



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Submission Date:
04/18/2025

Date Sent to Council:
04/24/2025

From:

Department*
Community and Neighborhood

Employee Name:
Hall, Rylee

E-mail
rylee.hall@slc.gov

Department Director Signature

Tammy Hunsaker

Chief Administrator Officer's Signature

Jill Love

Director Signed Date
04/23/2025

Chief Administrator Officer's Signed Date
04/24/2025

Subject:
Alley Closure at Madsen Park (approximately 9 N Chicago St.)

Additional Staff Contact:

Presenters/Staff Table

Document Type
Ordinance

Budget Impact?
☐ Yes
☒ No

Recommendation:
Approve

Background/Discussion
See first attachment for Background/Discussion

Will there need to be a public hearing for this item? *
☒ Yes
☐ No

Public Process

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CITY COUNCIL TRANSMITTAL

BACKGROUND/DISCUSSION: The Salt Lake City Public Lands Department is requesting the City Council adopt an ordinance to indefinitely close a portion of an alley between 1000 West and Chicago Street in the Western Subdivision of Block 57, Plat C, Salt Lake City Survey (see Exhibit 1). The purpose of the closure is to consolidate all parcels that make up Madsen Park into one parcel to facilitate park improvements that are being funded by the [Parks, Trails, & Open Space General Obligation Bond \(GO Bond\)](#).

The alley was established when the subdivision in which it's located (Western Subdivision of Block 57) was created in 1901, and runs north/south through the middle of the block bounded by North Temple St., 1000 West, South Temple St., and Chicago St. The portion of the alley to be closed is approximately 297 ft. in length by 15.5 ft. in width and is located within the boundaries of Madsen Park. The portion of the alley to be closed appears to exist only on paper and hasn't been used as a vehicular public right-of-way in many years. There are no nearby properties that rely on it for access. The part of the alley in question has been fully incorporated into Madsen Park as part of a multi-purpose field and a basketball court. If the alley is closed, it will continue to be part of Madsen Park.

Madsen Park was selected as one of the Reimagine Nature Parks to receive funding from the **GO Bond**. Neighborhood parks funded by this bond aim to invest and activate underutilized parks to increase access to green space and quality parks. The completed project will feature new and improved amenities that are prioritized by residents and celebrate the community this park serves. This project is in the public engagement stage of development, which will be used to determine the final design and implementation of the updates to this park. **Although the final design hasn't been determined yet, a building permit cannot be issued for structures or improvements that cross property lines or encroach into public rights-of-way.** Because of this, the portion of the alley within Madsen Park must be closed, and all the parcels consolidated before the Salt Lake City Public Lands Department can move forward with obtaining building permits for any new amenities or improvements to the park.

The alley closure process is regulated by State Code [72-5-105 \(4\), \(5\), and \(7\)](#), which requires the City Council to hold a public hearing on this matter and adopt an ordinance to indefinitely close the alley. The City Council may indefinitely close this portion of the alley and convert it to another public use (Madsen Park), if they find that:

- A. The alley to be closed isn't necessary for vehicular travel
- B. The closure is necessary to correct or mitigate injury to private or public land resources on or near the portion of the alley to be closed, or
- C. The closure of the alley is necessary to mitigate unsafe conditions

As stated above, this portion of the alley hasn't been used as a vehicular public right-of-way in many years and there are no nearby properties that rely on it for access. Additionally, it has never been paved and has been fully incorporated into Madsen Park. Because of these reasons, the City Council may find that the portion of the alley to be closed isn't necessary for vehicular travel and the proposed closure is warranted. Only one of the above standards is required to be met.

PUBLIC PROCESS:

This closure is subject to the early notification process in [21A.10](#). The following is a list of public input opportunities related to the proposed alley closure:

- The Planning Division provided a 45-day comment period (November 14th – December 29th, 2024) to the Fairpark and Poplar Grove Community Councils.
- Early notification notices were mailed November 14th, 2024, to all property owners and residents within 300 ft. of the portion of the alley proposed to be closed.
- A sign notice of the proposed closure was posted at the property November 15th, 2024.
- An online open house was posted to the Planning Division's webpage on November 26th, 2024, and will remain open until the City Council has made a decision on the proposal.

As of the date of this transmittal, the Planning Staff hasn't received any public comment on the proposed alley closure.

State Code noticing requirements for this process include a mailed notice to the owners of abutting properties at least 4 weeks in advance of the hearing and notice to the Utah Department of Transportation (UDOT) of the upcoming hearing.

- Notice of the proposal and upcoming hearing was sent to the abutting property owners November 15th, 2024. A copy of this notice is included in Exhibit 4.
- Notice to UDOT of the public hearing will be sent by Council Staff ahead of the hearing.

EXHIBITS:

1. Ordinance adopting the indefinite closure
2. Legal description and map of the portion of the alley proposed to be closed
3. Letters from the Salt Lake City Department of Public Lands requesting the alley closure and supporting documentation
4. Notice of the proposed alley closure sent by staff to abutting property owners
5. Notice of City Council Public Hearing
6. Mailing List

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EXHIBIT “A”

Legal description of the portion of the alley to be closed:

Beginning at a point on the north line of South Temple Street, said point also being the Southeast Corner of Lot 21, Western Subdivision of Block 57, as recorded in Book ‘D’, Page ‘065’, in the Salt Lake County Recorder’s Office, and running thence North 297 feet to the Northeast Corner of Lot 29, said Subdivision; thence East 15.5 feet to the Northwest Corner of Lot 12, said Subdivision; thence South 297 feet to the Southwest Corner of Lot 20, said Subdivision; thence West 15.5 feet to the point of beginning.

Contains 4,604 square feet, or 0.106 Acres, more or less.



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June 24, 2024

Salt Lake City Planning Division
451 South State Street Room 406
Po Box 145480
Salt Lake City, UT
84114-5480

To Whom It Concerns,

The Salt Lake City Department of Public Lands is requesting an Alley Vacation for Madsen Park, located at 9 North Chicago Street, Salt Lake City, UT 84116. There are various reasons supporting this request.

The primary reason for this request is to legally allow for the revitalization of Madsen Park, a community open space, using up to \$750,000 from the \$85 million General Obligation (GO) bond approved by voters in November 2022. The required building permit, as part of the reimagining effort, cannot be approved until the various parcels and abandoned alley right-of-way that all make up Madsen Park are consolidated.

While technically still an alley, the right-of-way in question does not currently serve any functional purpose or access for nearby residents or for the park. It has been materially blocked from the north and has been subsumed into the park (multi-purpose field and basketball court) in a way that renders it unusable as a public right-of-way.

With all these factors considered, we request that the alley vacation be approved.

Best,

A handwritten signature in black ink, appearing to read "Tom Millar", is written over a horizontal line.

Tom Millar
Director, Planning & Design Division
DEPARTMENT of PUBLIC LANDS



June 24, 2024
Salt Lake City Department of Public Lands
1965 West 500 South
Salt Lake City,
Utah
84104

To Whom It Concerns,

The Salt Lake City Department of Public Lands is requesting an Alley Vacation for Madsen Park, located at 9 North Chicago Street, Salt Lake City, UT 84116, from the Salt Lake City Planning Division (Department of Community and Neighborhoods). While technically still an alley, the right-of-way in question has been materially blocked from the north of the park and has been subsumed into the park (multi-purpose field and basketball court) in a way that renders it unusable as a public right-of-way. Please refer to the subject map attached for the subject area.

The reason for this request is to allow for the revitalization of Madsen Park, a community open space, using up to \$750,000 from the \$85 million General Obligation (GO) bond approved by voters in November 2022. The required building permit, as part of the reimagining effort, cannot be approved until the various parcels and alley right-of-way that all make up Madsen Park are consolidated into one publicly-owned property.

The Salt Lake City Department of Public Lands is requesting a signed letter of support for this petition from the Department of Public Lands. The petition documents are also attached to this letter. We request that you return the petition by mail using the envelope provided by August 2, 2024.

If you have any questions about the alley vacation application, process, or how to send the street vacation petition letter of support back to the Salt Lake Department of Public Lands, please contact Ronnie Pessetto, Ronnie.pessetto@slcgov.com.

Best,

A handwritten signature in blue ink that reads "Kristin Riker".

Kristin Riker
Director
DEPARTMENT of PUBLIC LANDS

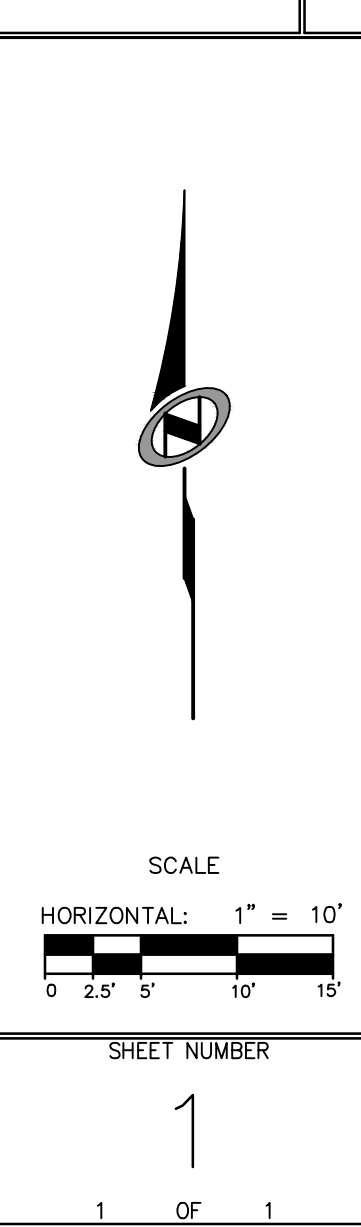
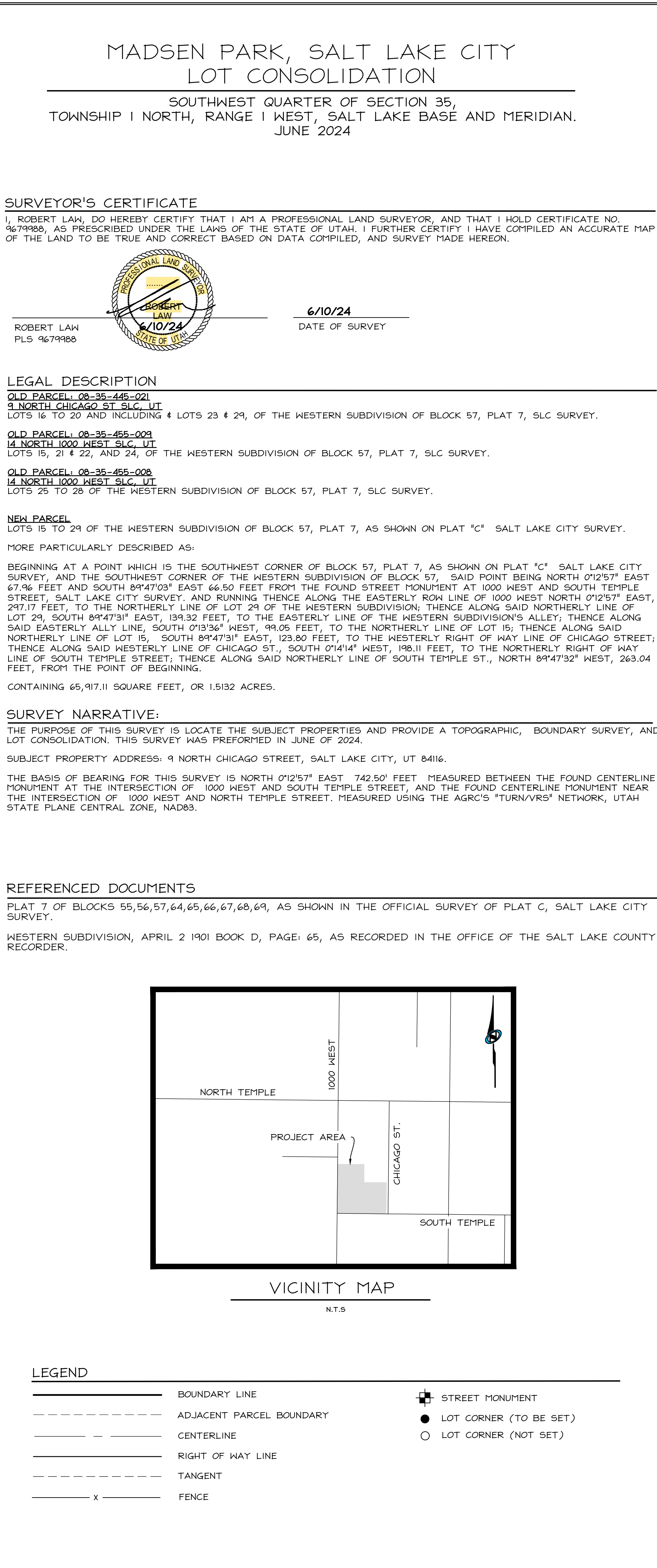
ERIN MENDENHALL
Mayor



KRISTIN RIKER
Director of Public Lands

Att:

Madsen Park Land Survey Map
Madsen Park Alley Vacation Petition



MADSEN PARK, 9 N CHICAGO ST, SLC, UT 84116
LOTS 5 TO 29, WESTERN SUB. OF BLOCK 57

Legal Description of portion of alley to be closed:

Beginning at a point on the north line of South Temple Street, said point also being the Southeast Corner of Lot 21, Western Subdivision, as recorded in Book 'D', Page '065', in the Salt Lake County Records Office, and running thence North 297 feet to the Northeast Corner of Lot 29, said Subdivision; thence East 15.5 feet to the Northwest Corner of Lot 12, said Subdivision; thence South 297 feet to the Southwest Corner of Lot 20, said Subdivision; thence West 15.5 feet to the point of beginning.

Contains 4,604 square feet, or 0.106 Acres, more or less.

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Notification of a nearby Alley Closure request



Dear Property Owner or Resident,

You are receiving this notice because your property is directly adjacent to the alley that is requested to be closed.

Request Description:

Ronnie Pessetto (Salt Lake City Department of Public Lands) is requesting to indefinitely close a portion of an alley running north/south mid-block between 1000 West and Chicago Street (see image to the right) for the purpose of converting this part of the alley to another public use (Madsen Park). This part of the alley does not currently serve a functional purpose or access for nearby residents to their properties or to the park, and it has been fully incorporated into Madsen Park as part of a multi-purpose field and basketball court which have made it unusable as a public right-of-way. The applicant is requesting this closure so that all property that makes up Madsen Park can be consolidated into 1 parcel.

Alley Closure: Closing an alley in this manner is regulated by State Code [72-5-105 \(4\), \(5\), and \(7\)](#), which requires the request to be heard at a public hearing (City Council) and the alley closed by adopting an ordinance. In addition to this, notice of the request must be sent to UDOT and abutting property owners at least 4 weeks in advance of the public hearing date.



To comply with these requirements, a public hearing will not be scheduled until after:

December 13th, 2024.

You will receive an additional notice of the City Council public hearing date once it has been scheduled.

The purpose of this notice is to make you aware of the request and let you know how you may obtain more information and provide comments. If you would like additional information or if you have comments, please contact the project planner - Rylee Hall, Principal Planner at 801-535-6508 or rylee.hall@slc.gov.

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NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering a request from the Salt Lake City Public Lands Department to indefinitely close a portion of an alley running north/south mid-block between 1000 West and Chicago Street, for the purpose of converting this part of the alley to another public use (Madsen Park). This portion of the alley doesn't provide access to nearby residents to their properties or to the park and has been fully incorporated into Madsen Park as part of a multi-purpose field and basketball court which have made it unusable as a public right-of-way. The applicant is requesting the closure so that all property that makes up Madsen Park can be consolidated into 1 parcel to facilitate future park improvements. The subject alley is located within Council District 2, represented by Alejandro Puy.

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

DATE:

TIME:

PLACE: **Electronic and in-person options.**
 451 South State Street, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.slc.gov/council/virtual-meetings. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slc.gov. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please contact Rylee Hall at 801-535-6308 or by e-mail at rylee.hall@slc.gov.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.

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OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
BRMK ESPLANDE APARTMENTS LLC CHICAGO ST TOWNHOMES PROPERTY, LLC	1420 FIFTH AVE	STE 2000	SEATTLE	WA	98101
CHICAGO STREET DEVELOPMENT LLC	650 S 500 W	#449	SALT LAKE CITY	UT	84101
CHICAGO STREET DEVELOPMENT LLC	9067 S TEMPLE DR	303	WEST JORDAN	UT	84088
CHICAGO STREET DEVELOPMENT LLC	59 N CHICAGO ST		SALT LAKE CITY	UT	84116
CHICAGO STREET DEVELOPMENT LLC	51 N CHICAGO ST		SALT LAKE CITY	UT	84116
CHICAGO STREET DEVELOPMENT LLC	9067 S TEMPLE DR	303	WEST JORDAN	UT	84088
CHICAGO, LLC	1089 E BENCHVIEW DR		OGDEN	UT	84404
CONSUELO BONILLA	38 N CHICAGO ST		SALT LAKE CITY	UT	84116
CFO SOLUTIONS LC	5598 N EAGLE RD	102	BOISE	ID	83713
Current Occupant	1010 W LEARNED AVE		Salt Lake City	UT	84116
Current Occupant	1023 W LEARNED AVE		Salt Lake City	UT	84116
	1055 W NORTH TEMPLE				
Current Occupant	ST		Salt Lake City	UT	84116
Current Occupant	52 N 1000 W		Salt Lake City	UT	84116
Current Occupant	48 N 1000 W		Salt Lake City	UT	84116
Current Occupant	28 N 1000 W		Salt Lake City	UT	84116
Current Occupant	14 N 1000 W		Salt Lake City	UT	84116
Current Occupant	69 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	45 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	41 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	39 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	35 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	27 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	9 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	57 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	62 N 1000 W		Salt Lake City	UT	84116
	973 W NORTH TEMPLE				
Current Occupant	ST		Salt Lake City	UT	84116
Current Occupant	36 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	30 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	28 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	18 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	938 W SOUTH TEMPLE ST		Salt Lake City	UT	84104
Current Occupant	928 W SOUTH TEMPLE ST		Salt Lake City	UT	84104
Current Occupant	72 N CHICAGO ST		Salt Lake City	UT	84116
Current Occupant	3 N 1000 W		Salt Lake City	UT	84104
Current Occupant	3 S 1000 W		Salt Lake City	UT	84104
Current Occupant	955 W SOUTH TEMPLE ST		Salt Lake City	UT	84104
Current Occupant	1 S 1000 W		Salt Lake City	UT	84104
	1025 W NORTH TEMPLE				
Current Occupant	ST		Salt Lake City	UT	84116
DAMIAN BERRIOCHOA; NANCY BERRIOCHOA; SCOTT ALBERT BERRIOCHOA (JT)	46 N CHICAGO ST		SALT LAKE CITY	UT	84116
DRP3, LLC	750 THE CITY DR S	320	ORANGE	CA	92868
FAIRPARK COMMERICAL CONDOMINIUMS OWNERS ASSOC.	1055 W NORTHTEMPLE ST		SALT LAKE CITY	UT	84116
HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE	3595 S MAIN ST		SOUTH SALT LAKE	UT	84115

HOUSING AUTHORITY OF THE	44 N 1000 W		SALT LAKE CITY	UT	84116
COUNTY OF SALT LAKE	52 N CHICAGO ST		SALT LAKE CITY	UT	84116
JAMES M CUMMINGS	40 N CHICAGO ST		SALT LAKE CITY	UT	84116
JUAN J SEGURA	822 W SIMONDI AVE		SALT LAKE CITY	UT	84116
MIKIO MORIYASU					
PREG-ADVANTIS AMJ SALT LAKE CITY, LLC	1991 INDUSTRIAL DR		DELAND	FL	32724
SALT LAKE GARFIELD & WESTERN RAILWAY CO	6440 S WASATCH BLVD	STE 340	HOLLADAY	UT	84121
	1400 DOUGLAS ST STOP				
UNION PACIFIC RAILROAD COMPANY	1640		OMAHA	NE	68179
Robert Stewart, Region Director, UDOT Region 2	2010 S 2760 W		SALT LAKE CITY	UT	

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SALT LAKE CITY ORDINANCE

No. _____ of 2025

(Closing the southerly portion of the alley located in the Western Subdivision of Block 57)

An ordinance closing the southerly portion of the alley located in the Western Subdivision of Block 57.

WHEREAS, a portion of an alley is located within the Western Subdivision of Block 57 and within the bounds of Madsen Park;

WHEREAS, the affected portion of the alley is not presently used for travel or as a public right-of-way, rather, it is primarily covered by turf and improved as a basketball court serving Madsen Park,

WHEREAS, Utah Code Subsection 72-5-105(7) allows a municipality to indefinitely close to vehicular travel and convert rights of way to another public use after following the procedures specified under Utah Code Subsection 72-5-105(5), which requires the city to hold a public hearing on the indefinite closure and provide notice of the proposed closure to the Utah Department of Transportation and abutting properties; and

WHEREAS, the city has complied with the procedures set forth in Utah Code Subsection 72-5-105(5); and

WHEREAS, the Salt Lake City Council (“City Council”) finds after holding a public hearing on this matter that there is good cause for the indefinite closure of the alley described herein because it is not necessary for vehicular travel and that closing the 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. Indefinitely Closing City-Owned Right-of-Way. That the southerly portion of the alley in the Western Subdivision of Block 57, and which is more particularly described on

Exhibit “A” attached hereto, hereby is closed as a public right-of-way and declared not presently necessary or available for use as a public right-of-way. The alley is hereby converted to another public use, specifically, for park purposes.

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 the alley, 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 _____, 2025.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2025.

Published: _____.

Ordinance closing alley in Madsen Park_v2

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: April 11, 2025


By: 
Katherine D. Pasker, *Senior City Attorney*

EXHIBIT “A”

Legal description of the portion of the alley to be closed:

Beginning at a point on the north line of South Temple Street, said point also being the Southeast Corner of Lot 21, Western Subdivision of Block 57, as recorded in Book ‘D’, Page ‘065’, in the Salt Lake County Recorder’s Office, and running thence North 297 feet to the Northeast Corner of Lot 29, said Subdivision; thence East 15.5 feet to the Northwest Corner of Lot 12, said Subdivision; thence South 297 feet to the Southwest Corner of Lot 20, said Subdivision; thence West 15.5 feet to the point of beginning.

Contains 4,604 square feet, or 0.106 Acres, more or less.

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