to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

On the 24 day of January, 20 17, personally appeared before me Jodi Miller
the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.



Jodi Miller
Notary Public
Residing in Salt Lake
My commission expires: September 2, 2020

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Justin Kimball OBO 1030 Salt Lake City, LLC

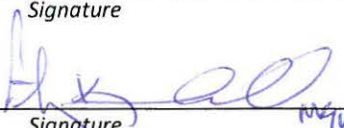
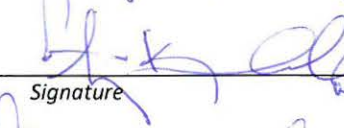
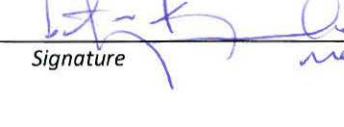
Address of Applicant:

1000 South Main Street, Suite 104, SLC UT 84101

Date:

January 24, 2017

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name	Address	Signature	Date
Victor Kimball	1030 S 400 W		1/24/2017
Victor Kimball	1035 S 400 W		1/24/2017
Victor Kimball	1046 S 400 W		1/24/2017
Victor Kimball	408 W Dalton Ave		1/27/2017
Victor Kimball	409 W Dalton Ave		1/24/2017
Victor Kimball	405 W Dalton Ave		1/24/2017
Victor Kimball	375 W Aspen Ave		1/24/2017
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date

Dolan's Subdivision

12.9' & 12.6' Combined Alley Vacation Description

That portion of the 12.9 foot (north/south) alley way which lies South of the south right of way and no access line of Interstate 15 (UDOT Project No. 1 01-7(3)), and that portion of the 12.6 foot (east/west) alley way which lies east of said right of way as created by Dolan's Subdivision, being a part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, being more particularly described as follows:

Beginning at the southwest corner of Lot 3, Dolan's Subdivision and running thence south along the west lines of Lots 3 through 9 conclusive, of said subdivision 159.8 feet to the southwest corner of Lot 9; thence West 12.9' to the west line of said alley way and the southeast corner of Lot 10; thence North along said west line 116.0 feet to the northeast corner of said Lot 10; thence West along the north line of said Lot 10 and Lot 11 40.0 feet more or less to the easterly right of way and no access line of said Interstate 15; thence northeasterly along said line 17.0 feet to the south line of Lot 47 said subdivision; thence east along the south line of said Lot 47 and Lot 48, 28.6 feet to the southeast corner of said Lot 48; thence north along the east line of Lot 48, 31.7 feet more or less to the south right of way, no access line of said Interstate 15, thence northeasterly along said line 19.3 feet more or less to the west line of said Lot 3; thence South along said west line 14.8 feet to the point of beginning.

Contains 2,593 sq. ft. or 0.0595 acres.

ATTACHMENT E: ANALYSIS OF STANDARDS

Street Closures

In 1999, the City Council developed policy statements in an effort to guide decisions related to street closures. The policy statements are as follows:

1. **It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.**

Analysis: The street does not provide access to adjacent private property and does not serve a broader connectivity function. All parcels adjacent to the street are owned by the applicant and he is a ready buyer of that land if the closure is approved by the City Council.

Finding: The proposed street closure would not deny access to the properties adjacent to the closure.

2. **The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.**

Analysis: As mentioned above, the applicant owns all of the parcels adjacent to the street and initiated this petition to obtain the street and ultimately consolidate them for development purposes. The applicant is willing to pay fair market value for the land.

Finding: In accordance with this policy, the applicant intends to pay fair market value for the land if the street is closed.

3. **There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.**

Analysis: The subject properties are located in an area next to the highway bounded by many other parcels owned by the applicant. The majority of said parcels are vacant and undeveloped. Those that do have buildings are used mostly for warehouses and storage. This is an initial step to consolidate and redevelop the properties owned by the applicant. No specific use has been determined as of yet but the application letters state that the applicant has:

...received proposals to build apartments, storage units, a sports complex, and office space on this property...

The Plan Salt Lake Master Plan contains an overall vision for the entirety of Salt Lake City. It contains several sections that align with the vision to close and vacate these non-functioning transportation ways for future development:

Chapter 1: Neighborhoods

Guiding Principle: Neighborhoods that provide a safe environment, opportunity for social interaction, and the services needed for the well-being of the community therein.

Initiative 1: Maintain neighborhood stability and character.

Initiative 2: Support neighborhoods and districts in carrying out the City's collective vision.

Initiative 8: Encourage and support local businesses and neighborhood business districts.

Chapter 2: Growth

Guiding Principle: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

Initiative 1: Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

Initiative 3: Promote in-fill and redevelopment of underutilized land.

Chapter 12: Economy

Guiding Principle: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.

Initiative 1: Maintain and grow Salt Lake City as the economic center of the region.

Initiative 3: Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

Initiative 9: Support the growth of industrial areas of the City.

The city-wide plan which focuses on transportation is the Salt Lake City Transportation Master Plan. It does not address the closure of streets or vacation of alleys. Nor are any of the subject parcels listed as being of importance to the overall transportation network.

The Central Community Master Plan is the specific guiding document for this area of the city. The Future Land Use Map within that master plan indicates that the subject properties are within a Regional Commercial/Industrial use area. That section of the master plan states that:

Regional commercial/industrial areas for uses such as car dealers, wholesale membership stores, and light manufacturing should be located near high traffic volume streets and freeway access. Business-to-business services such as warehousing and distribution also create a need for regional traffic access. Heavy industrial land uses will be encouraged to relocate to appropriately zoned areas in the City.

The neighborhood where the subject properties are located is referred to as the People's Freeway Neighborhood Planning Area. Within that area one of the issues highlighted is to:

Address ways of transitioning the northern portion of the neighborhood from the historic character of low-density residential development to one of transit-oriented development.

While not specifically located in a residential area, the subject properties are just over two blocks away from the trax line on 200 W with a stop a couple of blocks beyond that. Most all types of development in this area will contribute to that vision.

Closing the subject street and vacating the alleys will provide the first step required to see this area redeveloped as envisioned in both of the master plans mentioned above. Allowing the current owner to consolidate the various parcels into one buildable lot will pave the way for a comprehensive development plan that will eliminate the vacant space that exists currently and bring significant improvements to the surrounding neighborhood.

Finding: The relevant City master plans have established policies that are compatible with the proposed right-of-way closure.

4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Analysis: If the subject street segment is not closed, it would remain an unimproved "street"

and function as undeveloped open space. However, keeping the property in the Salt Lake City street inventory prohibits the property from being put to productive use as proposed by the applicant.

Finding: The alternative to this request is to maintain the property as it currently exists. Staff finds that closing the street outweighs the alternative because it would aid in implementation of key elements of the Central Community Master Plan and Plan Salt Lake.

Alley Vacations

Salt Lake City Code, Section 14.52.020: Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys

The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack of Use:** The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on-site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way.
- B. Public Safety:** The existence of the alley is substantially contributing to crime, unlawful activity or unsafe conditions, public health problems, or blight in the surrounding area.
- C. Urban Design:** The continuation of the alley does not serve as a positive urban design element.
- D. Community Purpose:** The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.

Discussion: The subject alleys are proposed to be vacated due to lack of use (A) and urban design (C) considerations. Although platted, the subject alleys do not physically exist and have never been utilized as such. They are not maintained and are indistinguishable from the parcels of vacant land that surround them. The alleys do not contribute to positive urban design elements such as mobility, connectivity, or open space.

Finding: The proposed alley vacations comply with Policy considerations A and C.

Analysis Factors

Salt Lake City Code, Section 14.52.030B: Processing Petitions – Public Hearing and Recommendation from the Planning Commission.

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

- 1. The City Police Department, Fire Department, Transportation Division, and all other relevant City Departments and Divisions have no objection to the proposed disposition of the property;**

Discussion: Staff requested input from pertinent City Departments and Divisions.

Finding: No objections were raised in regard to the alley vacations.

- 2. The petition meets at least one of the policy considerations stated above;**

Discussion: The proposed alley vacations satisfy the Lack of Use and Urban Design policy considerations.

Finding: The petition meets at least one of the policy considerations stated in Section 14.52.020 of the Salt Lake City Code.

3. The petition must not deny sole access or required off-street parking to any adjacent property;

Discussion: The alleys are not used for off street parking. They do provide sole access to one parcel, however.

Finding: This factor can only be met by issuing a condition of approval that all abutting properties must be consolidated in such a way that sole access is not denied and no parcel is landlocked.

4. The petition will not result in any property being landlocked;

Discussion: If the alleys were vacated at least one parcel would be landlocked.

Finding: This factor can only be met by issuing a condition of approval that all abutting properties must be consolidated in such a way that sole access is not denied and no parcel is landlocked.

5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;

Discussion: The alley vacations would allow for future development that would actually further the objectives of both the Central Community Master Plan and Plan Salt Lake.

Finding: The proposed alley vacations meets this standard.

6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;

Discussion: All abutting properties are owned by the applicant who does not intend to build a garage. Any future building permits would only be obtained after consolidating the parcels owned by him.

Finding: The proposed alley vacations meets this standard.

7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and

Discussion: Entire alleys in this area would be vacated. Other segments have been previously vacated so the alley does not connect into other properties.

Finding: This factor has been met.

8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.

Discussion: There are no actual residences or accessory uses on site. A condition of approval requiring lot consolidations would eliminate any potential issues.

Finding: This factor can be met by requiring a condition of approval that all abutting properties must be consolidated in such a way that sole access is not denied and no parcel is landlocked.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

- Notice of application was sent to both the Ball Park and Glendale Community Councils on February 15, 2017. Neither Community Council requested that the applicant or Planning Staff attend one of their meetings nor did they offer any feedback on the applications.
- Notice of public open house meeting was mailed on March 7, 2017 to property owners within 300 feet of the subject properties.
 - No calls, emails, or other communications were received.
- Public open house meeting was held on March 16, 2016.
 - One community member signed but did not submit written comments.
 - No concerns were expressed by anyone regarding the proposed street closure and alley vacations.
- Public hearing notice mailed on March 30, 2017.
- Public notice posted on the City and State websites and sent via the Planning Division list serve on March 30, 2017.
- Public hearing notice posted on the property on April 3, 2017.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Building:

No comments received.

Engineering:

No objections and no specific comments besides that the City Surveyor redlined a couple of mistakes in the submitted legal descriptions of the subject street and alleys. They have been corrected and resubmitted by the applicant and are found in [Attachment D](#).

Fire:

Fire would not have any objections to the proposed: "Vacating alleys around 408 W. Dalton Avenue" especially since the current layout and past use does not meet current code requirements (e.g. the single non rated structure that spans 1030 and 1036 South 400 West on parcels 328-006 and 328-004). The current layout does not have any approved fire access from the public way for parcels 328-001, 328-007, 328-009. Construction upon any of the above parcels would require fire department access within 150 feet of two sides and fire department access cannot cross property lines from the public way on separate parcels regardless of who owns each parcel in accordance with the current adopted International Fire Code.

Fire would not have any objections to the proposed: "Closing a portion of Dalton Avenue south of 408 W. Dalton Avenue" especially since the current layout and past use does not meet current code requirements (e.g. the lane extends greater than 150 feet and there is no approved fire truck turn around). The current layout does not have any approved fire access from the public way for parcels 328-001, 328-007, 328-009 and 330-001. Construction upon any of the above parcels would require fire department access within 150 feet of two sides and fire department access cannot cross property lines from the public way on separate parcels regardless of who owns each parcel in accordance with the current adopted International Fire Code.

Police:

No comments received.

Public Utilities:

No comments received.

Sustainability:

No comments received.

Transportation:

No comments received.

Zoning:

No zoning related issues associated with this request.

**3.C PLANNING COMMISSION
AGENDA AND MINUTES**

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, April 12, 2017, at 5:30 p.m.

(The order of the items may change at the Commission's discretion.)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

- **Planning Priorities** - Planning staff will update the Commission on upcoming agendas, Division workload, and priorities.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR MARCH 22, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Alley Vacations and Street Closure at approximately 408 W Dalton Ave** - Justin Kimball, the authorized agent of property owner 1030 Salt Lake City, LLC, is requesting to vacate two alley sections and one street section in order to incorporate the land into the adjacent properties at the above listed address. The alleys and street are surrounded by parcels owned by the applicant and are not utilized for transportation purposes or access to other properties. The proposed changes are to facilitate consolidation of parcels for potential future development. The subject alleys and street are located north of Target at approximately 408 W and 1040 S in the CG (General Commercial) zoning district within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case number **PLNPCM2017-00087 & PLNPCM2017-00088**

Legislative Matters

2. **Regulation Changes for Open Space and Similar Uses** – This is a continuation of a public hearing from February 8, 2017. Salt Lake City is requesting amendments to the Zoning Ordinance relating to the regulations of open space and other similar uses. The amendments include text changes that address issues relating to development standards, updates to the use tables, definitions and sign regulations relating to park, adaptive reuse, urban farming, open space and public facility uses. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The proposed regulation changes will affect various sections of the zoning ordinance. (Staff contact: Cheri Coffey at (801)535-6188 or cheri.coffey@slcgov.com.) Case number **PLNPCM2010-00406**

Work Session

3. **Growing SLC A Five Year Housing Plan** - The Housing and Neighborhood Development Division Staff will provide the Planning Commission an update on the draft Growing SLC a Five Year Housing Plan. The draft plan is a city-wide policy document relating to housing. The HAND Division has worked with the community in developing a draft plan and will provide an overview of the draft plan policies at the work session. (Staff contact: Sean Murphy (801)535-6168 or sean.murphy@slcgov.com) Case number **PLNPCM2017-00168**
4. **Revisions to the Conditional Building and Site Design Review Process** – This is a petition to amend the zoning text to clarify the intent and to ease administration of the Conditional Building and Site Design Review (CBSDR) process (Chapter 21A.59). Proposed changes include alignment of the purpose statement (21A.59.010) with citywide livability goals, clarifications to the authority (21A.59.010) to clearly determine Administrative versus Planning Commission authority, and changes to the design standards in favor of design objectives and strategies that do not conflict with base zoning standards. Related text amendments include changing Planned Development requirements in the GMU District (21A.31 Gateway Mixed Use) to Design Review and elimination of landscape requirements for additional height in the CG District (21A.26.070 General Commercial). (Staff contact: Molly Robinson (801)535-7261 or molly.robinson@slcgov.com) Case number **PLNPCM2016-00615**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, April 12, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:19 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Commissioners Maurine Bachman, Weston Clark, Ivis Garcia, Clark Ruttinger, Andres Paredes, Brenda Scheer and Sara Urquhart. Vice Chairperson Carolynn Hoskins; Commissioner Emily Drown were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director, Cheri Coffey, Assistant Planning Director, Chris Lee, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

- The field trip was canceled for this meeting.

[5:33:39 PM](#)

APPROVAL OF THE MARCH 22, 2017, MEETING MINUTES.

MOTION [5:33:45 PM](#)

Commissioner Garcia moved to approve the March 22, 2017, meeting minutes. Commissioner Clark seconded the motion. Commissioners Bachman, Clark, Garcia, Ruttinger, Scheer and Paredes voted “aye”. Commissioners Urquhart and Lyon abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:59 PM](#)

Chairperson Matt Lyon stated he had nothing to report.

REPORT OF THE DIRECTOR [5:34:10 PM](#)

Mr. Nick Norris, Planning Director, stated the Planning Priorities topic would be moved to the end of the agenda.

[5:34:32 PM](#)

Alley Vacations and Street Closure at approximately 408 W Dalton Ave - Justin Kimball, the authorized agent of property owner 1030 Salt Lake City, LLC, is requesting to vacate two alley sections and one street section in order to incorporate the land into the adjacent properties at the above listed address. The alleys and street are surrounded by parcels owned by the applicant and are not utilized for transportation purposes or access to other properties. The proposed changes are to facilitate consolidation of parcels for potential future development. The subject alleys and street are located north of Target at approximately 408 W

and 1040 S in the CG (General Commercial) zoning district within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case number PLNPCM2017-00087 & PLNPCM2017-00088

Mr. Chris Lee, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- If there were any utilities in the subject streets.
- The number of alley vacations presented to the Commission in the past few months and the reasoning behind those petitions.

Mr. Justin Kimball, property owner, reviewed the history of the property and why it was configured in the current manner. He asked the Commission to approve the proposal.

PUBLIC HEARING [5:44:32 PM](#)

Chairperson Lyon opened the Public Hearing. Seeing no one wished to speak; Chairperson Lyon closed the Public Hearing.

The Commission and Staff discussed the following:

- If language could be added to the property deed reverting the use of the alley to its original use, if the proposed use were changed in the future.

MOTION [5:46:38 PM](#)

Commissioner Bachman stated regarding Alley Vacations and Street Closure at 408 W Dalton Ave PLNPCM2017-00087 & PLNPCM2017-00088, based on the information in the Staff Report, the policy considerations for street closures and alley vacations, and the input received during the public hearing, she moved that the Planning Commission forward a positive recommendation to the City Council regarding the proposed alley vacations (PLNPCM2017-00087) and street closure (PLNPCM2017-00088) at approximately 408 W Dalton Street with the condition listed in the Staff Report. Commissioner Urquhart seconded the motion. Commissioners Scheer, Bachman, Clark, Garcia, Ruttinger, Paredes and Urquhart voted “aye”. The motion passed unanimously.

[5:48:05 PM](#)

Regulation Changes for Open Space and Similar Uses – This is a continuation of a public hearing from February 8, 2017. Salt Lake City is requesting amendments to the Zoning Ordinance relating to the regulations of open space and other similar uses. The amendments include text changes that address issues relating to development standards, updates to the use tables, definitions and sign regulations relating to park, adaptive reuse, urban farming, open space and public facility uses. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The proposed regulation changes will affect various sections of

4. ORIGINAL PETITION



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By: <i>L. Parisi</i>	Date Received: <i>2/8/2017</i>	Project #: <i>PLNPEM2017-00088</i>
----------------------------------	-----------------------------------	---------------------------------------

Project Name: *Dalton Ave. Closure*

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street: Dalton Avenue (1050 South) between 425 West and 400 West (estimated). Street to the North of parcels 15-12-330-001 and 15-12-330-002 and South of parcels 15-12-328-001, 15-12-328-007, 15-12-328-009 and 15-12-328-010.

Name of Applicant: Justin Kimball OBO 1030 Salt Lake City, LLC	Phone: [REDACTED]
--	----------------------

Address of Applicant:
1000 South Main Street, Suite 104, SLC UT 84101

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
------------------------------------	-------------------------

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner abutting the street (if different from applicant):

Same - 1030 Salt Lake City, LLC

E-mail of Property Owner:	Phone:
---------------------------	--------

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
--	--

REQUIRED FEE

Filing fee of \$371.
Plus additional fee for required public notices.

SIGNATURE

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

Signature of Owner or Agent:

Date:

SUBMITTAL REQUIREMENTS

Staff Review

☐☒

Please include with the application: (please attach additional sheet)

☐☒

1. A letter explaining why you are requesting this Street Closure.

☐☒

2. A Sidwell map showing the area of the proposed Street Closure. On the map please:

☐☒

a. Highlight the area of the proposed Street Closure.

☐☒

b. Indicate the property owners abutting the proposed Street Closure.

☐☒

c. Submit one paper copy and a digital (PDF) copy of the map.

☐☒

3. A written description with the width and length measurements of the proposed Street Closure.

- A final legal description prepared by a licensed engineer will be required later.

☐☒

4. The name, address and signatures of all abutting property owners who support the petition.

- You may use the form attached to this application or provide your own form with signatures.
- Signatures should be from the property owners and not from the property renters.

Please be aware that once the City closes the street it will then sell the property at fair market value to the abutting property owners.

Agent Authorization

I (we), 1030 Salt Lake City, LLC the owner(s) of the real property located at

1030 S 400 W, 1035 S 400 W, 1046 S 400 W, 408 W Dalton Ave, 409 W Dalton Ave, 405 W Dalton Ave and 375 W Aspen Ave in Salt Lake City, Utah, do hereby appoint

Justin Kimball, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Justin Kimball, to appear on my (our) behalf before any City board or commission considering this application.


Owner's Signature

Owner's Signature (co-owner if any)

On the 24 day of January, 20 17, personally appeared before me Jodi Miller
the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.




Notary Public

Residing in Salt Lake

My commission expires: September 2, 2020

Kimball Investment Company

1030 Salt Lake City, LLC
1000 South Main Street
Suite 104
Salt Lake City, Utah 84101

January 24, 2017

To Whom It May Concern:

We are applying to close the street abutting parcels: 15-12-328-001, 15-12-328-007, 15-12-328-009, 15-12-328-010, 15-12-330-001 and 15-12-330-002. We are the owners of all these parcels that surround this street (Dalton Ave); there are no other property owners that this closure would affect. This street is currently fenced off; it has not been used for several years. We have received proposals to build apartments, storage units, a sports complex, and office space on this property but to do so we would need this section of Dalton Avenue closed.

Thank you for your consideration,



Justin Kimball

Authorized agent for 1030 Salt Lake City, LLC

ALL PARCELS W/ RED DOT OWNED BY 1030 SALT LAKE CITY, LLC



Dalton Avenue Closure Description

That portion of Dalton Avenue (Also known as Fitzgerald Street per the 1891 dedication plat) being a thirty three foot (33') public right of way, which lies west of 400 West Street and east of the east right-of-way and no access line of Interstate I-15 (UDOT Project Number 1 01-7(3)), as created by Dolan's Subdivision, being a Part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, being more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Dolan's Subdivision and running thence South 33.00 feet; thence West 240.10 feet more or less to the east right of way line of Interstate 15, thence Northerly along said line 33.17 feet; thence East 237 feet more or less to the point of beginning.

Contains 7,872 sq. ft. or 0.180 acres.

*

*

PETITION TO CLOSE A STREET

Name of Applicant:

Justin Kimball OBO 1030 Salt Lake City, LLC

Address of Applicant:

1000 South Main Street, Suite 104, SLC UT 84101


Date:

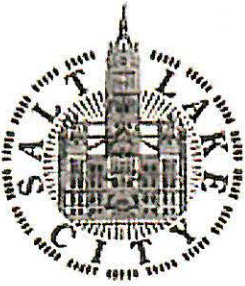
January 24, 2017

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name	Address	Signature	Date
Victor Kimball	1030 S 400 W		1/24/2017
Victor Kimball	1035 S 400 W		1/24/2017
Victor Kimball	1046 S 400 W		1/24/2017
Victor Kimball	408 W Dalton Ave		1/27/2017
Victor Kimball	409 W Dalton Ave		1/24/2017
Victor Kimball	405 W Dalton Ave		1/24/2017
Victor Kimball	375 W Aspen Ave		1/24/2017
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date
Print Name	Address	Signature	Date

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Treasurer's Office
Rcpt# 1372273
PL PLNPCM2017-00088 Card
\$8.01 2/8/2017

Date: Feb 08, 2017

PLANNING COMMISSION

1000 S. MAIN STREET
SALT LAKE CITY, UT 84101

Project Name: DALTON AVENUE STREEET CLOSURE

Project Address: 408 W DALTON AVE

Detailed Description:



* P L N P C M 2 0 1 7 - 0 0 0 8 8 *

CLOSING A PORTION OF DALTON AVENUE SOUTH OF 408 W. DALTON AVENUE.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1407116							
Filing Fee	1	06	00900	125111	\$371.00	\$0.00	\$371.00
Postage for Planning Petitions	16	06	00900	1890	\$7.84	\$0.00	\$7.84
Total for invoice 1407116					\$378.84	\$0.00	\$378.84
Total for PLNPCM2017-00088					\$378.84	\$0.00	\$378.84

OFFICE USE ONLY
Intake By: PL4788

CAP ID #
PLNPCM2017-00088
Total Due: \$378.84



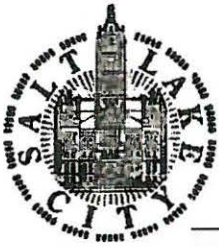
Treasurer's Office
Rcpt# 1372272
PL PLNPCM2017-00088 Card
\$371.00 2/8/2017



* P L N P C M 2 0 1 7 - 0 0 0 8 8 *

www.slcpermits.com

Please Keep This
Box Clear



Alley Vacation or Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By:

L. Parisi

Date Received:

2/8/2017

Project #:

PLNPOW2017-00087

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley: There are 2 alley's to vacate: Both border 408 West Dalton Ave

1 - Alley between parcel 15-12-328-001 (runs east to west) 2 - Alley to the east of parcel 15-12-328-001 (runs north to south)

Name of Applicant:

Justin Kimball OBO 1030 Salt Lake City, LLC

Phone:

Address of Applicant:

1000 South Main Street Suite 104, SLC UT 84101

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner abutting the alley (if different from applicant):

Same - 1030 Salt Lake City, LLC

E-mail of Property Owner:

Phone:

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

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

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

REQUIRED FEE

Filing fee of \$248.
Plus additional fee for required public notices

SIGNATURE

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

Signature of Owner or Agent:

[Handwritten Signature]

Date:

1/24/2017

SUBMITTAL REQUIREMENTS

Staff Review

<input checked="" type="checkbox"/>
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<input checked="" type="checkbox"/>

Please include with the application: (please attach additional sheet)

1. A letter explaining why you are requesting this alley vacation or closure.
2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:
 - a. Highlight the area of the proposed alley vacation or closure.
 - b. Indicate with colored dot the property owners who support the petition.
 - c. Submit one paper copy and a digital (PDF) copy of the map.
3. A written description with measurements of the proposed alley vacation or closure.
 - A final legal description prepared by a licensed engineer will be required later.
4. The name, address and signatures of all abutting property owners who support the petition.
 - Petition must include the signatures of no less than 80% of the abutting property owners.
 - Signatures should be from the property owners and not from the property renters.
 - You may use the form attached to this application or provide your own form with signatures.

WHAT IS AN ALLEY VACATION OR CLOSURE?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, the City is officially the owner of these alleys. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.

When an alley is next to or abuts a single family or duplex residential property, the City **vacates** the alley, divides it in half, and the property is conveyed to the abutting property owners. If an alley is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may **close** the alley and then **sell** the land at fair market value to the abutting property owners.

WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Agent Authorization

I (we), 1030 Salt Lake City, LLC the owner(s) of the real property located at

1030 S 400 W, 1035 S 400 W, 1046 S 400 W, 408 W Dalton Ave, 409 W Dalton Ave, 405 W Dalton Ave and 375 W Aspen Ave in Salt Lake City, Utah, do hereby appoint

Justin Kimball, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Justin Kimball, to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

On the 24 day of January, 20 17, personally appeared before me Jodi Miller

the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.



Jodi Miller
Notary Public

Residing in Salt Lake

My commission expires: September 2, 2020

Kimball Investment Company


1030 Salt Lake City, LLC
1000 South Main Street
Suite 104
Salt Lake City, Utah 84101

January 24, 2017

To Whom It May Concern:

We are applying to vacate the alleyways abutting parcels: 15-12-328-001, 15-12-328-006, 15-12-328-004, and 15-12-328-007. We are the owners of all these parcels that surround these alleyways; there are no other property owners that this vacation would affect. These are the last two alleyways that remain within our boundaries; all others have been previously vacated. We have received proposals to build apartments, storage units, a sports complex, and office space on this property but to do so we would need these alleyways vacated.

Thank you for your consideration,


Justin Kimball
Authorized agent for 1030 Salt Lake City, LLC



Dolan's Subdivision

12.9' & 12.6' Combined Alley Vacation Description

That portion of the 12.9 foot (north/south) alley way which lies South of the south right of way and no access line of Interstate 15 (UDOT Project No. 1 01-7(3)), and that portion of the 12.6 foot (east/west) alley way which lies east of said right of way as created by Dolan's Subdivision, being a part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, being more particularly described as follows:

Beginning at the southwest corner of Lot 3, Dolan's Subdivision and running thence south along the west lines of Lots 3 through 9 conclusive, of said subdivision 174.7 feet to the southwest corner of Lot 9; thence West 12.9' to the west line of said alley way and the southeast corner of Lot 10; thence North along said west line 116.0 feet to the northeast corner of said Lot 10; thence West along the north line of said Lot 10 and Lot 11 40.0 feet more or less to the easterly right of way and no access line of said Interstate 15; thence northeasterly along said line 17.0 feet to the south line of Lot 47 said subdivision; thence east along the south line of said Lot 47 and Lot 48, 28.6 feet to the southeast corner of said Lot 48; thence north along the east line of Lot 48, 31.7 more or less to the south right of way, no access line of said Interstate 15, thence northeasterly along said line 19.3 feet more or less to the west line of said Lot 3; thence South along said west line 14.8 feet to the point of beginning.

Contains 2,593 sq. ft. or 0.0595 acres.

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Justin Kimball OBO 1030 Salt Lake City, LLC

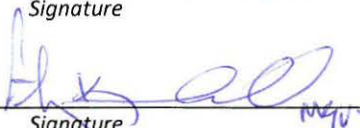
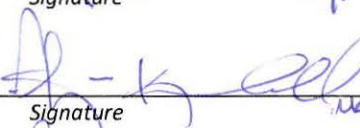
Address of Applicant:

1000 South Main Street, Suite 104, SLC UT 84101

Date:

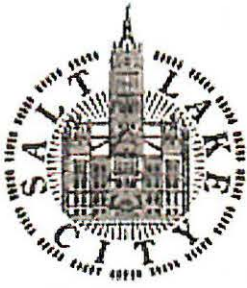
January 24, 2017

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name	Address	Signature	Date
Victor Kimball	1030 S 400 W		1/24/2017
Victor Kimball	1035 S 400 W		1/24/2017
Victor Kimball	1046 S 400 W		1/24/2017
Victor Kimball	408 W Dalton Ave		1/27/2017
Victor Kimball	409 W Dalton Ave		1/24/2017
Victor Kimball	405 W Dalton Ave		1/24/2017
Victor Kimball	375 W Aspen Ave		1/24/2017



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



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Treasurer's Office
Rcpt# 1372270
PL PLNPCM2017-00087 Card
\$8.01 2/8/2017

Date: Feb 08, 2017

PLANNING COMMISSION

1000 S. MAIN STREET
SALT LAKE CITY, UT 84101

Project Name: ALLEY VACATION

Project Address: 408 W DALTON AVE

Detailed Description:



VACATING ALLEYS AROUND 408 W. DALTON AVENUE.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1407114							
Filing Fee	1	06	00900	125111	\$248.00	\$0.00	\$248.00
Postage for Planning Petitions	16	06	00900	1890	\$7.84	\$0.00	\$7.84
Total for invoice 1407114					\$255.84	\$0.00	\$255.84
Total for PLNPCM2017-00087					\$255.84	\$0.00	\$255.84

OFFICE USE ONLY
Intake By: PL4788

CAP ID #
PLNPCM2017-00087
Total Due: \$255.84



Treasurer's Office
Rcpt# 1372269
PL PLNPCM2017-00087 Card
\$248.00 2/8/2017



www.slepermits.com

Please Keep This
Box Clear

5. MAILING LIST

Name	Address1	Address2
1030 SALT LAKE CITY, LLC; ET AL	1000 S MAIN ST	SALT LAKE CITY, UT 84101-3175
CDM&M INVESTMENTS LLC	2432 W BRIDLE MEADOW CIR	BLUFFDALE, UT 84065-5374
EATON, KENNETH L & SHARON I; TRS	4162 S MACKAY DR	TAYLORSVILLE, UT 84129-5314
KESSIMAKIS PROPERTIES LLC	4648 S 345 E	MURRAY, UT 84107-3986
MACKIE, JERRY D & JUDY P; TRS (J&JM LIV TR)	7555 S MICHELLE WY	COTTONWOOD HTS, UT 84093-6118
Resident	1007 S 500 W	Salt Lake City, UT 84101-3065
Resident	1030 S 400 W	Salt Lake City, UT 84101-3020
Resident	380 W ASPEN AVE	Salt Lake City, UT 84101
Resident	1021 S 400 W	Salt Lake City, UT 84101
Resident	350 W ASPEN AVE	Salt Lake City, UT 84101-3028
Resident	360 W ASPEN AVE	Salt Lake City, UT 84101
Resident	435 W FAYETTE AVE	Salt Lake City, UT 84101-2817
Resident	982 S 400 W	Salt Lake City, UT 84101-2826
Resident	982 S 400 W #REAR	Salt Lake City, UT 84101-2826
WEINGARTEN MILLER EQUIWEST SALT LAKE LLC	6900 E BELLVIEW AVE	GREENWOOD VILLAGE, CO 80111
YOUNG, THOMAS, JR & SCHUTTE, HENRY, TRS	2401 S FOOTHILL DR	SALT LAKE CITY, UT 84109-1479
Chris Lee - Salt Lake City Planning Division	PO Box 145480	Salt Lake City, Utah 84114