




CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: March 29, 2017
Date sent to Council: April 3, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: PLNPCM2016-00520 – Darling/Lincoln Elementary School South Alley Vacation

STAFF CONTACT: David J. Gellner, AICP, Principal Planner, david.gellner@slcgov.com
(801) 535-6107

COUNCIL SPONSOR: Exempt

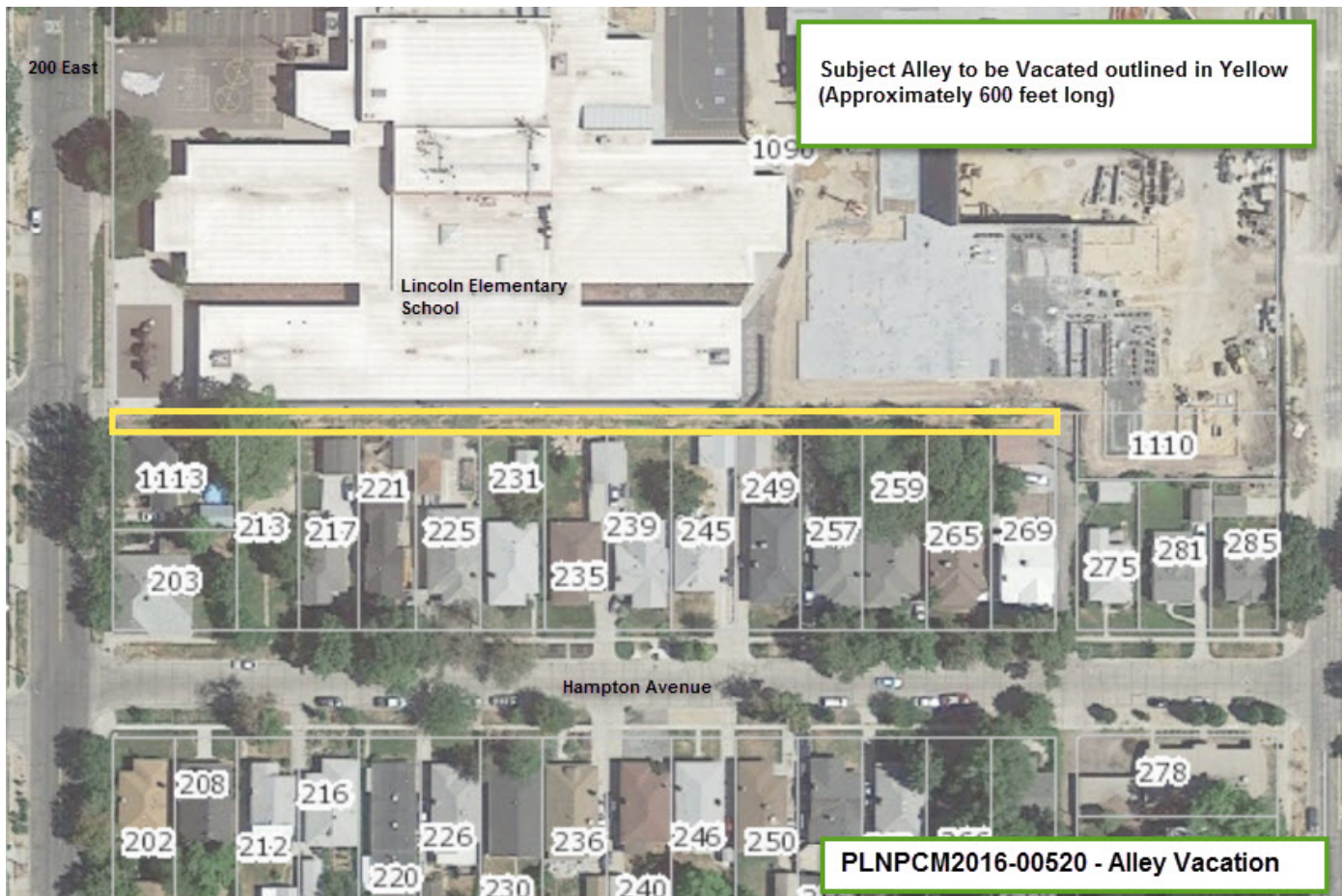
DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendations of the Planning Commission to approve an ordinance to vacate the alley that runs in an east/west direction between 200 East and 269 East, south of the Lincoln Elementary School and behind the homes that front onto Hampton Avenue.

BUDGET IMPACT: None. The proposal is to vacate the City's ownership interest in the alley and incorporate the land into the neighboring residential properties along the alley.

BACKGROUND/DISCUSSION:

Logan Darling, an adjacent property owner has initiated a petition to vacate an approximately 600-foot long section of alley located between 200 East and approximately 269 East, south of Lincoln Elementary School and behind the homes on Hampton Avenue. An aerial photo showing the project alley is provided below:



The alley was previously closed by City Council action in 1983 (via Ordinance #12 of 1983). The request at that time was for the closure and vacation of the alley. The City Council closed the alley but expressly retained the City's ownership in the alley because Public Utilities had planned on relocating the Jefferson Storm Drain to the alley. That issue is no longer a consideration as the storm drain project was built elsewhere. Public Utilities has no objections to the vacation and have expressed interest in the burden of maintaining the property being transferred to the adjacent property owners. They do have a small storm drain easement that they would transfer with the ownership of the property. The east/west segment of the alley is closed at the 200 East end by an unlocked gate that can be easily opened. The alley currently is impassible and is overgrown with weeds and small trees, attesting to the fact that it has not been used for a very long time. In addition, some illegal dumping of concrete and other debris has taken place over the years, further impeding access through the alley.

This proposal is to vacate the alley and incorporate the land into the neighboring residential properties along the south side of the alley. The applicant has cited that many of the homes on Hampton Avenue have rear yard accessory structures with zero setback to the alley, making access to those structures difficult as the alley is impassible. In addition, the petitioner's house which fronts on 200 East has a zero side yard setback to the alley, making access to electrical boxes on that side of the home difficult. If the alley were incorporated into the yards of these homes, access

to the rear of existing accessory structures and the electrical boxes on the petitioner's home would be accommodated. The un-maintained alley also creates a nuisance condition in the neighborhood.

The SLC School District submitted a petition in 2015 to have the alley vacated in order for the alley to become part of the Lincoln Elementary school property. This petition was closed after it was determined that City ordinance requires that alleys that are dedicated as part of a subdivision must be conveyed to owners within that subdivision. The alley was originally dedicated as part of the University Heights Second Addition subdivision and the school lies in a different adjacent subdivision. Therefore, the alley property cannot be conveyed to the School district. The School District is in the process of building a replacement school on the site. When the new Lincoln Elementary School is completed and occupiable, the existing school building will be demolished and a larger segment of the usable school yard will border on what is now the unused alley. The School District is supportive of the request to eliminate the alley which presents some safety and aesthetic concerns in relation to the school.

The alley vacation is consistent with the City's policy considerations for such a request found 14.52.020, specifically A) Lack of Use, and B) Public Safety. The alley does not serve a positive urban design or community purpose (Policy considerations C) and D). In addition, the request meets all eight (8) factors that are considered in relation to the disposition of City owned alley property. All City department that reviewed the request were in favor of the vacation. Closure of the alley would not landlock any parcels as all properties have frontage onto a public street, either 200 East or Hampton Avenue.

One property owner, Joe Gallegos located at 213 E. Hampton Avenue is opposed to the alley vacation. Mr. Gallegos expressed opposition citing access to his rear garage and possible impact on the value of his property as he lacks a front driveway at this time. In consultation with the Attorney's Office, it was determined that this property was purchased after the alley was closed by the City in 1983. The vacation of the alley would not deny this property owner access to off-street parking as there was no access to the rear garage at the time the property was purchased. Field investigation showed that off-street parking could be located off of Hampton Avenue in front of his property as an alternative. This is further addressed in the Key Issues section and Attachment E: Analysis of Standards of the Planning Commission Staff Report of October 12, 2016.

For these reasons, staff recommended that the Planning Commission forward a positive recommendation to City Council for this request. At a public hearing held on October 12, 2016, the Planning Commission reviewed the petition, conducted a public hearing and voted to forward a positive recommendation to the City Council for the alley vacation upon confirmation of the petition signatures. Staff has since verified the petition signatures and determined that the petition meets the 80% property owner threshold required.

PUBLIC PROCESS: This proposal falls within the overlap area of the Central City and Liberty Wells Community Council areas. As such, information about the project was sent to both Recognized Organizations to request their review.

- A public Open House was held on September 15, 2016.
- A Planning Commission Public Hearing was held on October 12, 2016. The Planning Commission reviewed the petition, conducted a public hearing and

voted to forward a positive recommendation to the City Council for the alley vacation upon confirmation of the petition signatures.

- No formal comments in relation to the proposal were submitted by either Community Council.
- Positive comments about removing the un-maintained alley and it being a nuisance and eyesore were expressed by several property owners and the Salt Lake City School District.

EXHIBITS:

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Record
 - A. Original Notice and Postmark
 - B. Planning Commission Staff Report of October 12, 2016
 - C. Planning Commission Agenda and Minutes of October 12, 2016
4. Email from Opposed Property Owner at 231 E. Hampton Avenue – Submitted October 11, 2016
5. Original Petition
6. Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2017

(Vacating a city-owned alley situated adjacent to properties located between approximately 200 East Street and 269 East Street, south of the Lincoln Elementary School and behind the homes that front onto the north side of Hampton Avenue)

An ordinance vacating a previously closed, unnamed city-owned alley adjacent to properties located between approximately 200 East Street and 269 East Street, south of the Lincoln Elementary School and behind fifteen (15) individual properties that front onto the north side of Hampton Avenue, pursuant to Petition No. PLNPCM2016-00520.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on October 12, 2017 to consider a request made by Logan Darling, an abutting property owner (“Applicant”) (Petition No. PLNPCM2016-00520) on behalf of himself and other adjacent property owners to vacate a previously closed, unnamed city-owned alley immediately south of the Lincoln Elementary School and adjacent to properties located between approximately 200 East Street and 269 East Street; and

WHEREAS, at its October 12, 2016 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petition 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 alley described below is not presently necessary for use by the public and that vacating a portion of that unnamed, previously-closed city-owned alley 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 Alley. That an unnamed, previously-closed, city-owned alley located adjacent to fifteen (15) properties located between approximately 200 East

Street and 269 East Strett, south of the Lincoln Elementary School and behind fifteen (15) individual properties that front onto the north side of Hampton Avenue at, which is the subject of Petition No. PLNPCM2016-00520, and which is more particularly described on Exhibit “A” attached hereto, hereby is, vacated and declared not presently necessary or available for public use. Said alley was previously closed via Salt Lake City Ordinance #12 of 1983.

SECTION 2. Reservations and Disclaimers. The above closure and vacation is 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 this property, 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 is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Condition. This proposed alley vacation is conditioned upon the following:

- 1) The proposed method of disposition of the alley property shall be consistent with the method of disposition set forth in Section 14.52.040 (“Method of Disposition”) and Chapter 2.58 (“City Owned Real Property”) of the Salt Lake City Code; and

SECTION 4. 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.

SECTION 5. 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: _____.

APPROVED AS TO FORM	
Salt Lake City Attorney's Office	
Date:	<u>FEBRUARY 7, 2017</u>
By:	<u>Paul C. Nielson</u>
Paul C. Nielson, Senior City Attorney	

EXHIBIT “A”

ALLEY LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL IS ALSO SITUATE IN JACKSON SQUARE SUBDIVISION RECORDED AS ENTRY NO. 255499 IN BOOK F AT PAGE 21. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 120 OF SAID JACKSON SQUARE SUBDIVISION, AND RUNNING THENCE N.00°01'52"E. 13.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID JACKSON SQUARE SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION N.89°57'26"E. 583.22 FEET; THENCE S.00°03'25"W. 13.00 FEET TO THE MOST NORTHEAST CORNER OF LOT 106; THENCE S.89°57'26"W. 583.21 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,802 SQUARE FEET OR 0.156 ACRE IN AREA, MORE OR LESS.

TABLE OF CONTENTS

- 1. Project Chronology**
- 2. Notice of City Council Hearing**
- 3. Planning Commission (PC) Record**
 - A. Original Notice and Postmark**
 - B. Planning Commission Staff Report of October 12, 2016**
 - C. PC Agenda and Minutes of October 12, 2016**
- 4. Email from Opposed Property Owner at 231 E. Hampton Avenue – Submitted October 11, 2016**
- 5. Original Petition**
- 6. Mailing List**

1. Project Chronology

PROJECT CHRONOLOGY

Petition: PLNPCM2016-00520 – Darling/Lincoln Elementary School South Alley Vacation

July 8, 2016	Petition for alley vacation (PLNPCM2016-00520) received by Planning
July 11, 2016	Petitions assigned to David Gellner, Principal Planner, for staff analysis and processing.
July 12, 2016	Information about the petition was sent to the Chairs of the Central City and Liberty Wells Community Councils asking for their comments and informing them of an Open House to be held on August 18, 2016 to solicit public comments
July 18, 2016	In light of information about the 1983 alley closure, planning staff asked the CC Chairs to stop any formal review of the petition and sent a cancellation of the Open House for August. The issue was further investigated and consultation with the Attorney's Office took place.
August 8, 2016	Information about the petition was re-sent to the Chairs of the Central City and Liberty Wells Community Councils formally asking for their comments and informing them of an Open House to be held on September 15, 2016 to solicit public input. The full 45-day period allowed for comments by Recognized Organizations was restarted due to staff asking for the original review period to be halted.
September 15, 2016	A Public Open House was held to solicit public comments.
September 29, 2016	Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of October 12, 2016. Public hearing notice mailed.
September 30, 2016	Signs were physically posted at both ends of the alley in public view with project information and notice of the Planning Commission public hearing.
October 12, 2016	Planning Commission Public Hearing. The Planning Commission reviewed the petition, conducted a public hearing and voted to forward a positive recommendation to the City Council for the alley vacation upon confirmation of the petition signatures. Staff has since verified the petition signatures and determined that the petition meets the 80% property owner threshold required.

2. Notice of City Council Hearing

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2016-00520 – Darling/Lincoln Elementary School South Alley Vacation** – Logan Darling, an abutting property owner has submitted a request to vacate the alley that runs in an east/west direction between 200 East and 269 East, south of the Lincoln Elementary School and behind the homes that front onto Hampton Avenue. The proposal is to vacate the City's ownership interest in the previously closed alley and incorporate the land into the neighboring residential properties along the alley, changing the alley from public to private use. The total area of the alley encompasses approximately 7,582 square feet or 0.174 acres.

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 David Gellner at 801-535-6107 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at david.gellner@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.

3A. Planning Commission - Original Notice and Postmark



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, October 12, 2016 5:30 p.m.

City and County Building 451 S State Street, Room 326

Darling/Lincoln Elementary South Alley Vacation between 200 East and approximately 269 East - Mr. Logan Darling, an adjacent

property owner has initiated a petition to vacate a 600-foot section of alley located at the above listed address, south of the Lincoln Elementary School and behind the homes on Hampton Avenue. The alley was previously closed by City Council action in 1983 but the property was not vacated and ownership was retained by the City. This proposal is to vacate the property and incorporate the land into the neighboring residential properties along the alley. The project area is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number **PLNPCM2016-00520**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility.



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
0001403442 SEP 29 2016

Salt Lake City Planning
Michelle Moeller
PO BOX 145480
Salt Lake City UT 84114





Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner, 801-535-6107, david.gellner@slcgov.com

Date: October 12, 2016

Re: PLNPCM2016-00520 - Darling/Lincoln Elementary South Alley Vacation

ALLEY VACATION

PROPERTY ADDRESSES: The alley abuts fifteen (15) individual properties as follows:

200 East: 1113 South 200 East (petitioner's property – west end of alley)

Hampton Avenue: 213, 217, 221, 225, 231, 235, 239, 245, 249, 257, 259, 265 and, 269 East Hampton Avenue

Salt Lake City School District Property (Lincoln Elementary School): 1085 South Roberta (abuts entire north side of the alley)

MASTER PLAN: Central Community Master Plan

ZONING DISTRICT: R-1/5000 – Single-Family Residential (School is zoned PL – Public Lands)

REQUEST: Logan Darling, an abutting property owner has submitted a request to vacate the alley that runs in an east/west direction between 200 East and 269 East, south of the Lincoln Elementary School and behind the homes that front onto Hampton Avenue. The proposal is to vacate the City's ownership interest in the previously closed alley and incorporate the land into the neighboring residential properties along the alley. The Planning Commission is required to transmit recommendation to the City Council for alley vacation requests.

RECOMMENDATION: Based on the findings and analysis in this staff report, Planning Staff recommends that the Planning Commission transmit a positive recommendation to the City Council for the alley vacation.

The following motion is provided in support of the recommendation:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation for the alley closure to the City Council with the following condition:

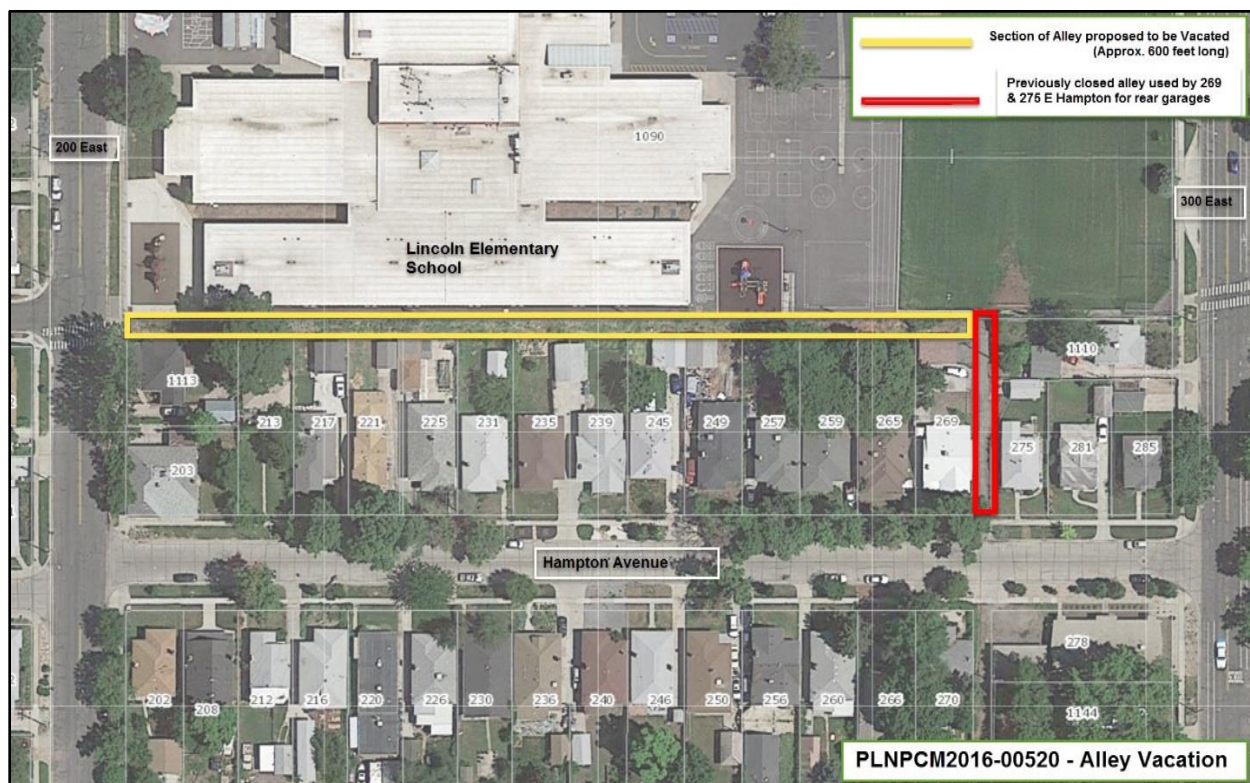
1. The proposed method of disposition of the alley property shall be consistent with the method of disposition outlined in Section 14.52.040 – Method of Disposition and Chapter 2.58 City Owned Real Property of the Salt Lake City Ordinance.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Photos](#)
- C. [Petition and Applicant Information](#)
- D. [Existing Conditions & Zoning](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)
- H. [Potential Motions](#)

PROJECT DESCRIPTION:

Logan Darling, an adjacent property owner has initiated a petition to vacate an approximately 600-foot long section of alley located between 200 East and approximately 269 East, south of the Lincoln Elementary School and behind the homes on Hampton Avenue. The alley was previously closed by City Council action in 1983 but the property was not vacated and ownership was retained by the City at that time. This is further outlined in the Key Issues section of this report. This proposal is to vacate the alley and incorporate the land into the neighboring residential properties along the south side of the alley. The applicant has cited that many of the homes on Hampton have zero setback to the alley, making access to electrical boxes on his home and accessory structures on other properties difficult.



KEY ISSUES:

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

Issue 1: Property Owner Consent

Section 14.52.030 A.1 specifies “The petition must bear the signatures of no less than eighty percent (80%) of the neighbors owning property which abuts the subject alley property.” Two abutting property owners to the alley did not sign the petition in support of vacating the alley.

One of those, Joe Gallegos, the property owner residing at 231 E. Hampton has verbally voiced opposition to the alley vacation to Staff at the Open House held on September 15, 2016. He cited possible access to an old alley-facing garage and the lack of a front driveway as reasons for his opposition. Staff has not received written opposition to the vacation from Mr. Gallegos as of the date of this report. The other property owner that did not sign the petition resides at 265 E. Hampton Avenue. That property owner has not submitted or voiced any concerns to staff. Including the SLC School District whose property abuts the entire north side of the alley, 87% of abutting property owners have signed the petition and support the vacation.

This item is also addressed in Attachment C: Applicant Letter and Information and in Attachment E: Analysis of Standards.

Issue 2: Policy Considerations and Previous Petition to Vacate

The alley vacation satisfies the policy considerations of A) Lack of Use and B) Public Safety outlined in Section 14.52.020. The alley exists as a “No Man’s Land” between the school property and the back of the homes and is largely overgrown, creating a blighted area beside the school yard and possibly serving as a nuisance area for illegal or undesirable activities. This is outlined in Attachment E: Analysis of Standards

The SLC School District submitted a petition in 2015 to have the alley vacated and for the property to become part of the school property in order to eliminate the blighted alley from bordering on the school yard for safety and aesthetic reasons. This petition was closed after it was determined that the property cannot be conveyed to the School District as the alley was dedicated as part of the University Heights Second Addition subdivision and the school lies in a different adjacent subdivision. The School District is supportive of the request. They are currently in the process of building a replacement school on the site. When the new Lincoln Elementary School is sufficiently completed and occupiable, the existing school building will be demolished and a larger segment of the usable school yard fields will border on what is now the unused alley. These factors further bolster the need for the vacation in consideration of the policy considerations.

Issue 3: Closure of the Alley per 1983 Action of Council

As mentioned previously, the alley was closed by City Council action in 1983 via Ordinance #12 of 1983. The original request at that time was for the closure and vacation of the alley. The City Council closed the alley but the action expressly retained the City’s ownership in the alley. In discussion with Public Utilities and based on records from that time, the reason behind the City retaining ownership at the time had to do with the then future location of the Jefferson Storm Drain project that was being planned. That issue is no longer a consideration as the storm drain project was built elsewhere. Public Utilities has no objections to the vacation and have expressed interest in the burden of maintaining the property being transferred to the adjacent property owners. They do have a small storm drain easement that they would transfer with the ownership of the property.

Issue 4: Nature of the Alley

The alley does not run through the full length of the block between 200 East and 300 East. Typically alleys bisect the long access of the block in most older residential neighborhoods of the city. This alley runs east to west from 200 East until a point approximately between the residences located at 269 E Hampton and 275 E Hampton and then turns abruptly south and runs for 150 feet until it exits onto Hampton Avenue. This small north/south segment of the alley was also previously closed and has a gate but provides necessary access to rear garages and parking for 269 and 275 E Hampton. This north/south segment is not part of this vacation request.

The east/west segment of the alley is closed at the 200 East end by an unlocked gate that can be easily opened. The alley currently is impassible and is overgrown with weeds and small trees, attesting to the fact that it has not been used for a very long period time. In addition, some illegal dumping of concrete and other debris has taken place over the years, further impeding the alley. Toward the 269 East Hampton end, there is at least one fence that is built across the alley with the yard of the homeowner encroaching into the alley and incorporating that space into their property. This encroachment further curtails traffic through the alley. Whether or not the alley was fully or even partially paved at one time is unclear. For all intents and purposes, field investigation showed that the alley is unpaved for the majority of its length.

Issue 5: Future Public Uses for the Alley

One issue that comes up with proposals to vacate alleys are questions about the alley serving other potentially beneficial uses in the area. These elements could include trails for instance in order to help facilitate alternative transportation and as a positive urban design element. This particular alley runs east/west along the long axis of the block but does not provide a full length connection and is rather an "L" shape. Hampton Avenue has an existing sidewalk on both sides of the street to facilitate east/west pedestrian traffic. As such, this alley is not necessary to create an alternative trail and access in the area. Another beneficial use that alleys can serve is to improve access to rear Accessory Dwelling Units (ADUs). However, ADUs are required to be within 1/2 mile of a fixed transit stop such as a light rail or TRAX stop. This neighborhood would be outside of that distance and the proposed ADU Ordinance changes would also preclude ADUs in this area. Finally, the alley runs through an established residential area that is made of single-family homes. There is no anticipated change to this composition identified in the Central Community Master Plan and the area is unlikely to change significantly over time.

DISCUSSION:

The alley closure has been reviewed against the standards for alley closures located in Attachment E. In compliance with the applicable policies, the alley is not being used for public purposes and the closure is supported by the majority of adjacent property owners. Further, City policies and the relevant Master Plan do not include any policies that would oppose the closure of this alley.

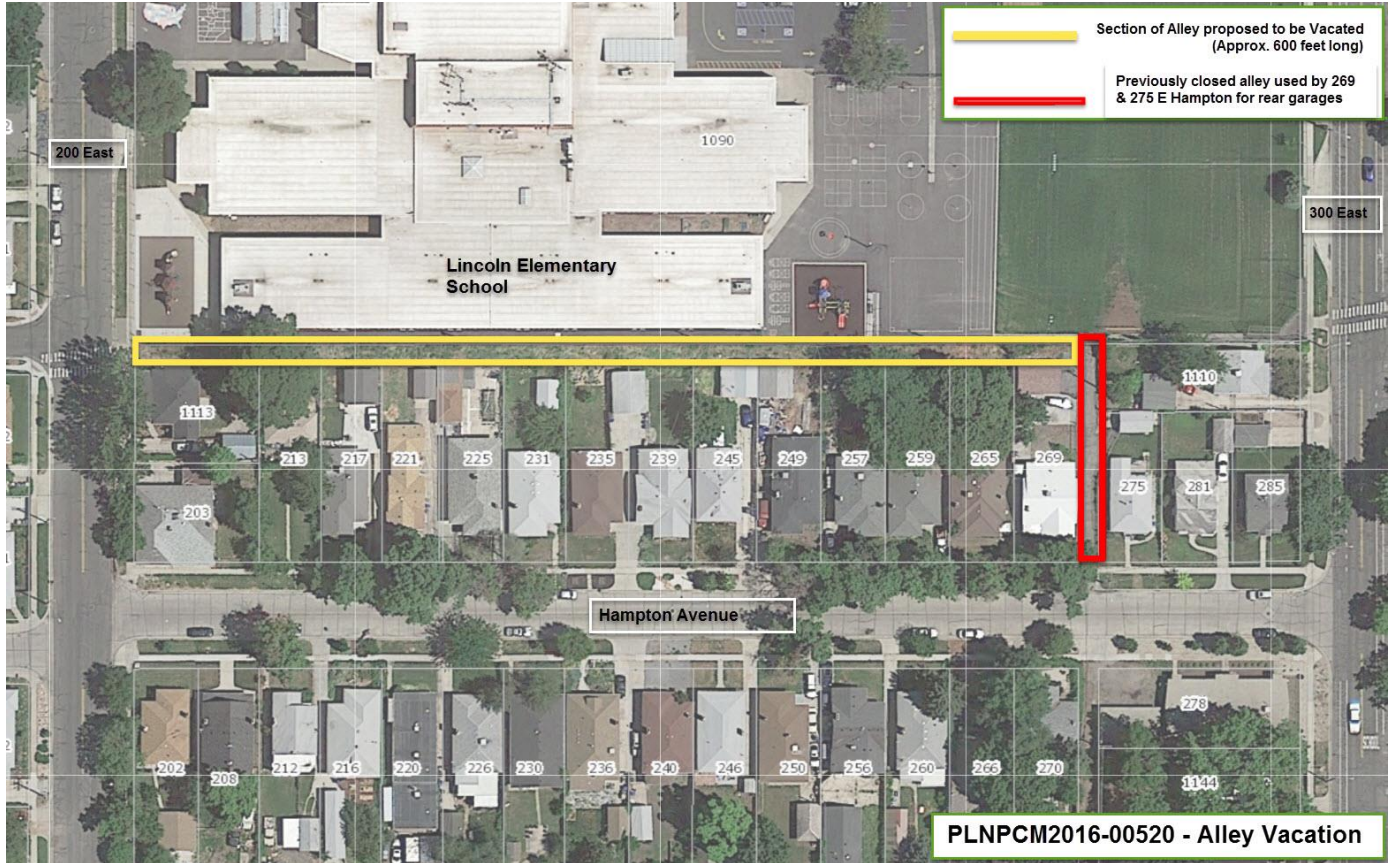
NEXT STEPS:

Chapter 14.52 of the Salt Lake City Code regulates the disposition of City owned alleys. When evaluating requests to close or vacate public alleys, the City considers whether or not the continued use of the property as a public alley is in the City's best interest. Noticed public hearings are held before both the Planning Commission and City Council to consider the potential adverse impacts created by a proposal. Once the Planning Commission has reviewed the request, their recommendation is forwarded to the City Council for consideration. The City Council has final decision authority with respect to alley vacations and closures.

Note:

As previously mentioned, the property would have to be fully conveyed to the adjacent property owners rather than the SLC School District as the alley was dedicated as part of a different subdivision than the school property.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PHOTOS



Connection of the alley to 200 East and the existing gate. The petitioner owns the pictured dwelling that borders the south side of the alley.



Gate at the north/south segment of alley where it intersects Hampton Avenue. This closed drive is used by the adjacent residences for access to rear garages. It is not part of the vacation but is shown for reference purposes.



Typical alley conditions behind the homes that front on Hampton Avenue



Typical condition of the alley behind the homes that front on Hampton Avenue. Numerous accessory structures have zero setback to the alley.



Encroachment into the alley behind the property located at 269 East Hampton Avenue.



These photos show a gated off strip of land south of the existing school that runs parallel to the alley.



*Garage located behind
231 E. Hampton Avenue.*



*Front of the home at 231
East Hampton – house
on left.*

ATTACHMENT C: PETITION AND INFORMATION

February 1, 2016

To Whom It May Concern:

The alley south of Lincoln Elementary School has become overgrown with weeds and filled with trash and graffiti. As well, several homeowners adjacent to the alley have zero setback from the alley and are unable to reach electrical boxes and maintain that side of their home.

The homeowners adjacent to the alley have signed the attached petition to vacate the alley with the intent of conveying the property to those owners. We all feel that giving the land back to the homeowners will result in a safer and better maintained community.

Thank you for your consideration,

Logan Darling

15024

ALLEY LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL IS ALSO SITUATE IN JACKSON SQUARE SUBDIVISION RECORDED AS ENTRY NO. 255499 IN BOOK F AT PAGE 21. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

THE ALLEY STARTS AT THE NORTHWEST CORNER OF LOT 120 OF SAID JACKSON SQUARE SUBDIVISION, AND RUNNING THENCE N.00°01'52"E. 13.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID JACKSON SQUARE SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION N.89°57'26"E. 523.22 FEET TO THE NORTHWEST CORNER OF LOT 105 OF SAID JACKSON SQUARE SUBDIVISION; THENCE S.00°03'25"W. 13.00 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 105; THENCE S.89°57'26"W. 523.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,802 SQUARE FEET OR 0.156 ACRE IN AREA, MORE OR LESS.



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



Prepared and published by
Salt Lake County Recorder
Guy Ott
2001 S. State Street Rm100
Salt Lake City, Utah 84119
407-466-3399
<http://slcrecorder.streets.com/>



E 1/2 SW 1/4 Sec 07 T1S R1E
SALT LAKE COUNTY, UTAH

4/11/2013

Scale 1"=100'
100' 200'
Feet

Area	Section	Page
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42

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

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

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

LOGAN DARLING

Address of Applicant:

1113 S 200 E, SLC UT 84111

Date:

6-22-16

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

Tom T. ANGELOS

217 Hampton Ave,



4/25/16

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

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

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

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant: _____

Address of Applicant: _____

Date: _____

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

JASON GROGNEWOLD 237 E HAWKSTON AVE. Jason Grognewold 7/7/14

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

Darren Ocampo 269 E Hampton Ave S.O.L.E. Ct. Darren Ocampo. 09-16-2015
Print Name Address Signature Date

Steven Cumicia 221 E Hampton Ave Steve Cumicia 4-16-2016
Print Name Address Signature Date

DARRIN BROOKS 221 HAMPTON AVE [Signature] 4.16.2016
Print Name Address Signature Date

MATT MOORE 235 HAMPTON AVE Matt Moore 28 JUN 2016
Print Name Address Signature Date

Ng. J. J. 225 E Hampton Ng. J. J. 7/6/2016
Print Name Address Signature Date

Print Name Address Signature Date

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Salt Lake City School District

Address of Applicant:

440 EAST 100 South

Date:

10-22-15

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 J. Gomez

2135 N 11th St

Victor J. Gomez

8/10/15

Print Name

Address

Signature

Date

Jill B. Wilson

217 Hampton Ave

Jill B. Wilson

8/10/15

Print Name

Address

Signature

Date

Jeff Castillo

371 E Hampton Ave

Jeff Castillo

8/10/15

Print Name

Address

Signature

Date

Steve Grobner

442 E Hampton Ave

Steve Grobner

8/10/15

Print Name

Address

Signature

Date

LOGAN DARLING

1113 S 200 E

Logan Darling

8/24/15

Print Name

Address

Signature

Date

RICHARD OLSON

254 HAMPTON

Richard Olson

8/24/15

Print Name

Address

Signature

Date

Kristen Stanger

239 E Hampton Ave

Kristen Stanger

9/21/15

Print Name

Address

Signature

Date

Ed Harrach

257 E HAMPTON AVE

Ed Harrach

8/22/15

Print Name

Address

Signature

Date

Tsering Uchams

245 Hampton Ave

Tsering Uchams

9/22/15

Print Name

Address

Signature

Date

(received from Salt Lake City School District)

Salt Lake City School Dist.

1110 S. 300 E

Paula

11/3/15

Print Name

Address

Signature

Date

Lincoln Elementary School

1090 S. Roberts

Paula

11/3/15

Print Name

Address

Signature

Date

ATTACHMENT D: EXISTING CONDITIONS & ZONING

ADJACENT LAND USE

The property lies within a residential area. All properties that are adjacent to the alley and in the immediate vicinity are zoned R-1/5000 – Single Family Residential.

Only one property has a rear garage that appears to have been accessed off the alley at one point in time. This property is located at 231 E. Hampton Avenue. The property owner, Joe Gallegos has expressed verbal opposition to the alley vacation to staff citing access to the garage and possible impact on the value of his property as he lacks a front driveway at this time. In consultation with the Attorney's Office, staff asserts that since the alley was closed by the City in 1983, and the property was purchased after that time by the current owner, there was no access to the rear garage at the time the property was purchased. While the current owner may have assumed access existed when he purchased the property, that access was not existent. This issue is further mentioned in the Key Issues section of this report and in Attachment E: Analysis of Standards.

ATTACHMENT E: ANALYSIS OF STANDARDS

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:*

Factor	Finding	Rationale
<p>14.52.020: 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:</p> <p>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.</p> <p>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.</p> <p>C. Urban Design: The continuation of the alley does not serve as a positive urban design element.</p> <p>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.</p>	Complies	<p>The proposed alley closure is consistent with policy consideration A, Lack of Use. The alley has not been used for vehicular traffic for many years as it was closed to vehicle access by City Council in 1983. The alley exists as a "No Man's Land" between the existing elementary school and the back of the homes on Hampton Avenue. The property was not vacated at that time in consideration of a future storm drain project that was being planned. It is no longer needed for that project purpose and has become a maintenance issue for the City.</p> <p>The alley closure is consistent with policy consideration B, Public Safety. It exists as a blighted and overgrown area adjacent to the existing Lincoln Elementary School, possibly serving as a nuisance area for illegal or undesirable activities. The School District is currently in the process of building a new school on the site. When that is sufficiently completed and occupiable, the existing school building will be demolished and a larger segment of the usable school yard will border on what is now the unused alley. This further supports the policy consideration of Public Safety related to vacating the alley.</p> <p>Alleyways can serve as positive urban design elements in some areas. For example, in some residential areas they may facilitate off-street parking and access to rear garages. However, this alley does not serve such purpose as it was previously closed and those functions have been relocated to the street frontage.</p>

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:

Factor	Finding	Rationale
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;	Complies	Staff requested input from pertinent City Departments and Divisions. Comments were received Public Utilities, Zoning, Transportation and Engineering. All comments were supportive of the alley vacation or did not indicate an objection to the request. Individual comments are included in Attachment G: Department Review Comments.
2. The petition meets at least one of the policy considerations stated above;	Complies	The proposed alley closure satisfies the Lack of Use and Public Safety policy considerations of 14.52.020. See the discussion and findings on the previous page for more details.
3. The petition must not deny sole access or required off-street parking to any adjacent property;	Complies	None of the properties will be denied vehicle access due to the closure of the alley. While one homeowner has voiced opposition due to his existing alley garage, field investigation showed that off-street parking could be located off Hampton Avenue in front of his property instead.
4. The petition will not result in any property being landlocked;	Complies	No properties would be rendered landlocked by this proposal.
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;	Complies	<p>The petitioner is requesting closure of the alleyway in order to allow the homeowners to clean up the space and expand their own yards.</p> <p>Traditional alley uses such as garbage pickup, coal delivery and parking having been eliminated or moved to the street in the front of the residences in many established areas of the city. With this change, many alleys have become overgrown and present both fire and public safety hazards. This alley is an example of that. That condition has been exacerbated by the previous closure of</p>

		the alley while the City retained ownership. The alley has since become overgrown and a potential safety concern and area of blight within the neighborhood.
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;	Complies	One abutting property owner has indicated opposition to the vacation due to an old rear garage that was accessed from the alley at one time. The alley however was closed at the time this property was purchased by the current owner, so no access existed at that time. No applications for a permit have been made. This is also addressed in Attachment D: Existing Conditions and Zoning
7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and	Complies	The applicant is requesting closure of the entire alley located within the block.
8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.	Complies	The alley has ceased to be used for functional access to the back of properties and is no longer necessary for that purpose.
NOTES:		

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

- This proposal falls within the overlap area of the Central City and Liberty Wells Community Council areas. As such, information about the project was sent to both Recognized Organizations to request their review.
- Information about the petition was sent to the Chairs both Community Councils on July 12, 2016 asking for their comments and informing them of an Open House to be held on August 18, 2016 to solicit public comments.
- Staff subsequently found out additional information about the 1983 closure and asked the CC Chairs to stop any formal review and sent a cancellation of the Open House for August.
- Upon additional investigation by staff of previous actions and consultation with the Attorney's Office, it was decided to move the application forward through the process as the alley had been previously closed but not vacated.
- Information about the petition was re-sent to the Chairs both Community Councils on August 8, 2016 asking for their comments and informing them of an Open House to be held on September 15, 2016 to solicit comments. The full 45-day period allowed for comments by Recognized Organizations was restarted due to staff asking for the original review period to be halted.
- No formal comments in relation to the proposal were submitted by either Community Council.
- A public Open House was held on September 15, 2016.
- Public hearing notice mailed September 29, 2016
- Public hearing notice posted on City and State websites on September 29, 2016
- Public hearing notice emailed to the Planning Division list serve on September 29, 2016
- Public hearing notice posted on the property on September 30, 2016

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

The proposed alley closure request was sent out for internal review. The following comments were received:

Zoning (Greg Mikolash)

There are no zoning related issues associated with the proposed vacation.

Engineering (Scott Weiler)

No objections to the proposed alley vacation.

Transportation (Scott Vaterlaus)

No issues with the proposal.

Public Utilities (Jason Draper and Karryn Greenleaf)

Public utilities has no issues with the proposed alley vacation. We have an easement reservation for storm drainage that can move with the ownership of the property. We, however, do not have any plans to use the alley and have no objection to the vacation.

This is one of those alleys that we send our crews to clean and we would be glad to have someone else have ownership of the property in order to maintain it.

ATTACHMENT H: POTENTIAL MOTIONS

Staff Recommendation:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation for the alley vacation to the City Council with the following conditions:

The proposed method of disposition of the alley property shall be consistent with the method of disposition outlined in Section 14.52.040 – Method of Disposition and Chapter 2.58 City Owned Real Property of the Salt Lake City Ordinance.

Not Consistent with Staff Recommendation:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a negative recommendation for the alley vacation to the City Council due to the proposal not complying with the following standards:

(The Planning Commission shall make findings on the applicable standards and specifically state which standard or standards are not being complied with. Please see Attachment E for applicable standards.)

3C. Planning Commission Agenda and Minutes for October 12, 2016

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, October 12, 2016, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

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

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 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 COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR SEPTEMBER 28, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Legislative Matters

1. **Design Standards Chapter Text Amendment** - A request by the Mayor for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2015-00150**.
2. **Emerson/Roosevelt Alley Vacation at approximately 1600 -1700 E 1490-1455 South** - Salt Lake City Real Estate Services has initiated a petition to vacate a 710 foot section of unused alley in order to convey one-half of the alley to the abutting property owners on each side. The alley runs in an east/west direction from 1600 East to 1700 East and is located between Emerson Avenue (1490 South) and Roosevelt Avenue (1455 South). The project area is located within Council District 6, represented by Charlie Luke. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number **PLNPCM2016-00573**
3. **Darling/Lincoln Elementary South Alley Vacation between 200 East and approximately 269 East** - Mr. Logan Darling, an adjacent property owner has initiated a petition to vacate a 600-foot section of alley located at the above listed address, south of the Lincoln Elementary School and behind the homes on Hampton Avenue. The alley was previously closed by City Council action in 1983 but the property was not vacated and ownership was retained by the City. This proposal is to vacate the property and incorporate the land into the neighboring residential properties along the alley. The project area is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number **PLNPCM2016-00520**
4. **Street Closure at approximately 470 S 700 W** - Mr. Jim Lewis, representing FFKR Architecture, is requesting to close a section of street near the above listed property to accommodate improvements to their adjacent property. The subject property is located in the CG (General Commercial) zoning district and is in Council District 4 represented by Derek Kitchen. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2016-00487**

Administrative Matters

5. **Dixon Medical Office Building Conditional Building and Site Design at approximately 2188 S Highland Drive** - Mr. Eric Thompson from FFKR Architects representing the property owner is requesting design approval for a new office building at the above listed address. The use is allowed in the zone. The proposed structure would be 105 feet in height and 160,000 square feet in size. The development must be approved through the Conditional Building and Site Design process due to the building size. The property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com.) Petition number **PLNPCM2016-00585**

6. **Marriot Springhill Suites Hotel Conditional Building and Site Design Review and Planned Development at approximately 2206 South 1300 East** - Wilmington Hotel LLC represented by the Woodbury Corporation is requesting approval from the City for a new 6-story, 125-room Springhill Suites Hotel with a 2.5 story semi-underground parking structure to be located at the above listed address. Although the property is addressed off of 1300 East, it fronts on Wilmington Avenue. The applicant is proposing to eliminate the building step-back on the Wilmington Avenue frontage and to eliminate the ground-floor use requirement along Wilmington Avenue. The development also requires Conditional Building and Site Design Review (CBSDR) due to the building size and to address other design elements. The Planning Commission may modify other development standards as authorized by the zoning ordinance. The 0.67 acre property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case numbers **PLNPCM2016-00528 & PLNSUB2016-00529**

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, October 12, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:35 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

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

Planning Staff members present at the meeting were Nick Norris, Planning Manager; John Anderson, Senior Planner; Casey Stewart, Senior Planner; David Gellner, Principal Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Ivis Garcia, Carolyn Hoskins, Clark Ruttinger and Sarah Urquhart. Staff members in attendance were Nick Norris, Casey Stewart, John Anderson, David Gellner and Anthony Riederer.

The following sites were visited:

- **1600 -1700 E 1490-1455 South** - Staff gave an overview of the proposal.
- **200 East 269 East** - Staff gave an overview of the proposal. The Commission asked if the alley ran through the entire block. Staff stated yes it did.
- **470 S 700 W** - Staff gave an overview of the proposal.
- **2188 S Highland Drive** - Staff gave an overview of the proposal. The Commission asked about the location of the street that ran through the block and the location of the plaza. Staff oriented the Commission on the site. The Commission asked if the bar owner had commented. Staff stated the bar owner had not commented. The Commission asked what would happen to the existing businesses. Staff stated the applicant would have to address that at the meeting.
- **2206 South 1300 East** - Staff gave an overview of the proposal.

[6:05:14 PM](#)

Darling/Lincoln Elementary South Alley Vacation between 200 East and approximately 269 East - Mr. Logan Darling, an adjacent property owner has initiated a petition to vacate a 600-foot section of alley located at the above listed address, south of the Lincoln Elementary School and behind the homes on Hampton Avenue. The alley was previously closed by City Council action in 1983 but the property was not vacated and ownership was retained by the City. This proposal is to vacate the property and incorporate the land into the neighboring

residential properties along the alley. The project area is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number PLNPCM2016-00520

Mr. David Gellner, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a positive recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The utility services access to the area.

Mr. Logan Darling reviewed the petition and reasoning for the request.

PUBLIC HEARING [6:13:17 PM](#)

Chairperson Lyon opened the Public Hearing.

The following individuals spoke to the petition: Mr. John Wilson, Mr. Darrin Brooks, Ms. Nora Gallegos, Mr. Joe Gallegos and Mr. Gray Starling.

The following comments were made:

- The school Community Council supported closing the alley.
- Alley promoted criminal mischief and was a nuisance.
- The buildup of waste on the alley was a health hazard.
- Utilities could be access from the school property.
- If the fenced off portion of the alley were open it would allow the property owners to access their garages.
- The number of signatures on the petition was not properly reflected.
- Who was responsible for the storm drain on the property.
- Closing the alley would lower the property values of the properties who have access to the alley.
- Some of the homes did not have off street parking and this would make it harder to use their garages.

Chairperson Lyon closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- The access property owners had to the alley way.
- The number of garages on the alley and the access to those garages.
- What happened when the City closed the alley way.
- The location of the storm drain on the alley.
- If the property owners were required to absorb the abutting land or if it was if possible for them to leave it vacated.
- If the property owners would be allowed to put gates in the school fence.

- The verification of the petition and who verified the signatures.

The Commission discussed and stated the following:

- Appreciated the public comment.
- If it was possible to make a motion contingent to the verification of the petition signatures.

MOTION [6:36:19 PM](#)

Commissioner Clark stated regarding, Darling/Lincoln Elementary South Alley Vacation PLNPCM2016-00520, based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, he moved that the Planning Commission transmit a positive recommendation for the alley closure to the City Council subject to the conditions listed in the Staff Report and the verification of the property owners signatures on the petition. Commissioner Ruttinger seconded the motion. The motion passed unanimously.

4. Email from Opposed Property Owner at 231 E. Hampton Avenue – Submitted October 11, 2016

Gellner, David

From: Joe Gallegos [REDACTED]
Sent: Tuesday, October 11, 2016 7:55 AM
To: Gellner, David
Subject: alley closure

David,

I spoke to you about my access to off street parking. I still oppose the closing of the alley. In the future should I sell my house, it would be devalued because of the lack of parking. The alley was closed, but it was supposed to be like at the upper end of the alley. That part is closed off as well, but the homeowner that have off street parking in that area, have access to it. when I first move in, it was paved, then the city bulldozed the last couple of years and now it is overrun with weeds. During the summer, Century Link had to fix a telephone line and brought a truck back there. If it is vacated to property owners, the Utility access will be problematic for future outages and repairs. I plan on being at meeting tomorrow.

regards,
Joe Gallegos
231 E. Hampton

5. Original Petition

February 1, 2016

To Whom It May Concern:

The alley south of Lincoln Elementary School has become overgrown with weeds and filled with trash and graffiti. As well, several homeowners adjacent to the alley have zero setback from the alley and are unable to reach electrical boxes and maintain that side of their home.

The homeowners adjacent to the alley have signed the attached petition to vacate the alley with the intent of conveying the property to those owners. We all feel that giving the land back to the homeowners will result in a safer and better maintained community.

Thank you for your consideration,

Logan Darling



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



Prepared and published by
Salt Lake County Recorder
Guy Ott
2001 S. State Street Rm100
Salt Lake City, Utah 84119
407.466.3399
<http://slcrecorder.streets.com/>



E 1/2 SW 1/4 Sec 07 T1S R1E
SALT LAKE COUNTY, UTAH

4/11/2013

Scale 1"=100'
0 100' 200'
Feet

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66
67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132

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

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

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

LOGAN DARLING

Address of Applicant:

1113 S 200 E, SLC UT 84111

Date:

6-22-16

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

Tom T. ANGELOS

217 Hampton Ave,



4/25/16

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

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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;
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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

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

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant: _____

Address of Applicant: _____

Date: _____

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

JASON GROGNEWOLD 237 E HAWKINSON AVE. Jason Grognewold 7/7/14

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

Darren Ocampo 269 E Hampton Ave S.L.C. UT. Darren Ocampo. 09-16-2016
Print Name Address Signature Date

Steven Cumicia 221 E Hampton Ave Steve Cumicia 4-16-2016
Print Name Address Signature Date

DARRIN BROOKS 221 HAMPTON AVE [Signature] 4.16.2016
Print Name Address Signature Date

MATT MOORE 235 HAMPTON AVE Matt Moore 28 JUN 2016
Print Name Address Signature Date

Ng. J. J. 225 E Hampton Ng. J. J. 7/6/2016
Print Name Address Signature Date

Print Name Address Signature Date

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Salt Lake City School District

Address of Applicant:

440 EAST 100 South

Date:

10-22-15

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 J. Gomez

2135 N 11th St

Victor J. Gomez

8/10/15

Print Name

Address

Signature

Date

Jill B. Wilson

217 Hampton Ave

Jill B. Wilson

8/10/15

Print Name

Address

Signature

Date

Jeff Castillo

371 E Hampton Ave

Jeff Castillo

8/10/15

Print Name

Address

Signature

Date

Steve Grobner

249 E Hampton Ave

Steve Grobner

8/10/15

Print Name

Address

Signature

Date

LOGAN DARLING

1113 S 200 E

Logan Darling

8/24/15

Print Name

Address

Signature

Date

RICHARD OLSON

259 HAMPTON

Richard Olson

8/24/15

Print Name

Address

Signature

Date

Kristen Stapp

239 E Hampton Ave

Kristen Stapp

8/27/15

Print Name

Address

Signature

Date

Ed Harrach

257 E HAMPTON AVE

Ed Harrach

8/27/15

Print Name

Address

Signature

Date

Tsering Uchams

245 Hampton Ave

Tsering Uchams

9/22/15

Print Name

Address

Signature

Date

(received from Salt Lake City School District)

Salt Lake City School Dist.

1110 S. 300 E

Paula

11/3/15

Print Name

Address

Signature

Date

Lincoln Elementary School

1090 S. Roberts

Paula

11/3/15

Print Name

Address

Signature

Date

6. Mailing List

Name	Address1	Address2
FASSINO, JULIO C & MARLO; JT	9042 CARROLLTOWN DR	HUNTINGTON BEACH, CA 92646
ANGELOS, TOM	260 E CHESTNUT #2804	CHICAGO, IL 60611
CUNNINGHAM, MEAGHAN S	3510 N PINE GROVE AVE APT	CHICAGO, IL 60657-1857
BOYNTON, DAVID R & JEANIE S; TRS	89 N BIG ELK MEADOW RD	GALLATIN GTWY, MT 59730-9500
GROENEWOLD, JASON	241 W KINGSTON AVE #A	CHARLOTTE, NC 28203-6390
JETT-YALE LLC	123 DESERT WILLOW LN #C	MESQUITE, NV 89027-5886
KIM, PYONG S; TR (PSK REV TRUST)	1540 CAVE HOLLOW WAY	BOUNTIFUL, UT 84010-1202
PORSCHATIS, ROBERT E; TR (REP FAM TRUST)	1780 E CLOVER DALE RD	COTTONWOOD HTS, UT 84121-2863
KHODADAD, MOHAMMAD	6575 S CANYON CREST DR	HOLLADAY, UT 84121-6306
PHILLIPPS, ALOA R; TRS (ARP REV TR AGREEMENT)	4906 S KINGS ROW CIR	HOLLADAY, UT 84117-5834
KDZ PROPERTIES 1 LLC	2052 E SYCAMORE LN	HOLLADAY, UT 84117-5166
WINEGAR, PATRICIA	628 E DUCK CREEK CIR	MURRAY, UT 84107-4000
WINTERS, JAMIE C	148 N VALLEY VIEW DR	N SALT LAKE, UT 84054-1755
BOARD OF EDUCATION OF SALT LAKE CITY	440 E 100 S	SALT LAKE CITY, UT 84111-1898
SALT LAKE CITY SCHOOL DISTRICT BOARD OF EDUCATION	440 E 100 S	SALT LAKE CITY, UT 84111-1898
FUENTES, ANTONIO A & TOSCANO-NUNO, MARIA D J; JT	1055 S 200 E	SALT LAKE CITY, UT 84111-4629
ABDOULAYE, TALATOU	1059 S 200 E	SALT LAKE CITY, UT 84111-4629
MAYVILLE, ROBERT J	1065 S 200 E	SALT LAKE CITY, UT 84111-4629
DARLING, LOGAN & MUELLER, GRACE; TC	1113 S 200 E	SALT LAKE CITY, UT 84111-4602
NEWLAND, JULIE	1058 S 300 E	SALT LAKE CITY, UT 84111-4638
BERESHNYI, EUGENIA W	1064 S 300 E	SALT LAKE CITY, UT 84111-4638
HINES, RYAN A & WHITE, TIANA; JT	1079 S 300 E	SALT LAKE CITY, UT 84111-4637
MONTANO, PABLO & MARY F.	1083 S 300 E	SALT LAKE CITY, UT 84111-4637
WUNDERLICH, HANNAH J	1089 S 300 E	SALT LAKE CITY, UT 84111-4637
WU, YAO TANG	1097 S 300 E	SALT LAKE CITY, UT 84111-4637
LAUGHLIN, SHAWN A & MURPHY, KRISTEN A; JT	1117 S 300 E	SALT LAKE CITY, UT 84111-4604
DUANE, ROBERT W	1137 S 300 E	SALT LAKE CITY, UT 84111-4604
JORDAN, BENJAMIN & MALLON, CARRIE; JT	1144 S 300 E	SALT LAKE CITY, UT 84111-4635
PERSELS, STEVE D & TINA; JT	1146 S 300 E	SALT LAKE CITY, UT 84111-4635
BERGLUND, LAURA	1152 S 300 E	SALT LAKE CITY, UT 84111-4635
JUIP, JEFFREY S & BARRETT, LORI C; JT	1158 S 300 E	SALT LAKE CITY, UT 84111-4636
DENNEY, C WAYNE & JEANETTE P; JT	1612 E 3010 S	SALT LAKE CITY, UT 84106-3412
ANDERSON, ALLAN G	2504 S DEARBORN ST	SALT LAKE CITY, UT 84106-3512
TENNANT, ROBERT F & GOODMAN, ROSE E; JT	177 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4504
DESSO, REBECCA	181 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4504
PETERSON, ANGELA M	182 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4505
MIRANDA, EFRAIN & HERMINIA; TC	202 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
GOMEZ, VICTOR & VALENZUELA, MARIA G; JT	213 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
BRUHN, TREVER J & NOLTE, MARIANNE C; JT	216 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
BROOKS, DARRIN & CAMCIA, STEVEN; JT	221 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
NG, YUK TONG	225 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
THOMPSON, GARY L & MICHELLE L; JT	226 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611

CROCKER, KATHERINE A; TR	230 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
GALLEGOS, JOSEPH M & NORA J; JT	231 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
MOORE, MATTHEW J	235 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
BENSARD, CLAIRE	236 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
MONTES, KRISTA M & ALEJANDRO; JT	240 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
TASHI, PHUNTSOK & LHAMO, TSERING; JT	245 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
CERRUTI, DOMINIC	246 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
MAHLER, LENNIE E	249 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
HOOD, JOHN F	250 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
MORTENSEN, FRANCINE D	256 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
HARRACH, ED	257 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
OLSON, RICHARD T	259 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
WINGET, WILLIAM C & SHEENA J; JT	260 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
MCMILLAN, JOHN K & KAREN L; JT	265 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
CAMPO, CARMEN	269 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
SHULZ, NAN M; TR	275 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
FOX, DORIAN; ET AL	281 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
DAWA, TENZING	284 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4611
TOSCANO, DARIN T	285 E HAMPTON AVE	SALT LAKE CITY, UT 84111-4610
ANDREWS, RASHELL	171 E HARVARD AVE	SALT LAKE CITY, UT 84111-4506
ROBINSON, BRET & SARAH J; JT	172 E HARVARD AVE	SALT LAKE CITY, UT 84111-4507
ZORRILLA, MIGDALIA R	177 E HARVARD AVE	SALT LAKE CITY, UT 84111-4506
KING, DANNY R	178 E HARVARD AVE	SALT LAKE CITY, UT 84111-4507
DEBERNARDO, MICHAEL F	181 E HARVARD AVE	SALT LAKE CITY, UT 84111-4506
KING, DANNY R	182 E HARVARD AVE	SALT LAKE CITY, UT 84111-4507
PERRY, JEANA M	305 E HARVARD AVE	SALT LAKE CITY, UT 84111-4710
LUCERO, GINO E & NICHOLE M; JT	216 E HERBERT AVE	SALT LAKE CITY, UT 84111-4622
O'NEILL, ROBERT E	226 E HERBERT AVE	SALT LAKE CITY, UT 84111-4622
PURPLESTONE LLC	232 E HERBERT AVE	SALT LAKE CITY, UT 84111-4622
GREGORY, TYLER D & SINCLAIR, ANDREA E; JT	252 E HERBERT AVE	SALT LAKE CITY, UT 84111-4630
CINTAS, ERIC L & GINGER D; JT	266 E HERBERT AVE	SALT LAKE CITY, UT 84111-4630
SHUMAKER, JASON & JENNIFER; JT	270 E HERBERT AVE	SALT LAKE CITY, UT 84111-4630
LECKER, JENNIFER L & BAILEY, JEREMY D; JT	221 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
LAWRENCE, KIMBER	225 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
BOWERS, DIANA	231 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
BEARNSON, PATRICIA	235 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
HALL, TAYLOR Q	239 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
ZVONARIC, FRAYNE R	247 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
BUSHMAN, CORY	251 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
COVINGTON, DALE R	259 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
GARDETT, MARIE I & BADILA, JOHN C; JT	275 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
MILLER, STEPHEN D	281 E KELSEY AVE	SALT LAKE CITY, UT 84111-4612
LAURITZEN, FRANCES K W	637 S LAKE ST	SALT LAKE CITY, UT 84102-3422
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460
HANCOCK, JULIANNE	PO BOX 522335	SALT LAKE CITY, UT 84152-2335
CERKA, ROSEMARY H; TR	1058 S ROBERTA ST	SALT LAKE CITY, UT 84111-4624
RAJAMANI, SARADHA	320 S WAKARA WY	SALT LAKE CITY, UT 84108-1214
AHRE, CRYSTAL	178 E YALE AVE	SALT LAKE CITY, UT 84111-4517
LARSEN, MICHAEL S	182 E YALE AVE	SALT LAKE CITY, UT 84111-4517

FORD PROPERTY MANAGEMENT LLC	8202 S MIRANDA LN	SANDY, UT 84093-6760
CLARK, RORI	2107 E OAK MANOR DR	SANDY, UT 84092-7307
CGA PROPERTIES, LLC	PO BOX 708591	SANDY, UT 84070-8591
440 NORTH SF LLC	1166 W 400 S	SPANISH FORK, UT 84660
Resident	179 E YALE AVE	Salt Lake City, UT 84111-4516
Resident	181 E YALE AVE	Salt Lake City, UT 84111-4516
Resident	184 E YALE AVE	Salt Lake City, UT 84111-4517
Resident	238 E HERBERT AVE	Salt Lake City, UT 84111-4622
Resident	1064 S ROBERTA ST	Salt Lake City, UT 84111-4641
Resident	1070 S ROBERTA ST	Salt Lake City, UT 84111-4624
Resident	260 E HERBERT AVE	Salt Lake City, UT 84111-4630
Resident	1063 S ROBERTA ST	Salt Lake City, UT 84111-4623
Resident	1067 S ROBERTA ST	Salt Lake City, UT 84111-4623
Resident	1071 S ROBERTA ST	Salt Lake City, UT 84111-4623
Resident	1075 S ROBERTA ST	Salt Lake City, UT 84111-4623
Resident	268 E HERBERT AVE	Salt Lake City, UT 84111-4630
Resident	1070 S 300 E	Salt Lake City, UT 84111-4638
Resident	1072 S 300 E	Salt Lake City, UT 84111-4638
Resident	1078 S 300 E	Salt Lake City, UT 84111
Resident	1085 S ROBERTA ST	Salt Lake City, UT 84111
Resident	1090 S ROBERTA ST	Salt Lake City, UT 84111-4624
Resident	203 E HAMPTON AVE	Salt Lake City, UT 84111-4610
Resident	205 E HAMPTON AVE	Salt Lake City, UT 84111-4610
Resident	217 E HAMPTON AVE	Salt Lake City, UT 84111-4610
Resident	227 E HAMPTON AVE	Salt Lake City, UT 84111-4610
Resident	239 E HAMPTON AVE	Salt Lake City, UT 84111-4610
Resident	1110 S 300 E	Salt Lake City, UT 84111-4605
Resident	1075 S 300 E	Salt Lake City, UT 84111-4637
Resident	1123 S 300 E	Salt Lake City, UT 84111-4604
Resident	1125 S 300 E	Salt Lake City, UT 84111-4604
Resident	1127 S 300 E	Salt Lake City, UT 84111-4604
Resident	208 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	210 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	212 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	266 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	270 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	1161 S 200 E	Salt Lake City, UT 84111-4631
Resident	207 E KELSEY AVE	Salt Lake City, UT 84111-4612
Resident	215 E KELSEY AVE	Salt Lake City, UT 84111-4612
Resident	219 E KELSEY AVE	Salt Lake City, UT 84111-4612
Resident	255 E KELSEY AVE	Salt Lake City, UT 84111-4612
Resident	257 E KELSEY AVE	Salt Lake City, UT 84111-4612
Resident	280 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	282 E HAMPTON AVE	Salt Lake City, UT 84111-4611
Resident	283 E KELSEY AVE	Salt Lake City, UT 84111-4612
David Gellner	451 S. State, Planning, Room 406, PO Box 145480	SALT LAKE CITY, UT 84114
Valerie Vaughn - Liberty Wells CC	PO Box 520442	Salt Lake City, UT 84152-0442
Michael Iverson - Central City NC	210 South 300 East # 116	Salt Lake City, UT 84111