



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: January 16, 2018

RE: STREET CLOSURE of 1300 SOUTH BETWEEN 900 WEST

Item Schedule:

Briefing: July 19, 2016, January 16, 2018

Set Date: July 19, 2016, January 16, 2018

Public Hearing: August 9, 2016, February 6, 2018

Potential Action: February 20, 2018

Council Sponsor: **Not Required – Petition from Applicant**

View the Administration's paperwork

NEW INFORMATION 1/16/18

Following a September 2017 meeting between Council and Administrative staff, Parks and Public Lands, Real Estate Services and Housing and Neighborhood Development staff met with Mr. Vu, the adjacent property owner to discuss the City's intent to proceed with the 1300 South street closure. Mr. Vu reiterated his concern with closing the full width of 1300 South expressed at the public hearing.

Mr. Vu has a towing operation as part of his auto repair business. A significant portion of the business revenue comes from towing. In order for the tow truck to maneuver into the vehicle storage yard Mr. Vu states he needs to drive on a small portion of the 1300 South right-of-way. If the full street width is closed, he will not be able to move vehicles into the storage area. Administrative staff intends to work with Mr. Vu to identify potential options for relocating his auto service business.

Following the meeting with Mr. Vu, Administrative staff met with Rocky Mountain Power and City Planning and came up with the following options for Council consideration.

Option A:

Lease to Mr. Vu a 17.5 x 112 foot portion along the southern boundary of the existing 1300 South right-of-way. This would extend to the back portion of Mr. Vu's property and maintain the secondary entrance from 1300 South he currently uses. This proposed driveway location meets Rocky Mountain



Power's requirement of a minimum 7.5 foot distance from an existing power pole and would not require relocating the pole. *(Recommended by Administration)*

Project Impact:

Option A would significantly impact current design of the Three Creeks Confluence project. It would require eliminating the planned southern pedestrian access in the park. It may affect the City's ability to remove existing concrete culverts beneath the right-of-way, but additional engineering work is needed to determine full impact.

Option B:

This options would lease Mr. Vu a 10 x 112 foot piece along the southern edge of the existing right-of-way. As with Option A, this would extend to the entrance of Mr. Vu's back storage area. A secondary entrance from the existing 1300 South right-of-way would be maintained. This option would require relocation of an existing power pole in order to meet Rocky Mountain Power's required 7.5 foot clearance. Initial estimate to relocate the power pole is approximately \$250,000.

Project Impact:

Current project design would be moderately impacted by modifying the planned southern pedestrian access. Existing culverts beneath the right-of-way could be removed as indicated in the current design, but costs to relocate the existing power pole is prohibitive given the current project budget.

Option C:

No additional property would be leased to Vu Automotive. Mr. Vu indicated this option would not allow tow truck access to his back storage area due to the tight turning radius needed.

Project Impact:

Option C would not impact the current Three Creeks Confluence project design.

Administration's Recommendation

The Administration strongly recommends design work on the Three Creeks Confluence project begin by late March 2018 in order to avoid potential loss of funding. That work has been on hold pending Council action on the street closure. Given the time constraints and available options, City Parks and Public Lands recommends the City Council move forward with Option A closing a 17.5 foot portion of the 1300 South right-of-way and entering into a temporary lease with Vu Automotive to provide a secondary access to the business. This compromise will allow the City to move forward with construction design of the Three Creeks project.

The current project budget does not include funding to purchase the Vu Automotive property, but Parks and Public Lands staff is working with City Real Estate Services to hopefully acquire the property at a later date. It is the Administration's intent to continue working with Mr. Vu to identify acceptable trade properties and acquire the auto service property adjacent to the Three Creeks Confluence project.

The Council continued the public hearing on this item at its August 9, 2016 meeting. Because of the time between meetings, the continued public hearing will be advertised according to the regular public hearing schedule.

ISSUE AT-A-GLANCE

The Council will be briefed about a proposal to close a portion of 1300 South between 900 West and the Jordan River to facilitate the Three Creeks project. This section of 1300 South measures approximately 59 feet by 180 feet. Ownership would be retained by the City and the property would be converted to an open space parcel if the Council approves the proposal. The Council has discussed the Three Creeks Confluence project during the Community Development Block Grant (CDBG) briefing and the Open Space land acquisition. The confluence of Parley's Creek, Emigration Creek and Red Butte Creek with the Jordan River is beneath this street. Closing the street may eventually allow day-lighting of this water conduit.

This right-of-way is paved and currently used to store and park vehicles by the adjacent auto repair shop to the south. The right-of-way also facilitates trespassing and illegal dumping of items into the Jordan River. The adjacent property to the north (1250 S 900 W) is a single family home that is currently boarded and vacant. (The Open Space acquisition included the property and home, which will be slated for demolition.)

The 2014 Westside Master Plan specifies the City should acquire property near 900 West and 1300 South to create an access point for the Jordan River. Salt Lake City Parks and Public Lands received a \$70,000 CDBG grant for Phase I of the Three Creeks Confluence project. Phase I includes community engagement, formal design plans for a pocket park with an access point to the Jordan River, a nature preserve and community space.

The Council approved \$528,428 in CDBG funds during FY 2016-17 for Phase II of the Three Creeks Confluence project. See additional info section below for a breakdown of Phase II costs.

The Planning Commission unanimously voted to forward a favorable recommendation to the City Council for this street closure.

POLICY QUESTION

1. Is the Council supportive of the Administration's recommended option to close the subject section of 1300 South and lease a 17.5 foot portion of the right-of-way to the adjacent property owner to the south?

ADDITIONAL & BACKGROUND INFORMATION

All property owners within 300 feet of the subject section of street to be closed were mailed notice of the proposal. The two adjacent property owners to the north and south expressed concerns with the proposed street closure.

The owner of the auto repair business adjacent to the south is concerned about parking for his business. This right-of-way is used by the business to store and park vehicles. The City owns the right-of-way and there is no lease agreement allowing the business to use this for parking.

The subject property is within the Glendale Community Council boundaries. Notice was emailed to the community council, but no response was received.

Three Creeks Confluence Phase II Project Costs Breakdown

1. \$171,000 to implement the green infrastructure project of daylighting 171 feet of the conduit that contains Emigration, Red Butte, and Parleys Creeks.
2. \$122,750 for naturalization of 4.9 acres of adjacent open space land including clean up, re-vegetation and elimination of riparian encroachments.
3. \$143,000 for ecological restoration of 1 acre of adjacent open space land located at the confluence of Emigration, Red Butte, Parleys creeks.

4. \$33,708 to construct a 2,809 foot pedestrian trail on the east side of the Jordan River that will connect the Three Creeks project with the Bend in the River Natural Area and California Avenue.
5. \$4,900 for interpretive signage fabrication.
6. \$3,000 for interpretive signage installation.
7. \$20,470 for the construction document design.
8. \$50,000 for engineering design and oversight of the project implementation.

STREET VACATION PROCESS

The process for vacating a street, right-of-way or easement is outlined in Section [10-9a-609.5](#), *Utah State Code*: Vacating a street, right-of-way, or easement.

1. Petition Contents

A petition to vacate some or all of a public street, right-of-way, or easement shall include:

- (a) the name and address of each owner of record of land that is:
 - (i) adjacent to the public street, right-of-way, or easement; or
 - (ii) accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and
- (b) the signature of each owner under Subsection [\(1\)\(a\)](#) who consents to the vacation.

2. Public Hearing

If a petition is submitted containing a request to vacate some or all of a street, right-of-way, or easement, the legislative body shall hold a public hearing in accordance with Section [10-9a-208](#) and determine whether:

- (a) good cause exists for the vacation; and
- (b) the public interest or any person will be materially injured by the proposed vacation.

3. Granting Petition

The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.

4. Recording Vacation

If the legislative body adopts an ordinance vacating some or all of a public street, right-of-way, or easement, the legislative body shall ensure that one or both of the following is recorded in the office of the recorder of the county in which the land is located:

- (a) a plat reflecting the vacation; or
- (b) an ordinance described in Subsection [\(3\)](#).

5. Dedicating to Public Use

The action of the legislative body vacating some or all of a street, right-of-way, or easement that has been dedicated to public use:

- (a) operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the municipality's fee in the vacated street, right-of-way, or easement; and
- (b) may not be construed to impair:
 - (i) any right-of-way or easement of any lot owner; or
 - (ii) the franchise rights of any public utility.

CITY COUNCIL TRANSMITTAL

Patrick Leary, Chief of Staff

Date Received: _____
Date sent to Council: _____

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director _____

SUBJECT: PLNPCM2015-00765 - 1300 South Street Closure, between 900 West and the Jordan River

STAFF CONTACT: Tracy Tran, Principal Planner
801-535-7645, tracy.tran@slcgov.com

DOCUMENT TYPE: Information Only

RECOMMENDATION: Review the additional information and proposed options.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: In October 2016, the Administration transmitted additional information to City Council regarding the proposed street closure located at approximately 1300 South and 900 West. The transmittal included access options for the business owner of V&L Auto Services and Repair, located immediately south of the Three Creeks Confluence Project. Since then, City Council staff requested that the city arrange additional meetings with the business owner to discuss his request to retain two access points for his business.

Attached is an updated memorandum from Parks & Public Lands that outline three lease options.

The options include:

- **Option A:** Close the right of way and lease to the business owner a 17.5 foot by 112 foot section located along the southern boundary of the existing 1300 South right-of-way (*Recommended*)
- **Option B:** Close the right of way and lease to the business owner a 10 foot by 112 foot section location along the southern boundary of the existing 1300 South right-of-way.

This option would require the re-location of an existing power pole, which is initially estimated to cost \$250,000

- **Option C:** Close the right of way and provide no secondary access.

Parks & Public Lands has noted in their memo that it is critical that a decision is made to prevent the loss of previously allocated 2016 CDBG funding.

EXHIBITS:

1. Memorandum from Parks & Public Lands

Memorandum

To: Council Staff

Date: December 12, 2017

Project Name: 1300 South Street Closure

From: Kristin Riker, SLC Parks and Public Lands Program Director

Project Manager: Tyler Murdock

Project Background:

In 2016 SLC Parks and Public Lands (PPL) completed the public engagement for the Three Creeks Confluence Project. The outcome of this engagement resulted in the creation of a preferred conceptual design that will create a new public open space located at 1300 South and 900 West within the Glendale neighborhood in Salt Lake City. Upon completion of the conceptual design, PPL has been working on acquiring the necessary property and securing additional funding. In June 2016 the City was able to purchase a condemned residential home located at 1250 South 900 West. In October of 2016 PPL submitted recommendations regarding the closure of 1300 South within the project area. Salt Lake City Council staff later requested that city staff arrange additional meetings with the adjacent business owner, V&L Auto Services and Repair, to discuss his request to obtain a portion of the right-of-way for commercial use.

Right-of-way Closure History:

Spring 2015: Lewis Kogan, SLC Trails and Natural Lands Manager, met with Mr. Vu to discuss the proposed Three Creeks Confluence project and the possibility of re-locating V&L. During this meeting Mr. Vu stated that he was not interested in selling the property for cash but that he would consider a trade with SLC for a comparable property located on 900 West, Redwood Road or another comparable street in this area. Mr. Vu also stated that an established auto shop would be preferable for re-location.

Summer of 2015: Shellie Sepulveda, SLC Real Estate Services, shared two potential properties with Mr. Vu, one of which was visited by Mr. Vu. Lewis Kogan later spoke with Mr. Vu in the fall of 2015 and he stated that the proposed properties were too far away from the neighborhood and outside of his existing customer base. During this conversation, Mr. Vu indicated he was also aware of his current encroachment into SLC Open Space property and stated that he would resolve this encroachment when the Three Creeks Confluence project is implemented.

1300 South Partial Closure Requested: Public Lands and SLC Real Estate Services submitted the formal closure request to the SLC Planning Department in October, 2015. The application for closure received the recommendation of the Planning Commission on November 18, 2015. Mr. Vu spoke with Lewis

Kogan after this meeting and expressed his fear that closure of the right-of-way would negatively affect his business.

Street Closure Work Session Meeting: City Council considered the closure at a work session meeting on July 19, 2016.

Street Closure Public Hearing: City Council considered taking action on the street closure at a Council meeting on August 16, 2016. At this meeting Mr. Vu requested that a portion of the right-of-way remain open or be leased to V&L in order to access his back parking lot to continue using this space to operate his towing service. City Council voted to continue the hearing until a later date, pending a meeting with SLC staff to discuss possible options and further evaluate Mr. Vu's request.

Site visit with Mr. Vu: On August 30th, 2016, staff from the Council office, Public Lands, CED, and Planning met with Mr. Vu on site to understand his concerns.

Public Lands' Recommendation: In October 2016 Public Lands Staff provided a written recommendation to proceed with the closure of 1300 South.

Project Meeting: In October 2017, staff from Public Lands, Planning, and HAND met with Council staff to understand Council concerns and attempt to expedite Council action on the closure of 1300 South.

Site visit with Mr. Vu: At the request of Council staff, on December 1st, 2017, staff from Public Lands, Real Estate Services and Housing and Neighborhood Development met with Mr. Vu to inform him of the City's intention to proceed with the closure of 1300 South. Mr. Vu reiterated his desire to maintain or lease a small portion of the right-of-way that would allow him to have two entrances into his property and still operate a towing operation out of the back lot of his property. Mr. Vu also agreed to allow staff from Real Estate Services to work with him to identify possible future options for relocation of his business. Following this meeting Public Lands staff have met with Rocky Mountain Power and SLC Planning to further evaluate the following options.

Easement or lease options for 1300 South right-of-way:

1. **Option A:** This option would lease Mr. Vu a 17.5 x 112ft foot piece of property running along the southern boundary of the existing 1300 South right-of-way (See Attached Map). The 17.5 foot section would extend to the entrance of Mr. Vu's back parking lot. The additional space would provide Mr. Vu a secondary entrance to his property and accommodate easier access to his back lot. This proposed driveway location would be located 7.5 ft from the existing power pole as required by Rocky Mountain Power and thus not require power pole re-location.
 - a. **Project Impact:** Option A would significantly impact the current design of the proposed Three Creeks Confluence project. This option would require eliminating the planned pedestrian access along the Southern boundary of the park (See Attached Site Concept). Further engineering work is required to fully understand the impacts, however it is

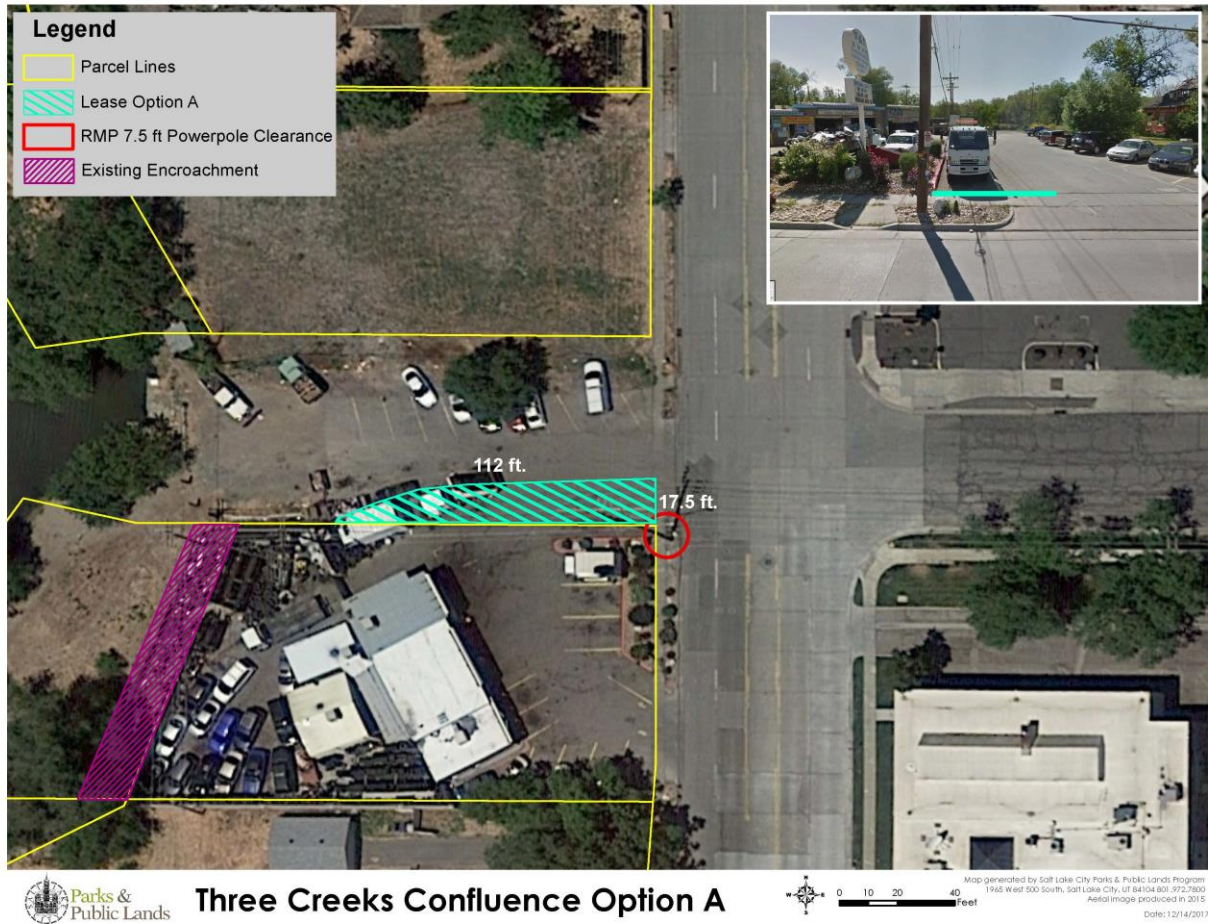
expected that this option would inhibit or eliminate the City's ability to remove the existing concrete culverts beneath the right-of-way.

2. **Option B:** This option would lease Mr. Vu a 10 x 112ft foot piece of property running along the southern boundary of the existing 1300 South right-of-way (See Attached Map). The 10 foot section would extend to the entrance of Mr. Vu's back parking lot. The additional space would provide Mr. Vu a secondary entrance to his property and accommodate easier access to his back lot. This proposed driveway location would require the re-location of the existing power pole in order to meeting Rocky Mountain Power clearance requirements for driveway construction. Initial estimates for the pole re-location required to complete this option are estimated at \$250,000 (See attached map for power pole locations)
 - a. **Project Impact:** Option B would moderately impact the current design of the proposed Three Creeks Confluence project. This option would require modification of the planned pedestrian access along the Southern boundary of the park. It would still be feasible to remove the existing culverts as included in the original design, but the cost associated with this option is prohibitive to the current project budget.
3. **Option C:** This option would provide no additional property associated with the 1300 South street closure to V&L. Mr. Vu's has stated that this option would not provide sufficient space to access his back lot with his tow truck given the tight turning radius required from the existing access.
 - a. **Project Impact:** This option would not impact the current design of the Three Creeks Confluence Project.

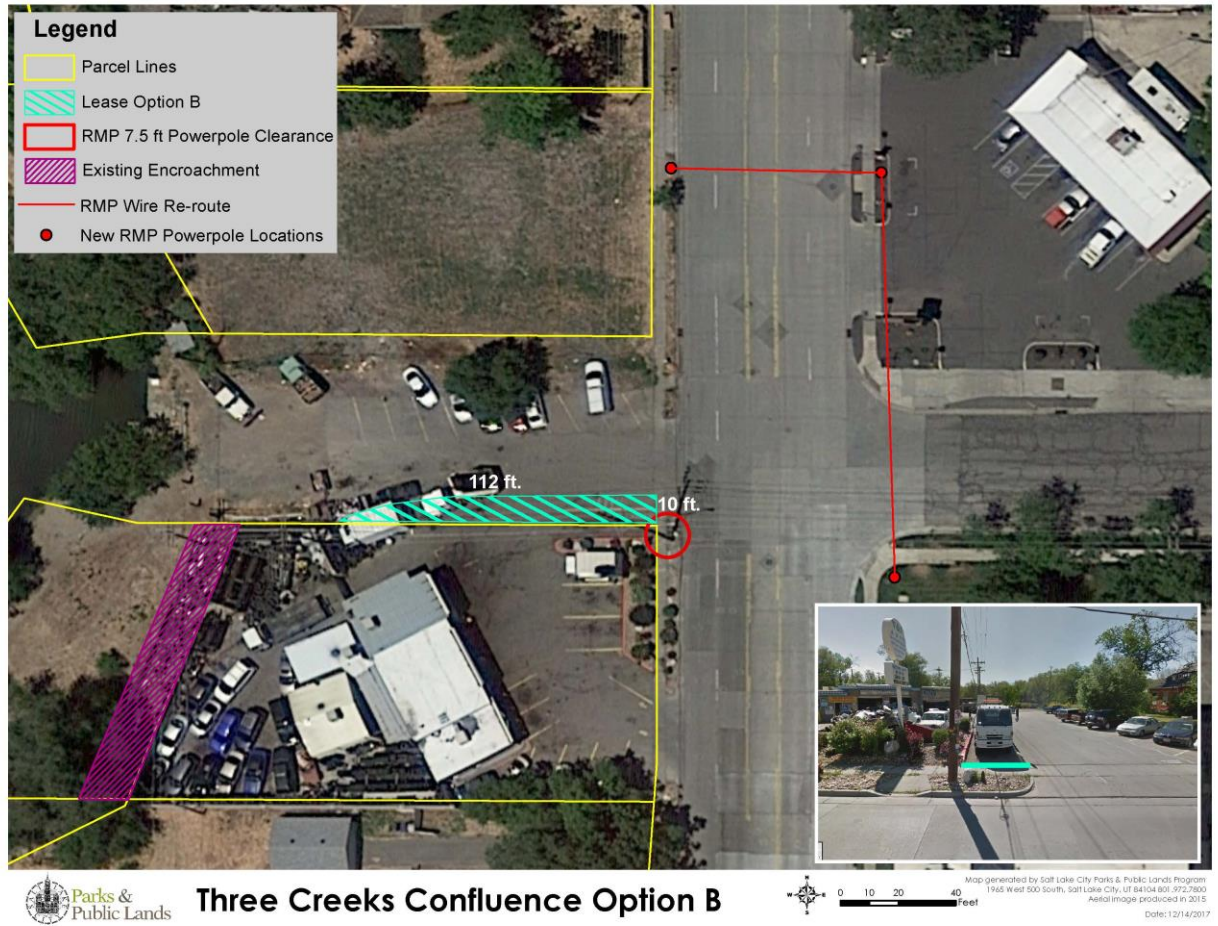
Conclusion and Recommendation: During the public engagement process, the V&L property was regularly brought up in discussions with the community. There is significant interest in either facilitating a trade or purchasing this property outright. Salt Lake City's Westside Master Plan, formally adopted by SLC City Council on December 3, 2014, states, "Salt Lake City should acquire property on 900 West near 1300 South for the purpose of creating a new access point for the Jordan River." While the current project budget does not provide the necessary funding to purchase the V&L property at this time, Public Lands is working with the City's Real Estate Services team in hopes of acquiring the V&L property at a later date. It is our intention to continue to work with Mr. Vu to identify acceptable trade properties and facilitate this acquisition.

At this point it is critical that the City quickly move forward with the construction design of the Three Creeks Project to prevent the loss of previously allocated 2016 CDBG funding. Considering this time constraint and the available options, Public Lands recommends City Council move forward with Option A, which will close the 1300 South ROW and provide a temporary lease to V&L that will offer a secondary access to his business. This compromise should allow the City to move quickly into the construction design phase of the project. Option A should be seen as a temporary lease option that would allow the city to implement Phase I of the project while additional resources are secured to facilitate the future acquisition of this property

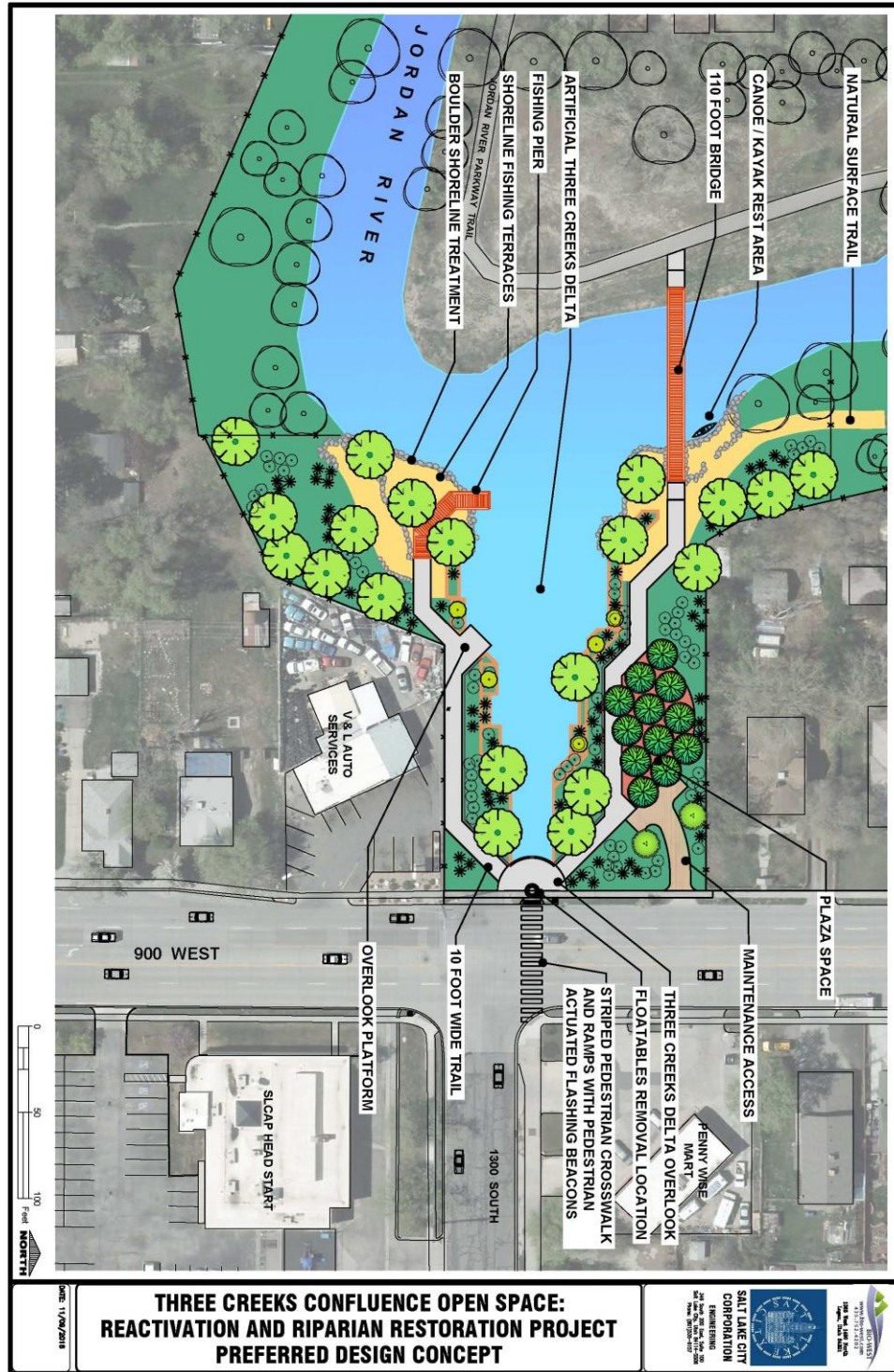
Option A Map:



Option B Map:



Three Creeks Confluence Preferred Concept Design:





CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: November 2, 2016
Date sent to Council: November 2, 2016

TO: Salt Lake City Council
James Rogers, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director

SUBJECT: PLNPCM2015-00765 - 1300 South Street Closure, between 900 West and the Jordan River

STAFF CONTACT: Tracy Tran, Principal Planner
801-535-7645, tracy.tran@slcgov.com

DOCUMENT TYPE: Information Only

RECOMMENDATION: Review the additional information and proposed options.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: At the City Council public hearing on the subject street closure on August 16, 2016, the property owner of the auto service business located immediately south of the subject street closure spoke about his towing operations related to his business and access concerns if the right of way were closed. City Council asked staff to look into options that may address the property owner's access concerns.

Closing this proposed street would allow Parks and Public Lands to redesign this space to include a public access point to the Jordan River (Three Creeks Confluence Project), which is consistent with the Westside Master Plan.

Attached is a memorandum from Parks and Public Lands that describes 3 options.

EXHIBITS:

1. Memorandum from Parks and Public Lands

Memorandum

To: Council Staff

Date: October 11, 2016

Project Name: 1300 South right-of-way closure

From: Kristin Riker, SLC Parks and Public Lands Program Director

Project Manager: Tyler Murdock

Project Background:

In May 2016, SLC Parks and Public Lands (PPL) began the public engagement and outreach for the Three Creeks Confluence Project. This project will create a new public open space located at 1300 South and 900 West within the Glendale neighborhood in Salt Lake City. As part of this process, PPL has recently acquired the condemned home located at 1250 South 900 West. PPL has also begun the formal process of vacating the 1300 South right-of-way located to the west of 900 West.

Right-of-way Closure History:

Spring 2015: Lewis Kogan, SLC Open Space Program Manager, met with Mr. Vu to discuss the proposed Three Creeks Confluence project and the possibility of re-locating Vu Automotive to another nearby location. At this time Mr. Vu stated that he was not interested in selling the property for cash but that he would consider a trade with SLC for a comparable property located on 900 West, Redwood Road or another comparable street in this area. Mr. Vu also stated that an established auto shop would be preferable for re-location.

Summer of 2015: Shellie Sepulveda, Salt Lake City Real Estate Services, shared two potential properties with Mr. Vu, one of which was visited by Mr. Vu. At this time the city could have potentially used 2003 Open Space Bond funds to facilitate this transaction and parcel swap with Mr. Vu. Lewis Kogan later spoke with Mr. Vu in the fall of 2015 and he stated that the proposed properties were too far away from the neighborhood and outside of his existing customer base. During this conversation, Mr. Vu indicated he was also aware of his current encroachment into SLC Open Space property and stated that he would resolve this encroachment at the time that the Three Creeks Confluence project is implemented.

Right-of-way Closure Requested: PPL and SLC Real Estate Services submitted the formal closure request to the SLC Planning Department in October, 2015. The application for closure received the recommendation of the Planning Commission on November 18, 2015. Mr. Vu spoke with Lewis Kogan after this meeting and expressed his fear that closure of the right-of-way would negatively affect his business.

Right-of-way Closure Work Session Meeting: City Council considered the closure at a work session meeting on July 19, 2016.

Right-of-way Closure Public Hearing: City Council considered taking action on the right-of-way closure at a Council meeting on August 16, 2016. At this meeting Mr. Vu requested that a portion of the right-of-way remain open or be leased to Vu Automotive in order to access his back parking lot to continue using this space to operate his towing service. City Council voted to continue the hearing until a later date, pending a meeting with SLC staff to discuss possible options and further evaluate Mr. Vu's request.

Site visit with Mr. Vu: On August 30th, 2016, staff from Parks and Public Lands, Economic Development, and Planning met with Mr. Vu on site to understand his concerns. From this discussion Parks and Public Lands identified the following possible options.

Easement or lease options for 1300 South right-of-way:

1. **Option A:** This option would lease Mr. Vu a 5 foot piece of property running along the southern boundary of the existing 1300 South right-of-way (See Attached Map). The 5 foot section would only extend to the entrance of Mr. Vu's back parking lot (approximately 100 feet), there is no need for additional property beyond this point. The objective of Option A would be to provide additional space that would allow Mr. Vu the ability to navigate the narrow turn required to enter his back parking lot with his tow truck. Mr. Vu would still be required to enter his property at the existing business entrance, which Mr. Vu has stated would be challenging given the size of his tow truck. Removing an existing parking space could potentially provide the space needed to perform this maneuver (See Attached Project Map).
 - a. **Project Impact:** Option A would likely require the removal of the proposed southern pedestrian path as currently designed (See Attached Preferred Site Concept), but otherwise would have minimal impacts to the current design of the proposed Three Creeks Confluence project.
2. **Option B:** This option would provide a 22.50 foot piece of property running along the southern boundary of the existing 1300 South right-of-way (See Attached Map). The 22.5 foot section would only extend up to the entrance of Mr. Vu's Back lot (approximately 100 feet), there is no need for additional property beyond this point. Mr. Vu has only requested 15 feet of the right-of-way, but it would be necessary to provide a minimum of 22.5 feet due to the 7.5 foot clearance associated with the existing Rocky Mountain Power pole. This clearance restricts any driveway access within 7.5 ft of the pole.
 - a. **Project Impact:** Option B would significantly impact the current design of the proposed Three Creeks Confluence project. This option would require removing the planned pedestrian access along the Southern boundary of the park. It would also impact the City's ability to remove the existing concrete culverts beneath the right-of-way. Further engineering is required to understand the complete impacts, but it would likely require

redesigning the project to construct a concrete wall feature in order to facilitate the daylighting of the culverts. This presents both engineering challenges due to limited space and aesthetic issues if implemented.

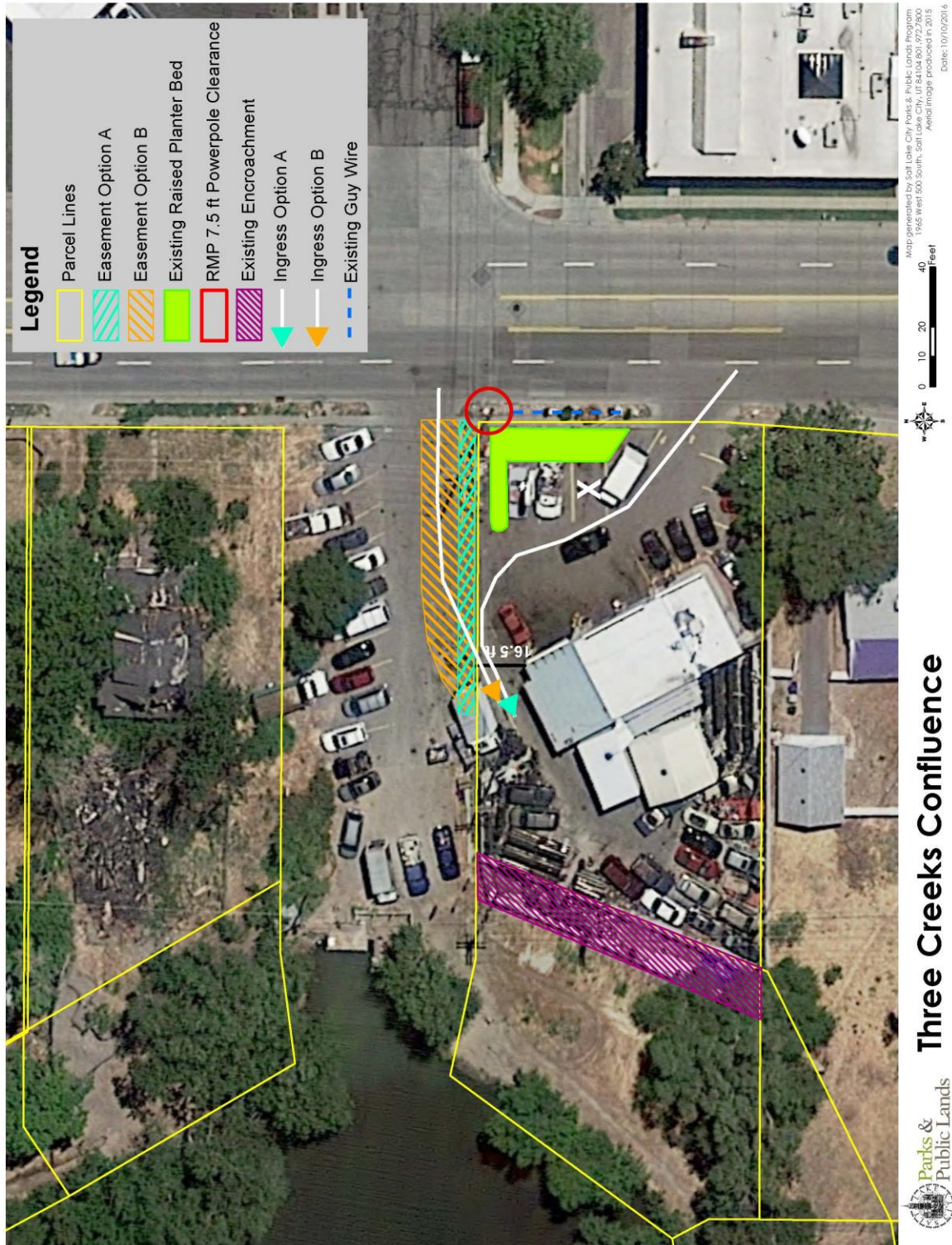
3. **Option C:** This option would provide no additional property associated with the 1300 South right-of-way closure to Vu Automotive. There is currently 16.5 feet between the edge of Vu Automotive and the right-of-way boundary (See Attached Photo No. 2). Mr. Vu's tow truck is 12 feet wide so there is space to drive along the side of his shop, but the challenge for Mr. Vu is navigating the tight turn that would be required if he were to use the existing business access.

- a. **Project Impact:** This option would not impact the current design of the Three Creeks Confluence Project.

Conclusion: During the public engagement process, the Vu Automotive property has been continually brought up in discussions with the community. There is significant interest in either facilitating a trade or purchasing this property outright. The Westside Master Plan which was formally adopted by SLC City Council on December 3, 2014, states, "Salt Lake City should acquire property on 900 West near 1300 South for the purpose of creating a new access point for the Jordan River." While the current project budget does not provide the necessary funding to purchase the Vu Automotive property at this time, PPL is still very interested and motivated in acquiring the Vu Automotive property at a later date. It is our intention to continue to work with Mr. Vu to identify acceptable trade properties and facilitate this acquisition. Granting or leasing land for the convenience of Mr. Vu but at the detriment of an enhancement project at the Three Creeks location does not support the stated objectives of the Westside Master Plan.

Recommendation: PPL recommends providing no additional property as stated in Option C to maximize the available park space to community residents as outlined in the Westside Master Plan. If a compromise is sought, PPL recommends minimizing the property leased to Mr. Vu as identified in Option A, understanding that Option A would be granted as a temporary lease while additional funding is identified and further negotiations take place with Mr. Vu.

Project Map:



Site Photos:

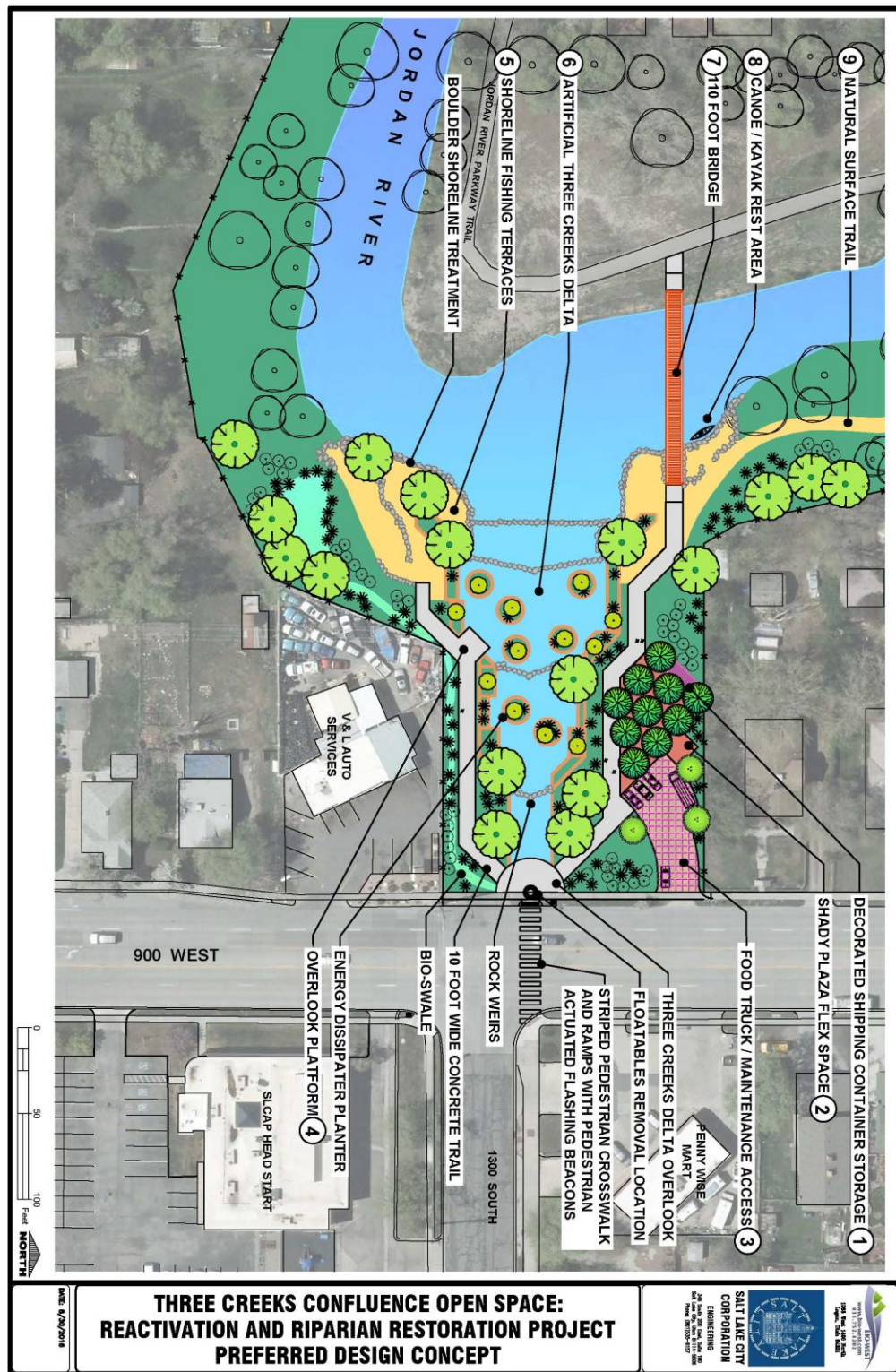


Photo 1: Looking West along the right-of-way boundary and the Vu Automotive shop. There is 16.5 feet between the right-of-way boundary and the auto shop building. (Pink paint represents the actual property boundary).




Photo 2: Looking West along the right-of-way boundary. Rocky Mountain Power Pole and existing planter beds seen in the background.

Three Creeks Confluence Preferred Concept Design:





SALT LAKE CITY CORPORATION
Community and Economic Development
City Council Transmittal


Patrick Leary, Chief of Staff 3/7/2016

Date Received: 3/01/2016
Date Sent to Council: 3/07/2016

TO: City Council
James Rogers - Chair

FROM:


Mary DeLaMare-Schaefer, Deputy Director 3/1/2016

SUBJECT: 1300 South Street Closure, between 900 West and the Jordan River

STAFF CONTACT: Tracy Tran,
Tracy.Tran@slcgov.com

COUNCIL SPONSOR: Not Required - Petition from Applicant(s)

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the ordinance to close the subject portions of 1300 South

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

The Salt Lake City Parks and Public Lands Division is requesting that the City close a portion of 1300 South, between 900 West and the Jordan River. The right-of-way, measuring approximately fifty-nine feet by one hundred eighty feet (59' x 180'), would be converted to a City-owned parcel. Parks and Public Lands received a \$70,000 CDBG grant to redesign this space to include an access point to the Jordan River that would include a nature preserve and a community space, which is consistent with the Westside Master Plan.

Adjacent to the subject right-of-way is an auto repair shop to the south, a vacant single-family home to the north, and the Jordan River to the west. The subject right-of-way is paved and is currently used to store/park cars by the adjacent auto repair shop. Additionally, the current state of the right-of-way facilitates trespassing and dumping activities into the Jordan River.

If the proposal is approved by the City Council, the City would retain ownership of the property and property will be converted to a City-owned parcel.

MASTER PLAN CONSIDERATIONS:

The *Westside Master Plan (2014)* specifically mentions that the City should acquire property near 900 West and 1300 South to create an access point for the Jordan River. In addition, the *Salt Lake Urban Design Element (1990)* mentions that streets should not be closed unless it will result in a public benefit. Creating a public access point at this subject location will satisfy the goals and policies of these master plans. Details regarding these plans can be found on page 12 and 13 of the staff report.

PUBLIC PROCESS:

The project site is located within the Glendale Community Council. The Community Council declined to respond to the proposal. All property owners and residents within 300 feet of the proposal were sent mailed notice of the proposal.

Concerns were brought up by the two adjacent property owners, located immediately north and south of the right of way. The owner of the auto repair business is concerned about parking for his business. The business currently uses the right-of-way to store/park cars. However, the right-of-way is City property and there has not been any lease agreements that would entitle the owner of the auto business a right to use the right-of-way for his business. The owner of the vacant single-family home, directly north of the right-of-way believes that the property owners should get the property if the street were to be closed. Additionally, the property owner had concerns that access to the garage on the property was accessed via the subject right-of-way. However, the property maintains driveway access along 900 West.

The Planning Commission held a public hearing on November 18, 2015. The Commission agreed with staff's recommendation and the Commission voted to forward a favorable recommendation to the City Council for the street closure. The vote was unanimous.

RELEVANT ORDINANCES:

- Utah State Code, Title 10-9a-609.5 Vacating or altering a street or alley

A decision to close a street is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. The City Council adopted a street closure policy in 1999. These policies were evaluated in the Planning Commission staff report and considered by the Planning Commission. Discussion and findings can be found on pages 12 and 13 of the staff report.

ATTACHMENTS:

- 1a Table of Contents (PDF)
- 2a Chronology (PDF)
- 3a Ordinance (PDF)

- 4a Notice of City Council Hearing (PDF)
- 5a Planning Commission Staff Report (PDF)
- 6a Planning Commission Agenda and Minutes (PDF)
- 7a Planning Commission Hearing Notice (PDF)
- 8a Original Petition (PDF)
- 9a Mailing Labels (PDF)

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2015-00765

September 23, 2015	Petition PLNPCM2015-00765 assigned to Tracy Tran, Principal Planner, for staff analysis and processing.
September 29, 2015	Petition was emailed to the Glendale Community Council for review and/or scheduling for community council meeting within 45 days. Glendale Community Council had until November 13, 2015 to respond.
November 13, 2015	No response or comments received from Glendale Community Council.
October 29, 2015	Letters were sent to property owners immediately north and south of proposed street closure.
November 5, 2015	Planning Commission hearing notices were sent to residents and property owners.
November 7, 2015	Planning Commission hearing notice was published in the paper.
November 18, 2015	Planning Commission reviewed the petition and conducted a public hearing. The commission voted unanimously to send a positive recommendation to the City Council.
November 23, 2015	Ordinance requested from City Attorney's office.
February 3, 2015	Ordinance received from City Attorney's office.
February 4, 2015	Transmittal was sent to the CED Director for review.

2. ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2016
(Closing a portion of 1300 South Street
between 900 West and the Jordan River)

An ordinance closing a portion of 1300 South Street as a public right-of-way between 900 West and the Jordan River, pursuant to Petition No. PLNPCM2015-00765.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on November 18, 2015 to consider a request made by the Salt Lake City Parks and Public Lands Division and the Salt Lake City Division of Real Estate Services (“Applicants”) (Petition No. PLNPCM2015-00765) to close a portion of 1300 South Street between 900 West and the Jordan River in order to provide an access point to the Jordan River; and

WHEREAS, at its November 18, 2015 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 portion of city-owned public right-of-way described below is not presently necessary for use by the public as a street and that closing a portion of that city-owned right-of-way 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. Closing City-Owned Right-of-Way. That a portion of 1300 South Street located between 900 West and the Jordan River, which is the subject of Petition No. PLNPCM2015-00765, and which is more particularly described on Exhibit “A” attached hereto, hereby is, closed as a public street and declared not presently necessary or available for use as a public right-of-way for automobile travel.

SECTION 2. Reservations and Disclaimers. The above closure 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. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2016.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2016.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Paul C. Nielson, *Senior City Attorney*

EXHIBIT “A”

Legal description of the portion of
1300 South Street to be vacated:

Beginning at a point which is S89°55'56"W 75.19 feet and S00°02'03"E 1.54 feet from the Southwest Corner of Lot 17, Block 1, J. Bolton & Company's Subdivision Cobb's Addition, Book C, Page 12 of the Salt Lake County Records Office, being in the Southeast Quarter of Section 11, T1S, R1W S.L.B.&M. and running thence S00°12'16"E 58.63 feet to the south right of-way line of 1300 S.; thence along said right-of-way line S89°55'56"W 180.28 feet; thence N04°20'38"E 58.89 feet to the north right-of-way line of 1300 S.; thence along said right-of-way line N89°57'39"E 175.61 feet to the point of beginning. Contains 10,441 square feet or 0.240 acres more or less.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2015-00745 Street Closure at approximately 1300 South between 900 West and the Jordan River** – The Salt Lake Parks and Public Lands Division is requesting approval to close a section of 1300 South between 900 West and the Jordan River and convert this right-of-way parcel to a City-owned parcel. This type of project must be reviewed as a Street Closure. If approved, the property will no longer be recognized as a public street. The City will retain ownership of the property and it will be incorporated into the Salt Lake City Open Space Lands Program along the Jordan River. The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com)

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 Tracy Tran at 801-535-7645 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at tracy.tran@slcgov.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 City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

**4. A PLANNING COMMISSION
STAFF REPORT**



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Tracy Tran, 801-535-7645 or tracy.tran@slcgov.com

Date: November 18, 2015

Re: PLNPCM2015-00765, 1300 South Street Closure, between 900 West and the Jordan River

Street Closure

PROPERTY ADDRESS: 1300 South, between 900 West and the Jordan River
MASTER PLAN: The Westside Master Plan
ZONING DISTRICT: R-1/7000, CN, OS

REQUEST: This is a request by the Salt Lake City Parks and Public Lands Division and the Salt Lake City Division of Real Estate Services to close a portion of 1300 South, between 900 West and the Jordan River. The purpose of this street closure is to provide an access point to the Jordan River. The proposed street closure is approximately 59 feet wide and up to approximately 180 feet long. This land is adjacent to land managed by Salt Lake City's Open Space Lands Program as a nature preserve along the Jordan River. The full proposal description provided by the applicant is included in Attachment C.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council for the request to close 1300 South between approximately 900 West and the Jordan River.

ATTACHMENTS:

- A. Vicinity Map
- B. Property Photographs
- C. Additional Applicant Information
- D. Analysis of Standards
- E. Public Process and Comments
- F. Department Review Comments
- G. Motions

BACKGROUND:

The subject right-of-way is paved and is currently used to illegally store/park cars by the adjacent auto service business located to the south. The subject property is located adjacent to the Jordan River and the current state of the right-of-way facilitates trespassing and dumping activities. The adjacent property to the north is a single family home that currently sits vacant.

CONSIDERATIONS:

Important considerations listed below have been identified through the analysis of the project.

1. Parks and Public Lands received a \$70,000 CDBG grant to redesign this space to include a nature preserve and a community space, which is consistent with policies in the *Westside Master Plan*. One key implementation strategy from the *Westside Master Plan* is to create an access point to the Jordan River at this location. Vacating this street will allow for this policy within the master plan to be realized.
2. The area beneath this street is the confluence of Parley's Creek, Emigration Creek, and Red Butte Creek with the Jordan River. Closing this street may eventually allow for the day-lighting of the water conduit underneath.

NEXT STEPS:

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

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PROPERTY PHOTOGRAPHS



Right-of-Way looking west towards the Jordan River



Property adjacent to right-of-way to the South



Property adjacent to right-of-way to the north



View from right-of-way looking east



West edge of proposed street closure, looking at the Jordan River



View of Jordan River looking west

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION

Salt Lake City Corporation
Planning Department - Planning Counter
451 S State Street, Room 215
Salt Lake City, UT 84114

Re: Street Closure, 900W 1300S

To Whom It May Concern,

Please find attached an application for street closure of a 150' section of 1300 South between 900 West and the Jordan River, and conversion of this right-of-way to a parcel of land under city ownership. This proposed parcel is adjacent to land managed by Salt Lake City's Open Space Lands Program as a nature preserve along the Jordan River. Much of the proposed parcel is within the 100' riparian corridor buffer along the Jordan River. The City recently awarded the Parks & Public Lands Program \$70,000 in CDBG funding for design of a nature area and community space at this location, consistent with the recommendations contained in the 2014 West Side Master Plan. Currently, this paved right-of-way facilitates illegal parking of cars by the adjacent business, and serves no other apparent purpose except to allow dumping and trespassing on city property along the Jordan River. Conversion of this right-of-way to a parcel of land under city ownership would allow re-design of the space and potential day-lighting of the water conduit which runs under it... which few realize is the confluence of Parleys Creek, Emigration Creek, and Red Butte Creek with the Jordan River. The city's open space program has been investing resources in protecting the natural values of the adjacent parcels along the river for many years.

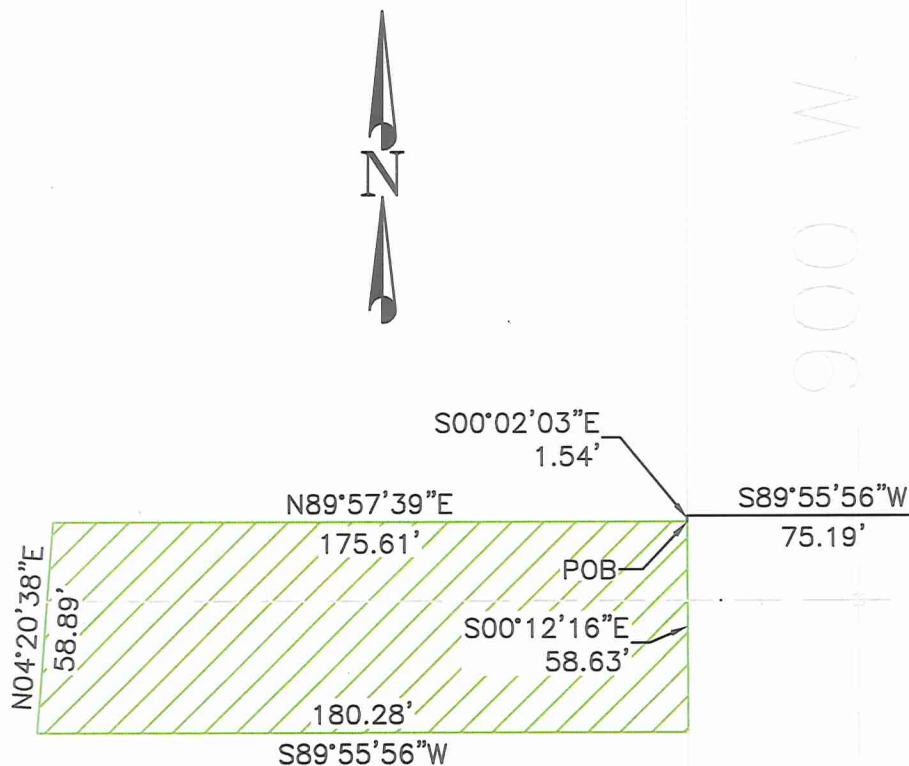
Please let me know what other information is needed. Thank you for your careful consideration of this application.

Sincerely,



Lewis Kogan
Open Space Program Manager
Salt Lake City Corporation
1965 W 500 S
Salt Lake City, UT 84104

1300 S. Street Closure



Beginning at a point which is S89°55'56"W 75.19 feet and S00°02'03"E 1.54 feet from the Southwest Corner of Lot 17, Block 1, J. Bolton & Company's Subdivision Cobb's Addition, Book C, Page 12 of the Salt Lake County Records Office, being in the Southeast Quarter of Section 11, T1S, R1W S.L.B.&M. and running thence S00°12'16"E 58.63 feet to the south right-of-way line of 1300 S.; thence along said right-of-way line S89°55'56"W 180.28 feet; thence N04°20'38"E 58.89 feet to the north right-of-way line of 1300 S.; thence along said right-of-way line N89°57'39"E 175.61 feet to the point of beginning. Contains 10,441 square feet or 0.240 acres more or less.

1300 South Street Closure

Beginning at a point which is S89°55'56"W 75.19 feet and S00°02'03"E 1.54 feet from the Southwest Corner of Lot 17, Block 1, J. Bolton & Company's Subdivision Cobb's Addition, Book C, Page 12 of the Salt Lake County Records Office, being in the Southeast Quarter of Section 11, T1S, R1W S.L.B.&M. and running thence S00°12'16"E 58.63 feet to the south right-of-way line of 1300 S.; thence along said right-of-way line S89°55'56"W 180.28 feet; thence N04°20'38"E 58.89 feet to the north right-of-way line of 1300 S.; thence along said right-of-way line N89°57'39"E 175.61 feet to the point of beginning. Contains 10,441 square feet or 0.240 acres more or less.



ATTACHMENT D: ANALYSIS AND FINDINGS

In 1999, the City Council adopted a street closure policy that includes the following provisions:

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: If the City Council approves of the street closure, the City would retain ownership of the property and through the Parks and Public Lands Division, the space will be redesigned. The subject right-of-way is adjacent to two properties, one single-family home to the north and one commercial property to the south. Both of these properties have access along 900 West. Closing this street would not deny access to these properties.

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: The proposed right-of-way to be closed would remain City property. Since the ownership of the land would not transfer, it is not necessary to obtain fair market value for the land. The land would remain public and eventually be incorporated into the Jordan River Parkway.

Finding: The City would retain ownership of this property and fair market value exchange is not necessary.

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 proposed street closure is located in the area addressed by the [*Westside Master Plan*](#), adopted in 2014. One of the visions for the Westside is that it is a primary destination in Salt Lake City for river recreation, active parks and a variety of public spaces. That plan provides the following policy related to the proposed street closure:

There is an opportunity on 900 West at 1300 South to create a small access point to the Jordan River and possibly to the Jordan River Parkway. At this point, the Jordan River is less than 200 feet from the right-of-way and proximity to the California Avenue and 900 West node opens up opportunities for highlighting the node's importance with signage or other urban design elements

This is established with the following implementation strategy:

Expand recreational opportunities on the Jordan River.

900 West Access. *Salt Lake City should acquire property on 900 West near 1300 South for the purpose of creating a new access point for the Jordan River.*

The City recently rewarded the Parks and Public Lands Program \$70,000 in CDBG funding for design of a nature area and community space at this location. By closing this street, this area can be redesigned for the public.

In addition, the [*Westside Master Plan*](#) discusses the importance of Gateways and that these “connections to the rest of the city are a vital element of the community’s vision.” The plan states that 1300 South and 900 West (from the north) are good examples of neighborhood gateways and these gateways are one of the most important public spaces for visitors to the community and the design of these spaces is important in providing a positive first impression.

The [*Salt Lake City Urban Design Element*](#) states the following regarding vacating streets:

“Decline to vacate streets, alleys and other public rights-of-way unless it is demonstrated that the vacation will result in a public benefit.”

In accordance with this policy, the proposal to close off this portion of 1300 South in order to provide for a nature area and community space at this location would benefit the public and provide a neighborhood gateway for this area. Furthermore, the existing street is not used by the public. Creating an additional access point to the river improves the transportation network for pedestrians and cyclists.

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: As an alternative to the proposal, the City could maintain the right-of-way as is. Not closing this street will mean that CDBG funds could not be used to redesign this space for a nature area and community space.

Currently, the right-of-way is used to illegally park cars by the neighboring business and this right-of-way creates an opportunity for dumping and trespassing.

By closing the street, the land would be added to the City’s open space inventory and the Parks and Public Lands will be able to use CDBG funds to redesign this space for a nature area and community space. In addition, this street closure could allow for the potential day-lighting of the water that runs under the street.

Finding: The alternative to this request is to maintain this right of way as it currently exists. Staff finds that the proposal has the potential to create a more useful space and in addition create an access point to the Jordan River.

ATTACHMENT E: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

- Notice of petition and request for review sent to Glendale Community Council on September 29, 2015
- Letters sent to abutting property owners on October 29, 2015
- Public hearing notice mailed on November 5, 2015
- Public hearing notice posted on the property on November 5, 2015
- Public notice posted on the City and State websites and sent via the Planning Division list serve on November 5, 2015

No inquiries or public comments have been received.

ATTACHMENT F: DEPARTMENT REVIEW COMMENTS

Building:

No comments received.

Engineering:

Engineering supports the proposal.

Fire:

No comments received.

Police:

No comments received.

Public Utilities:

Public utilities has a 5' x 12' storm drain culvert and a 5' storm drain pipe that discharge to the river at this location. There is also a 6" water line that is in this right of way. All work done will need to be coordinated with public utilities. Public utilities does regular maintenance and removal of floatable debris in this right of way. This access must be maintained and if any repairs or maintenance of this infrastructure is required, it will be the Open Space and Public Lands responsible to replace or repair any landscaping or improvements beyond the existing asphalt condition.

Most of this right of way is in the Jordan River Flood Plain. A Flood Plain development permit will be required for any structures, grading or encroachment.

A SWPPP Document is required prior to any construction activities.

Sustainability:

No comments received.

Transportation:

Transportation has no objections to this street closure. Depending on future use, Transportation would like to see the curb & gutter extended along the frontage and equipped with a driveway approach if needed.

Zoning:

Question: Prior to possible improvement of the parcel, will it be fenced to eliminate the illegal parking? No other comments.

ATTACHMENT G: MOTIONS

Consistent with Staff Recommendation:

Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a favorable recommendation to the City Council for the request to close 1300 South between approximately 900 West and the Jordan River.

Not Consistent with Staff Recommendation:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to close 1300 South between approximately 900 West and the Jordan River.

**4.B PLANNING COMMISSION
AGENDA AND MINUTES**

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, November 18, 2015, 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.

1. **Open Meeting Act Training-** The Commission will receive training from the City Attorney's office regarding the Open Meeting Act.

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

APPROVAL OF MINUTES FOR OCTOBER 28, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Legislative Matters

1. **Street Closure at approximately 1300 South between 900 West and the Jordan River** - Salt Lake City Division of Real Estate Services and the Parks and Public Lands Division is requesting approval to close a section of 1300 South between 900 West and the Jordan River and convert this right of way parcel to a City-owned parcel. This type of project must be reviewed as a Street Closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If approved, the property will no longer be recognized as a public street. The City will retain ownership of the property and it will be incorporated into the Salt Lake City Open Space Lands Program along the Jordan River. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case number PLCPCM2015-00765
2. **Vacation of the Buena Vista Subdivision at approximately 500 S. Gladiola Street** - The Romney Group is requesting approval from the City to vacate a portion of the Buena Vista Subdivision which is located at the above listed address. The request would include vacating a portion of the lots, alleys and streets. The subdivision was recorded but the property was never developed and the infrastructure was not constructed. The property is currently vacant. The properties are located in the M-2 Heavy Industrial Districts. This type of project must be reviewed as a subdivision amendment. The subject properties are within Council District 2, represented by Kyle LaMalfa. (Staff contact: John Anderson at (801) 535- 7214 or john.anderson@slcgov.com.) Case number PLNSUB2015-00876

Work Session

3. **Design Standards Chapter Briefing** - A request by Mayor Ralph Becker for creation of Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts with new design standards 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.
4. **East Bench Master Plan** - Planning Staff will provide the Planning Commission an update on the East Bench Master Plan. The East Bench Plan area is bordered by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the eastern City boundary to the east. Planning has worked with the community in developing a draft plan and is beginning the public comment phase of the project. Planning Staff will provide an overview of the draft plan and upcoming public engagement activities. (Staff contact: Wayne Mills (801) 535-7282 or wayne.mills@slcgov.com.)

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/CED/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
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 18, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:45 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson James Guilkey; Vice Chairperson Andres Paredes; Commissioners, Jamie Bowen, Emily Drown, Michael Fife, Carolynn Hoskins, Matt Lyon and Clark Ruttinger. Commissioner Michael Gallegos and Angela Dean were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; John Anderson, Senior Planner; Wayne Mills, Senior Planner; Casey Stewart, Senior Planner; Tracy Tran, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Carolynn Hoskins, Michael Fife and Clark Ruttinger. Staff members in attendance were Nick Norris, John Anderson and Tracy Tran.

The following sites were visited:

- **900 West and the Jordan River** – Staff gave an overview of the proposal. Concerns were raised by the Auto Shop Owner and the neighbor to the north.
- **500 S. Gladiola Street** – Staff gave an overview of the proposal.

Dinner Meeting

The Commission received training on the Open and Public Meeting Act.

APPROVAL OF THE OCTOBER 28, 2015, MEETING MINUTES. [5:34:54 PM](#)

MOTION [5:35:04 PM](#)

Commissioner Drown moved to approve the October 28, 2015, meeting minutes. Commissioner Fife seconded the motion. The motion passed unanimously. Commissioner Lyon and Bowen abstained as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:35:23 PM](#)

Chairperson Guilkey stated he had nothing to report.

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:35:30 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the City Council meeting regarding the Assisted Living Amendments. She reviewed the petitions the City Council approved, the Council's schedule for end of the year and the possible items that would be reviewed. Ms. Shepard reviewed the Open House for Planning Department and the items that would be discussed.

Commissioner Fife thanked Ms. Shepard for the clarification on the Assisted Living issue.

[5:52:38 PM](#)

Street Closure at approximately 1300 South between 900 West and the Jordan River
- Salt Lake City Division of Real Estate Services and the Parks and Public Lands Division is requesting approval to close a section of 1300 South between 900 West and the Jordan River and convert this right of way parcel to a City-owned parcel. This type of project must be reviewed as a Street Closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If approved, the property will no longer be recognized as a public street. The City will retain ownership of the property and it will be incorporated into the Salt Lake City Open Space Lands Program along the Jordan River. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case number PLCPCM2015-00765

Ms. Tracy Tran, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The Community Council's take on the proposal and when they were notified of the proposal.
- If there was a solution for the neighbor to access his property.

PUBLIC HEARING [5:56:38 PM](#)

Chairperson Guilkey opened the Public Hearing.

The following individuals spoke in favor of the petition: Mr. Brian Tonetti

The following comments were made:

- Supported the petition as it would allow for the day lighting of the existing creeks in the area.

The following individuals spoke in opposition to the petition: Mr. Gerry Derringer

The following comments were made:

- What ordinance or statute did the petition follow that allowed the property to be closed?

- The public uses the road to access the Jordan River.
- Would close off the access to the rear of the property and the access off of 900 West was not sufficient.
- Please deny the petition to allow for further research.

Chairperson Guilkey closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- The property access off of 900 West.
- If the neighboring property was not in its current shape would the petition be the same.
 - The condition of the property was not a consideration of the City.
 - The City owns a large portion of the property in the area and the petition would allow for better access to the surrounding open spaces.
- The basis for the petition.
- The factors in the decision to close the access to the neighboring property.
- If the side yard on the neighboring property would allow for a driveway.
 - Yes there was adequate space for a driveway.
- Would like input from the Community Council for the area.
 - Community Council was given 45 days to respond. The City cannot require the Community Council to respond and they would have additional time to respond when the issue went before the City Council.
- The plan to help mitigate the neighbor to the south in regards to parking.
 - The City was not planning to provide parking or mitigate anything for the business as the business did not have a right to the space.
- The street closure standards included in the Staff Report.
- Staff would work with the neighbor to clarify questions and address concerns.

MOTION [6:11:54 PM](#)

Commissioner Drown stated regarding, PLCPCM2015-00765 south Street Closure, between 900 West and the Jordan River, based on the findings listed in the Staff Report, testimony and plans presented, she moved that the Planning Commission transmit a favorable recommendation to the City Council for the request to close 1300 South between approximately 900 West and the Jordan River. Commissioner Fife seconded the motion. The motion passed unanimously.

[6:13:53 PM](#)

Vacation of the Buena Vista Subdivision at approximately 500 S. Gladiola Street -
The Romney Group is requesting approval from the City to vacate a portion of the Buena Vista Subdivision which is located at the above listed address. The request would include vacating a portion of the lots, alleys and streets. The subdivision was recorded but the property was never developed and the infrastructure was not constructed. The property is currently vacant. The properties are located in the M-2 Heavy Industrial Districts. This type of project must be reviewed as a subdivision

**4.C PLANNING COMMISSION
HEARING NOTICE AND POSTMARK**

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News

Utah
Media
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,

PO BOX 145455

SALT LAKE CITY UT 84114

ACCOUNT NUMBER

9001394298

DATE

11/9/2015

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INVOICE NUMBER

0001059418 /

PUBLICATION SCHEDULE

START 11/07/2015 END 11/07/2015

CUSTOMER REFERENCE NUMBER

PH 11/18

CAPTION

Notice of Public Hearing On Wednesday, November 18, 2015, the Salt Lake City Plan

SIZE

54 LINES

2 COLUMN(S)

TIMES

2

TOTAL COST

140.00

Notice of Public Hearing

On Wednesday, November 18, 2015, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

1. Street Closure at approximately 1300 South between 900 West and the Jordan River - Salt Lake City Division of Real Estate Services and the Parks and Public Lands Division is requesting approval to close a section of 1300 South between 900 West and the Jordan River and convert this right of way parcel to a City-owned parcel. This type of project must be reviewed as a Street Closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If approved, the property will no longer be recognized as a public street. The City will retain ownership of the property and it will be incorporated into the Salt Lake City Open Space Lands Program along the Jordan River. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLCPM2015-00765

2. Vacation of the Buena Vista Subdivision - The Romney Group is requesting approval from the City to vacate a portion of the Buena Vista Subdivision which is located at approximately 500 S. Gladiola Street. The request would include vacating a portion of the lots, alleys and streets. The subdivision was recorded but the property was never developed and the infrastructure was not constructed. The property is currently vacant. The properties are located in the M-2 Heavy Industrial District. This type of project must be reviewed as a subdivision amendment. The subject properties are within Council Districts 2, represented by Kyle LaMalfa. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.) Case number PLNSUB2015-00876

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

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.

1059418

UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, November 18, 2015, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 11/07/2015 End 11/07/2015

DATE 11/9/2015

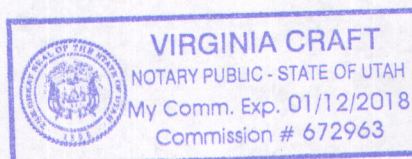
SIGNATURE

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 9TH DAY OF NOVEMBER IN THE YEAR 2015

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE



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, November 18, 2015 5:30 p.m.
Room 326 of the City and County Building

Street Closure at approximately 1300 South between 900 West and the Jordan River - Salt Lake City Division of Real Estate Services and the Parks and Public Lands Division is requesting approval to close a section of 1300 South between 900 West and the Jordan River and convert this right of way parcel to a City-owned parcel. This type of project must be reviewed as a Street Closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If approved, the property will no longer be recognized as a public street. The City will retain ownership of the property and it will be incorporated into the Salt Lake City Open Space Lands Program along the Jordan River. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLCPCM2015-00765

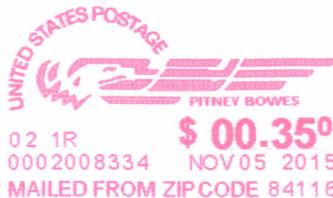
Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an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

For additional meeting information, please see www.slcgov.com or call 801-535-7757; TDD 535-6220.



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

RETURN SERVICE REQUESTED



02 1R

0002008334

\$ 00.35⁰

NOV 05 2015

MAILED FROM ZIP CODE 84116

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



5. ORIGINAL PETITION



Street Closure

OFFICE USE ONLY

Project #:	Received By:	Date Received:
PLNPM2015-00765	K. Lindquist	9/22/15

Project Name:
Parks and open space street closure

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street:
900 W. 1300 S. Street closure

Name of Applicant:	Phone:
Shellie Sepulveda	

Address of Applicant:
451 S. State St. Rm 425, SLC, UT 84114

E-mail of Applicant:	Cell/Fax:
shellie.sepulveda@slcgov.com	801-535-6447

Applicant's Interest in Subject Property:
<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other:

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

E-mail of Property Owner:	Phone:
N/A	

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

REQUIRED FEE

- ➔ Filing fee of \$364.
➔ 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:
Shelli Sepulveda	9/22/15

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.

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 CLOSE A STREET

Name of Applicant:

Address of Applicant:

Date:

As an owner of property adjacent to the street, I agree to the proposed street closure. I also understand that I have the option to purchase the portion of the street adjacent to my property at fair market value.

Print Name

Address

Signature

Date

Print Name

Address

Signature

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Print Name

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RICHARD GRAHAM
PUBLIC SERVICES DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC SERVICES
PARKS AND PUBLIC LANDS DIVISION

RALPH BECKER
MAYOR

Salt Lake City Corporation
Planning Department - Planning Counter
451 S State Street, Room 215
Salt Lake City, UT 84114

Re: Street Closure, 900W 1300S

To Whom It May Concern,

Please find attached an application for street closure of a 150' section of 1300 South between 900 West and the Jordan River, and conversion of this right-of-way to a parcel of land under city ownership. This proposed parcel is adjacent to land managed by Salt Lake City's Open Space Lands Program as a nature preserve along the Jordan River. Much of the proposed parcel is within the 100' riparian corridor buffer along the Jordan River. The City recently awarded the Parks & Public Lands Program \$70,000 in CDBG funding for design of a nature area and community space at this location, consistent with the recommendations contained in the 2014 West Side Master Plan. Currently, this paved right-of-way facilitates illegal parking of cars by the adjacent business, and serves no other apparent purpose except to allow dumping and trespassing on city property along the Jordan River. Conversion of this right-of-way to a parcel of land under city ownership would allow re-design of the space and potential day-lighting of the water conduit which runs under it... which few realize is the confluence of Parleys Creek, Emigration Creek, and Red Butte Creek with the Jordan River. The city's open space program has been investing resources in protecting the natural values of the adjacent parcels along the river for many years.

Please let me know what other information is needed. Thank you for your careful consideration of this application.

Sincerely,



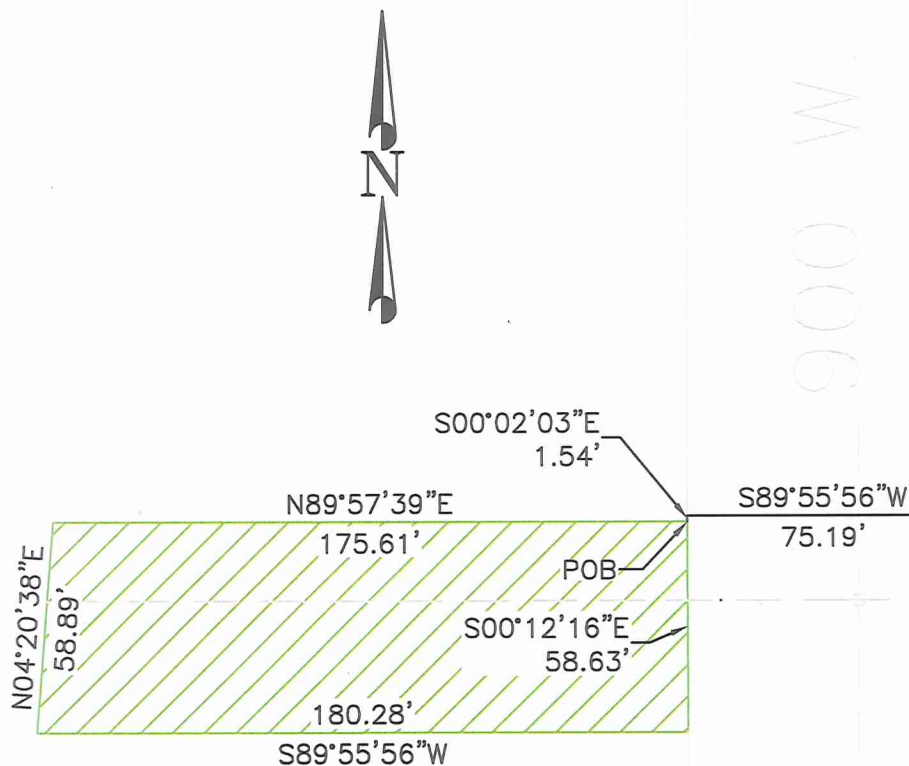
Lewis Kogan
Open Space Program Manager
Salt Lake City Corporation
1965 W 500 S
Salt Lake City, UT 84104

LOCATION: 1965 WEST 500 SOUTH, SALT LAKE CITY, UTAH 84104-3511
MAILING ADDRESS: PO BOX 145510, SALT LAKE CITY, UTAH 84114-5510
TELEPHONE: 801-972-7800 FAX: 801-972-7847

WWW.BLOGGVB.COM



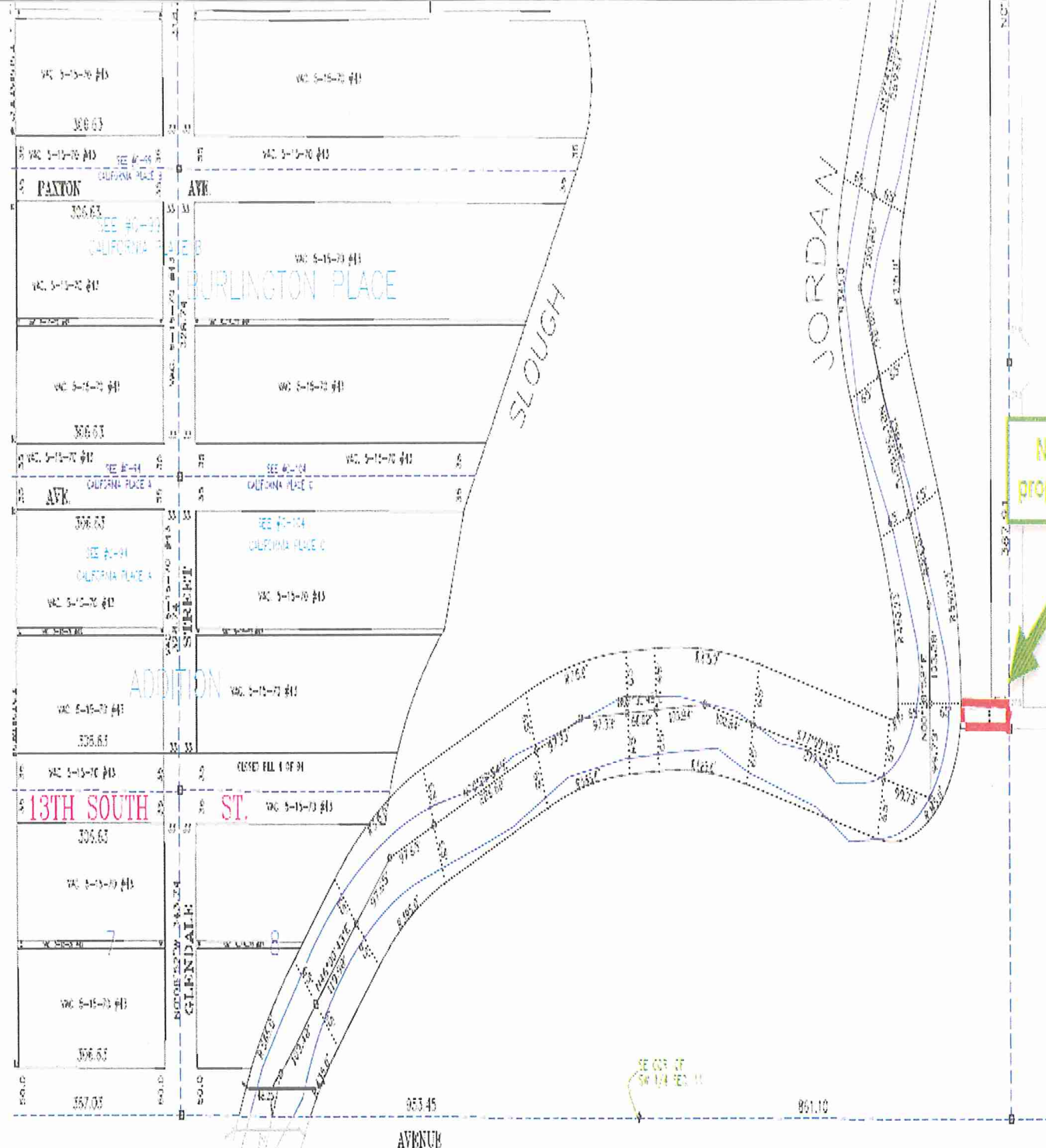
1300 S. Street Closure



Beginning at a point which is S89°55'56"W 75.19 feet and S00°02'03"E 1.54 feet from the Southwest Corner of Lot 17, Block 1, J. Bolton & Company's Subdivision Cobb's Addition, Book C, Page 12 of the Salt Lake County Records Office, being in the Southeast Quarter of Section 11, T1S, R1W S.L.B.&M. and running thence S00°12'16"E 58.63 feet to the south right-of-way line of 1300 S.; thence along said right-of-way line S89°55'56"W 180.28 feet; thence N04°20'38"E 58.89 feet to the north right-of-way line of 1300 S.; thence along said right-of-way line N89°57'39"E 175.61 feet to the point of beginning. Contains 10,441 square feet or 0.240 acres more or less.

1300 South Street Closure

Beginning at a point which is S89°55'56"W 75.19 feet and S00°02'03"E 1.54 feet from the Southwest Corner of Lot 17, Block 1, J. Bolton & Company's Subdivision Cobb's Addition, Book C, Page 12 of the Salt Lake County Records Office, being in the Southeast Quarter of Section 11, T1S, R1W S.L.B.&M. and running thence S00°12'16"E 58.63 feet to the south right-of-way line of 1300 S.; thence along said right-of-way line S89°55'56"W 180.28 feet; thence N04°20'38"E 58.89 feet to the north right-of-way line of 1300 S.; thence along said right-of-way line N89°57'39"E 175.61 feet to the point of beginning. Contains 10,441 square feet or 0.240 acres more or less.



No abutting
property owners

006

(SEE ATLAS MAP #15)

12

6. MAILING LABELS

Name	Address1	Address2	City	State	ZipCode	Zip5	Zip4	Parcel No.
DEISS, KATHARINE D	945 WASHINGTON ST	SPENCERPORT, NY 14559-9724	SPENCERPORT	NY	14559-9724	14559	9724	15-11-454-024-0000
CAO, VU	1785 MAPLE HILLS DR	BOUNTIFUL, UT 84010-2431	BOUNTIFUL	UT	84010-2431	84010	2431	15-11-457-023-0000
DEARINGER, JERRY W	4211 MANILA CREEK DR	CEDAR HILLS, UT 84062	CEDAR HILLS	UT	84062	84062		15-11-454-027-0000
V & K INVESTMENTS, LLC	260 S CLUB HOUSE CT	NORTH SALT LAKE, UT 84054	NORTH SALT LAKE	UT	84054	84054		15-11-456-024-0000
PICKARD, STEPHEN P	862 W 1300 S	SALT LAKE CITY, UT 84104	SALT LAKE CITY	UT	84104	84104		15-11-456-025-0000
PICKARD, STEPHEN P	862 W 1300 S	SALT LAKE CITY, UT 84104	SALT LAKE CITY	UT	84104	84104		15-11-456-015-0000
SALT LAKE COMMUNITY ACTION PROGRAM	764 S 200 W	SALT LAKE CITY, UT 84101-2710	SALT LAKE CITY	UT	84101-2710	84101	2710	15-11-458-015-0000
LOPEZ, JAVIER	1217 S 900 W	SALT LAKE CITY, UT 84104-1556	SALT LAKE CITY	UT	84104-1556	84104	1556	15-11-456-002-0000
RIVERA, KATRINA L & CLARA; JT	1224 S 900 W	SALT LAKE CITY, UT 84104-1555	SALT LAKE CITY	UT	84104-1555	84104	1555	15-11-454-025-0000
HOLBROOK, AMBER	1225 S 900 W	SALT LAKE CITY, UT 84104-1556	SALT LAKE CITY	UT	84104-1556	84104	1556	15-11-456-003-0000
DAVIS, CELESTE A	1240 S 900 W	SALT LAKE CITY, UT 84104-1555	SALT LAKE CITY	UT	84104-1555	84104	1555	15-11-454-026-0000
LUNDQUIST, JON P	1320 S 900 W	SALT LAKE CITY, UT 84104-1621	SALT LAKE CITY	UT	84104-1621	84104	1621	15-11-457-024-0000
GIRON, CECILIA	1324 S 900 W	SALT LAKE CITY, UT 84104-1621	SALT LAKE CITY	UT	84104-1621	84104	1621	15-11-457-025-0000
ROJAS, EDUARDO & ESTELLA; JT	1328 S 900 W	SALT LAKE CITY, UT 84104-1621	SALT LAKE CITY	UT	84104-1621	84104	1621	15-11-457-026-0000
CROSSLAND, SEAN	1336 S 900 W	SALT LAKE CITY, UT 84104-1621	SALT LAKE CITY	UT	84104-1621	84104	1621	15-11-457-027-0000
INGERSOLL, SONYA T	924 W CALIFORNIA AVE	SALT LAKE CITY, UT 84104-2117	SALT LAKE CITY	UT	84104-2117	84104	2117	15-11-457-022-0000
LATTA, LUCILLE P; TR ET AL	928 W CALIFORNIA AVE	SALT LAKE CITY, UT 84104-2117	SALT LAKE CITY	UT	84104-2117	84104	2117	15-11-457-021-0000
BOYD, JORDAN A T	936 W CALIFORNIA AVE	SALT LAKE CITY, UT 84104-2117	SALT LAKE CITY	UT	84104-2117	84104	2117	15-11-457-020-0000
LONGLEY, ZACHARY	950 W CALIFORNIA AVE	SALT LAKE CITY, UT 84104-2117	SALT LAKE CITY	UT	84104-2117	84104	2117	15-11-457-019-0000
RAMIREZ, MARCELINO & MARIA P; JT	1131 W EMERY CIR	SALT LAKE CITY, UT 84104-2401	SALT LAKE CITY	UT	84104-2401	84104	2401	15-11-457-018-0000
SALT LAKE CITY	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-453-009-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-453-014-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-454-008-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-454-009-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-454-010-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-454-011-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-457-007-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-457-008-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-457-009-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-457-010-0000
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460	SALT LAKE CITY	UT	84114-5460	84114	5460	15-11-457-011-0000
SMITH, MILTON A & MARY S; TRS	125 W 400 S	SANTAQUIN, UT 84655	SANTAQUIN	UT	84655	84655		15-11-454-030-0000
JIMENEZ, CHRISTOPHER J	4004 S LAS FLORES ST	WEST VALLEY, UT 84119	WEST VALLEY	UT	84119	84119		15-11-453-006-0000
GS, TK, LLC	5078 S PINEY RIDGE DR	WEST VALLEY, UT 84118	WEST VALLEY	UT	84118	84118		15-11-456-005-0000
Resident	1239 S 1000 W	Salt Lake City, UT 84104-2041	Salt Lake City	UT	84104-2041	84104	2041	15-11-453-006-0000
Resident	1216 S 900 W	Salt Lake City, UT 00000	Salt Lake City	UT	00000	00000		15-11-454-024-0000
Resident	1250 S 900 W	Salt Lake City, UT 84104-1555	Salt Lake City	UT	84104-1555	84104	1555	15-11-454-027-0000
Resident	1208 S 900 W	Salt Lake City, UT 00000	Salt Lake City	UT	00000	00000		15-11-454-030-0000
Resident	1245 S 900 W	Salt Lake City, UT 84104-1556	Salt Lake City	UT	84104-1556	84104	1556	15-11-456-005-0000
Resident	956 W CALIFORNIA AVE	Salt Lake City, UT 84104-2117	Salt Lake City	UT	84104-2117	84104	2117	15-11-457-018-0000

Resident	1310 S 900 W	Salt Lake City, UT 84104-1621	Salt Lake City	UT	84104-1621	84104	1621	15-11-457-023-0000
Resident	879 W 1300 S	Salt Lake City, UT 84104-1636	Salt Lake City	UT	84104-1636	84104	1636	15-11-458-015-0000
Resident	1307 S 900 W	Salt Lake City, UT 84104-1622	Salt Lake City	UT	84104-1622	84104	1622	15-11-458-015-0000