



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair
Salt Lake City Redevelopment Agency Chair

Start Date:
07/22/2024

Date Sent to Council:
08/01/2024

From:

Employee Name:
Barlow, Aaron

E-mail
aaron.barlow@slcgov.com

Department
Community and Neighborhood

Department Director Signature

Blake H. Thomas

Chief Administrator Officer's Signature *

Jill Love

Director Signed Date
07/25/2024

Chief Administrator Officer's Signed Date
08/01/2024

Subject:
Brooklyn Avenue Street Vacation, Alley Vacation, and Subdivision Amendment

Additional Staff Contact:
Krissy Gilmore, Planning Manager

Presenters/Staff Table
Aaron Barlow, Krissy Gilmore, Jonah Hornsby, Jody Jones

Document Type *
Ordinance

Budget Impact *
 Yes
 No

Budget Impact:

Recommendation: *

That the City Council follows the recommendation of the Planning Commission to approve the subdivision amendment to vacate Brooklyn Avenue and the adjacent unnamed alley, provided the following conditions are met:

- Before a Final Plat is recorded, the applicant will record a 15-foot-wide perpetual easement along the property lines abutting the storm sewer lines along the edge of the West Temple Viaduct right of way as directed by the Department of Public Utilities (as illustrated in the Exhibits included with Staff's Report to the Planning Commission).
- After Brooklyn Avenue is officially vacated, City staff will record additional necessary sections of the easement within the vacated right of way prior to the official transfer of ownership to the applicant (as illustrated in the Exhibits included with Staff's Report to the Planning Commission).
- The applicant will enter into an agreement with the City (through whatever method the City Council deems appropriate) that, upon any development of the Brooklyn Avenue right of way, they will install curb and gutter, streetlights, and sidewalks along the property frontages of 500 West and Fayette Avenue according to Street Typology 8 (found in the Street and Intersection Typologies Design Guide).
- The applicant will enter into an agreement with the City (through whatever method the City Council deems appropriate) that, upon any development of the area within the Brooklyn Avenue right of way, they will install a turnaround that meets the fire code requirements at the time of development.
- On the Final Plat, the lot line dividing Lot 1 and Lot 2 shall be adjusted so that Lot 2 (1007 South 500 West) meets the minimum lot width requirement of 60 feet within the CG General Commercial Zoning District.

Background/Discussion (?)

In early 2022, Jonah Hornsby, representing Jodah One, LLC, the property owner of 1007 South 500 West, submitted a request to vacate a section of Brooklyn Avenue between 500 West and the Utah Department of Transportation's (UDOT's) West Temple Viaduct right of way (see illustration below). The application cited a lack of maintenance, homeless encampments, and waste dumping as reasons for the request. The applicant has also indicated that, in the long term, they plan to develop the two adjacent properties, and vacating Brooklyn Avenue would improve the site's suitability for such.

Please see the location map in the attached PDF for the approximate location of Brooklyn Avenue and the adjacent alley.

Upon initial review of the Street Vacation Application, Planning staff determined that the alley bisecting the applicant's property (1007 South 500 West) would also need to be vacated to avoid isolating the public right of way. Additionally, vacating a public street within a platted subdivision requires City Council

approval to amend the subdivision plat. Brooklyn Avenue is located within both the Brooklyn and Dolan Subdivisions, so both must be amended.

Brooklyn Avenue

The roughly 26,515-square-foot (0.61 acre) section of Brooklyn Avenue in question is approximately 198 feet long at the road center line and just under 85 feet in width. Historical aerial photographs show that the right of way remained unimproved and unpaved since at least 1964, when I-15 was under construction. Brooklyn Avenue and the adjacent properties are located at the southernmost end of the Granary District (as established by the [Downtown Master Plan](#)). This part of the Granary District was separated from the Ballpark Neighborhood to the south and the Glendale Neighborhood to the west when I-15 and the West Temple Viaduct were initially constructed. Both 500 West and Brooklyn Avenue terminate near the applicants' properties. To the west, Fayette Avenue crosses under I-15, where 500 West continues south toward 1300 South. To the east, 400 West crosses under the Viaduct into the Ballpark Neighborhood near the Marq Townhomes.

Adjacent Alley

The adjacent alley that cuts through the applicant's property (1007 South 500 West) appears to have existed only on paper since at least 1937 based on staff analysis of historic aerial photography (included in Staff's Report [to the Planning Commission](#)). Totalling approximately 1,450 square feet in area, the alley is roughly 109.5 feet long and 13.25 feet wide. The alley is only abutted by the applicant's property and terminates at the West Temple Viaduct right of way, which limits public access to only highway traffic. Upon inspection of the site, Planning staff also found that the alley is blocked by a chain-link fence surrounding the applicant's property and the alley, materially blocking it from public access.

Conditions from Other City Departments and Divisions

The applicant worked with multiple City departments and divisions to discuss how to mitigate potential issues and negative impacts that would result from vacating Brooklyn Avenue. Public Utilities, Engineering, Fire, and Transportation representatives brought up specific concerns with the request. The recommended conditions are the result of extensive negotiation between the applicant and City staff.

Public Utilities

In response to the proposal to vacate Brooklyn Avenue, representatives from the Department of Public Utilities initially expressed opposition to the request. They noted that the street was necessary for access to their storm sewer facilities that run along the edge of the West Temple Viaduct right of way. In response, the applicant offered to provide an easement along the edge of the property. The applicant and the representatives from Public Utilities agreed on a 15-foot-wide easement on the applicants' properties along the edge of the West Temple Viaduct right of way. They recommend the conditions listed at the beginning of this transmittal related to that new easement.

Engineering

Like many parts of the Granary District, both 500 West and Brooklyn Avenue lack basic street infrastructure. Surface materials are in disrepair, stormwater has nowhere to go, and pedestrian facilities are non-existent. While not explicitly opposed to the request, City staff from the Engineering Division noted that, in many cases, basic street improvements (or an agreement to install such) are required prior to approval of a subdivision. However, further review by Planning and Engineering staff determined that subdivision plats that do not create new lots are not held to this requirement. After meeting with the Planning staff and the applicant, Engineering determined that a condition to install curb and gutter, streetlights, and sidewalks along the property frontages of 500 West and Fayette Avenue according to Street Typology 8 (found in the [Street and Intersection Typologies Design Guide](#)) would satisfy their concerns.

Fire and Transportation

City staff from both Transportation and Fire pointed out that vacating Brooklyn Avenue would leave 500 West without a place for fire trucks and other large trucks to turn around. State Fire Code requires that any dead-end roads longer than 150 feet and necessary for fire truck access must have a turnaround that complies with a design specified by the code. After meeting with City staff, the applicant agreed to a condition that would require the installation of a turnaround that meets fire code requirements at the time of development.

Planning Commission Hearing and Recommendation

On December 13, 2023, the Planning Commission reviewed the proposal and held a public hearing. The hearing can be viewed [here beginning at 21:00](#). One individual commented on the request, expressing concern over the ability for large trucks to turn around without the aid of Brooklyn Avenue.

The Planning Commission voted unanimously to forward a recommendation to approve the request.

Planning Commission (PC) Records

- a) [PC Agenda of December 13, 2023](#) (Click to Access)
- b) [PC Minutes of December 13, 2023](#) (Click to Access)
- c) [Planning Commission Staff Report of December 13, 2023](#) (Click to Access Report)

Exhibits:

1. Project Chronology
2. Notice of City Council Public Hearing
3. Mailing List
4. Original Petitions

Will the City Council need to hold a public hearing for this item? *

- Yes
- No

Public Process

For a complete project timeline, please refer to Exhibit 1 in the attached PDF.

Initially, the applicant requested to vacate only the south half of Brooklyn Avenue. Planning staff provided the following public input opportunities related to the proposed project:

- April 13, 2022 – Notice to solicit comments was sent to the chairs of the Ballpark and Glendale Community Councils, starting the 45-day required early engagement period for the recognized community organizations.
- April 13, 2022 – Notice of the proposal was sent to all property owners and occupants within 300 feet of Brooklyn Avenue and the adjacent alley.
- April 2022 – The proposal was posted to the Online Open House webpage.

Later in 2022, the owner of 1005 South 500 West (the property to the north of Brooklyn Avenue) asked to be included in the request, and the Street Vacation petition was modified to include all of Brooklyn Avenue. Upon receipt of the update, Planning staff provided the following public input opportunities:

- August 23, 2022 – A notice with the updated information was sent to the chairs of the Ballpark and Glendale Community Councils, restarting the 45-day required early engagement period for the recognized community organizations.
- August 23, 2022 – An updated notice of the proposal was sent to all property owners and occupants within 300 feet of Brooklyn Avenue and the adjacent alley.
- August 2022 – The post on the Online Open House webpage was updated.

Notice of the public hearing for the proposal included:

- November 30, 2023
 - o Public hearing notice mailed.
 - o Public notice posted on City and State websites and Planning Division listserv.
- December 1, 2023 – Public hearing notice sign posted on the property.
- December 3, 2023 – Legal notice published in the Sunday Print Edition of the Salt Lake Tribune.
- December 13, 2023 – Public hearing held by Planning Commission

Chief Administrator Officer's Comments



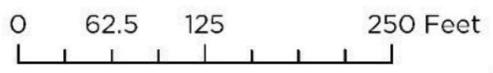
Approx. location of vacation requests:

Brooklyn Avenue

Alley

Applicant's Property

Neighbor's Property



SALT LAKE CITY ORDINANCE
No. _____ of 2024

(Authorizing the amendment of the Brooklyn and Dolan subdivisions in order to vacate a portion of Brooklyn Avenue and an adjacent city-owned alley)

An ordinance authorizing the amendment of the Brooklyn and Dolan subdivisions to vacate the portion of Brooklyn Avenue located within and adjacent to those subdivisions and to vacate an unnamed city-owned alley located within the Brooklyn subdivision, pursuant to Petition Nos. PLNSUB 2023-00493, PLNPCM2022-00068, and PLNPCM2022-00349.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on December 13, 2023, to consider a request made by Jonah Hornsby and Jody Jones, of Jodah One, LLC, (“Applicants”) (Petition Nos. PLNSUB 2023-00493, PLNPCM2022-00068, and PLNPCM2022-00349) to amend the Brooklyn and Dolan Subdivisions in order to vacate a portion of Brooklyn Avenue Street between 500 West and the West Temple Viaduct right of way and to vacate an adjacent unnamed alley, as set forth in that certain Brooklyn Subdivision Amended, attached hereto as Exhibit “A”; and

WHEREAS, at its December 13, 2023, hearing, the Planning Commission voted in favor of forwarding a positive recommendation on said petitions to the Salt Lake City Council (“City Council”); and

WHEREAS, the City Council finds after holding a public hearing on this matter, that good cause exists for the vacation of the public rights-of-way identified in the proposed Brooklyn Subdivision Amended and neither the public interest nor any person will be materially injured by the vacations; and

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

SECTION 1. Authorizing the Subdivision Amendment. Subject to obtaining all of the additional approvals required by Utah Code 10-9a-604, the City Council hereby authorizes the amendment of the Dolan and Brooklyn subdivision plats concerning the proposed vacation of a portion of Brooklyn Avenue and the adjacent unnamed alley, all as set forth in the proposed Brooklyn Subdivision Amended, attached hereto as Exhibit “A”, which is the subject of Petition No. PLNSUB2023-00493.

SECTION 2. Vacating a Section of Brooklyn Avenue. Upon recording the final plat of Brooklyn Subdivision Amended the portion of Brooklyn Avenue located between 500 West and the West Temple Viaduct Right of Way, which is the subject of Petition No. PLNPCM2022-00068, is hereby vacated.

SECTION 3. Vacating a City-Owned Alley. Upon recording the final plat of Brooklyn Subdivision Amended that certain unnamed, city-owned alley, located within the Brooklyn Subdivision running between Brooklyn Avenue and the West Temple Viaduct Right of Way, which is the subject of Petition No. PLNPCM2022-00349, is hereby vacated.

SECTION 4. Reservations and Disclaimers. Vacating the rights-of-way as approved herein shall not be construed to impair the right-of-way or easement of any parcel or lot owner, the rights of any public utility, or the rights of any culinary water authority or sanitary sewer authority.

SECTION 5. Conditions. The final plat of the Brooklyn Subdivision Amended shall be submitted to the Salt Lake City Planning Division within 18 months and recorded with the Salt Lake County Recorder within 24 months of the date of adoption by the City Council.

SECTION 6. Effective Date. This Ordinance shall become effective on the date of its first publication. The Salt Lake City Recorder is instructed to not publish this Ordinance until the

conditions set forth in Section 5 pertaining to delivering and recording the final plat of Brooklyn Subdivision Amended is satisfied as certified by the Salt Lake City Planning Director or his designee. The City Council may, for good cause shown, extend the time period set forth in this section by resolution.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2024.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

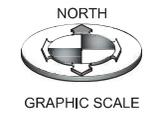
Bill No. _____ of 2024.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: May 4, 2024
By: *Katherine D. Pasker*
Katherine D. Pasker, *Senior City Attorney*

BROOKLYN SUBDIVISION AMENDED

AMENDING LOTS 30-38 DOLANS SUBDIVISION, LOTS 14-38 OF BROOKLYN SUBDIVISION, AND VACATING BROOKLYN AVENUE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



SURVEYORS CERTIFICATE

I, BRINA L. UNAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 724951 IN ACCORDANCE WITH TITLE 78B, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT AND FILED SAID SURVEY AS S 2024-04-26-2698 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR. IN ACCORDANCE WITH SECTION 14-2-3-7, I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS 14-38 WITH EASEMENTS HEREINAFTER TO BE KINDLY AS:

BROOKLYN SUBDIVISION AMENDED
AMENDING LOTS 30-38 DOLANS SUBDIVISION,
LOTS 14-38 OF BROOKLYN SUBDIVISION,
AND VACATING BROOKLYN AVENUE

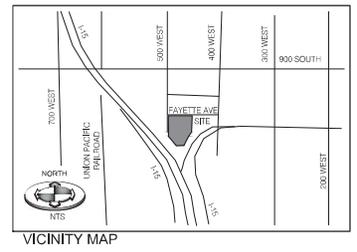
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, BLOCK 1, BROOKLYN SUBDIVISION, RECORDED AS ENTRY NO. 13458 IN BOOK C AT PAGE 2 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 00°00'00" EAST 320.00 FEET AND NORTH 89°56'40" EAST 35.00 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 500 WEST STREET AND FAYETTE AVENUE, AND RUNNING THENCE NORTH 89°56'40" EAST 320.17 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FAYETTE AVENUE, THENCE SOUTH 00°00'00" EAST 320.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE INTERSTATE - 15 OFF RAMP, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING BE (5) COURSES: 1) SOUTH 89°56'11" WEST 125.13 FEET; 2) SOUTH 51°04'14" WEST 127.73 FEET; 3) SOUTH 89°56'40" WEST 116.00 FEET; 4) SOUTH 43°12'28" WEST 151.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 500 WEST STREET, THENCE NORTH 00°00'00" WEST 320.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 155,312 SQ. FT. OR 2.877



- LEGEND**
- EX BRASS CAP MONUMENT (RING & LID)
 - STREET MONUMENT (NOT FOUND)
 - BOUNDARY CORNER (SET X, REBAR AND CAP OR AS NOTED ON PLAT) STAMPED BENCHMARK ENG.
 - BOUNDARY LINE
 - ADJACENT PROPERTY
 - STREET MONUMENT LINE (EXISTING)
 - LOT LINE
 - ORIGINAL LOT LINES

LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D., 2023, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A _____ OF JOOAH ONE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D., 2023, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A _____ OF KESSBANKS PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

NOTES

1. THIS PLAT IS SUBJECT TO ANY EASEMENTS OR NOTES SHOWN ON BROOKLYN SUBDIVISION, RECORDED AS ENTRY NO. 13458 IN BOOK C AT PAGE 2 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS OR NOTES SHOWN ON DOLANS SUBDIVISION, RECORDED AS ENTRY NO. 4099 IN BOOK C AT PAGE 120 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7192
www.benchmarkcivil.com

TAX ID #S:
15-12-32-001
15-12-32-001
15-12-32-002
15-12-32-003
15-12-32-004
15-12-32-005

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE UNDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

BROOKLYN SUBDIVISION AMENDED
AMENDING LOTS 30-38 DOLANS SUBDIVISION,
LOTS 14-38 OF BROOKLYN SUBDIVISION,
AND VACATING BROOKLYN AVENUE

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HERON.

THIS _____ DAY OF _____ A.D., 20____.

KESSBANKS PROPERTIES, LLC. SLC REAL ESTATE INVESTMENTS, LLC

SIGNATURE: _____ SIGNATURE: _____

JOOAH ONE, LLC. _____
SIGNATURE: _____

LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D., 2023, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A _____ OF KESSBANKS PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

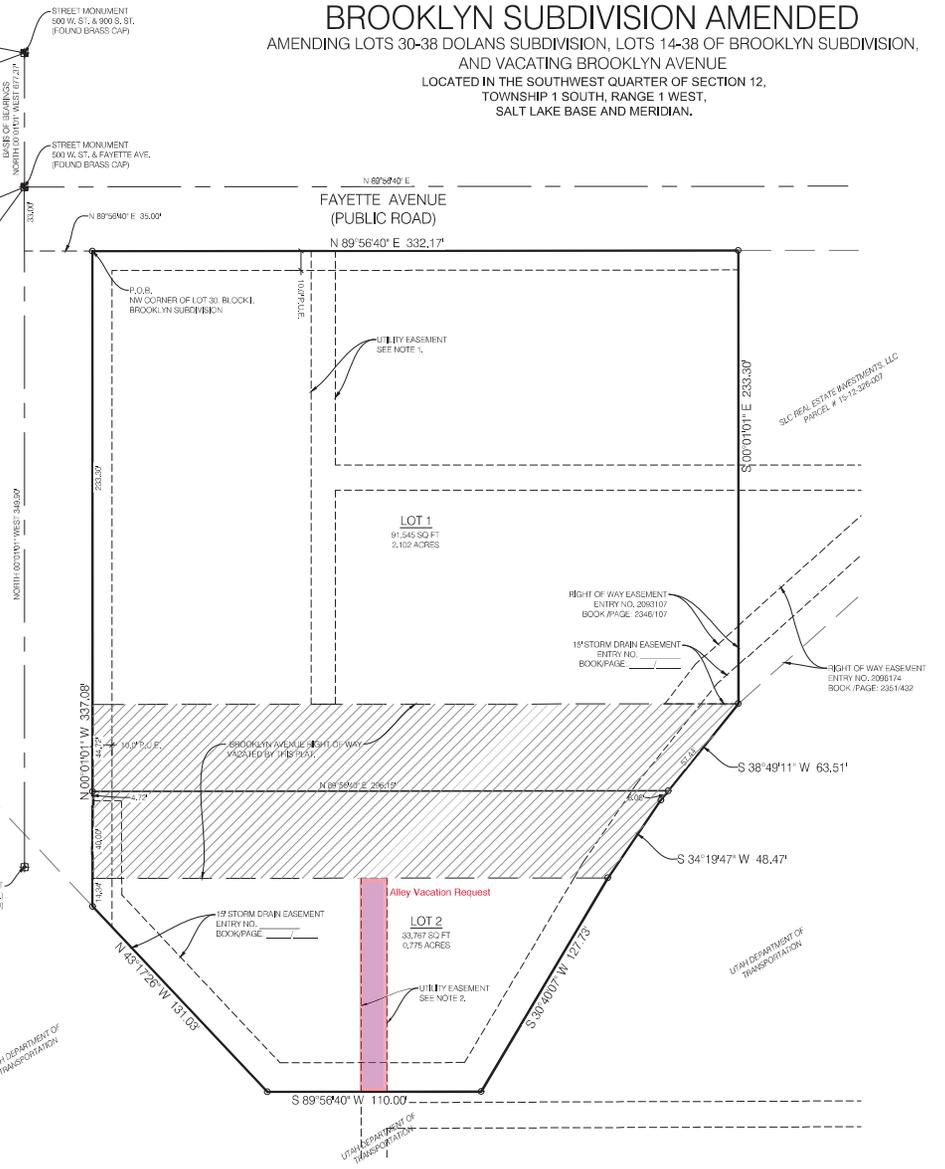
PRINT NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

BROOKLYN SUBDIVISION AMENDED
AMENDING LOTS 30-38 DOLANS SUBDIVISION,
LOTS 14-38 OF BROOKLYN SUBDIVISION, AND VACATING BROOKLYN AVENUE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

EXHIBIT A



STATEMENT OF ACCURACY: MINIMUM LINEAR CLOSURE OF 1:15,000.

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	 BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 562-7192 www.benchmarkcivil.com	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 20____ SALT LAKE COUNTY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SEWER AND WATER DETAILS THIS _____ DAY OF _____ A.D., 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____ DATE _____	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ SALT LAKE CITY ATTORNEY _____ DATE _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER RECORDED # _____ NUMBER _____ FILED AT THE REQUEST OF _____ ACCOUNT _____ DATE _____ TIME _____ BOOK _____ PAGE _____ SHEET _____ FEE \$ _____ OF _____ SHEETS DEPUTY SALT LAKE COUNTY RECORDER _____
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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petitions: PLNPCM2022-00068 (Street Vacation), PLNPCM2022-00349 (Alley Vacation),
PLNSUB2023-00493 (Subdivision Amendment Preliminary Plat)

February 2, 2022	Petition to vacate the south half of Brooklyn Avenue submitted
Feb thru April 2022	Planning staff worked with applicant to remedy application deficiencies, including submittal of the Alley Vacation petition
April 6, 2022	Petition deemed complete by Planning staff.
April 13, 2022	Petition circulated to relevant City Departments and Divisions for review. Planning staff sent the 45-day required notice for recognized community organizations to the Community Councils. Neighbors within 300 feet of the development were provided early notification of the proposal. Proposal posted on Online Open House webpage.
May 11, 2022	45-day public comment period for recognized organizations ended
July thru August 2022	Applicant indicated that the property owner to the north of Brooklyn Avenue would like to join the petition and updated the request to include the entire street right of way.
August 1, 2022	Updated materials submitted by applicant
August 23, 2022	Petition circulated to relevant City Departments and Divisions for review. Planning staff sent the 45-day required notice for recognized community organizations to the Community Councils. Neighbors within 300 feet of the development were provided early notification of the proposal. The post on the Online Open House webpage was updated.
October 14, 2022	Department of Public Utilities expressed concern over the proposed vacation
Nov thru Dec 2022	Applicant and Public Utilities negotiated proposals for new easements
February 2, 2023	Applicant sent draft easement proposals to Public Utilities for review
May 8, 2023	After working with the City Surveyor to understand how Brooklyn Avenue was originally created, Planning staff determined that a Subdivision Amendment (Preliminary Plat) must be included with this request.
June 22, 2023	Applicant submitted Preliminary Plat application for Subdivision Amendment
October 19, 2023	Planning staff confirmed that there is no opposition from relevant City Departments to the street or alley vacation.
October thru Nov 2023	Planning Staff report development
November 30, 2023	Planning Commission public hearing notice mailed.

	Planning Commission public notice posted on City and State websites and Planning Division listserv
December 1, 2023	Public hearing notice sign posted on the property
December 3, 2023	Legal notice published in the Sunday Print Edition of the Salt Lake Tribune
December 13, 2023	Planning Commission held a public hearing and unanimously recommended to the City Council that the proposed amendments be approved.
Dec thru February 2024	Draft ordinance developed by Planning staff
February 2024	Draft Ordinance request from Attorney's Office <i>During this period, capacity in the City Attorney's office was limited due to a reduction in available personnel and a number of pressing cases taking up available staff time.</i>
May 4, 2024	Draft ordinance received from City Attorney's office.

**2. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering the following petitions submitted by Jonah Hornsby of Jodah One, LLC:

1. **Street Vacation (PLNPCM2022-00068)** – A request to vacate the roughly 85-foot-wide segment of Brooklyn Avenue between 500 West and the State-owned West Temple Viaduct right of way.
2. **Alley Vacation (PLNPCM2022-00349)** – A request to vacate the 13.25-foot-wide alley that bisects 1007 South 500 West between Brooklyn Avenue and the State-owned West Temple Viaduct right of way.
3. **Subdivision Amendment (PLNSUB2023-00493)** – A Preliminary Plat amending portions of the Brooklyn and Dolan Subdivisions and vacating the parts of Brooklyn Avenue that were dedicated by those subdivisions.

If approved, this section of Brooklyn Avenue would be divided and sold to the property owners of 1005 and 1007 South 500 West according to the approved plat at fair market value. The project is within Council District 5, represented by Darin Mano.

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:

PLACE: **Electronic and in-person options.
451 South State Street, Room 315, Salt Lake City, Utah**

**** This meeting will be held via electronic means while also providing 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.sl.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@slgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions about this proposal or would like to review the file, please call Aaron Barlow at 801.535.6182 between 9:00 a.m. and 6:00 p.m., Monday through Friday, or by e-mail at aaron.barlow@slgov.com. The application details can be accessed at <https://citizenportal.sl.gov> by selecting the “Planning” tab and entering one of the petition numbers listed above

The City & County Building is an accessible facility. People with disabilities may request reasonable accommodation, including 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@slgov.com, 801-535-7600, or relay service 711.

3. MAILING LIST

NAME	ADDRESS	CITY	STATE	ZIP
SALT LAKE CITY METRO	1743 S DOUGLASS RD #D	ANAHEIM	CA	92806
AMERICAN CRANE INC	2471 S 150 W	BOUNTIFUL	UT	84010
JERROD J ROWAN	406 W FAYETTE AVE	SALT LAKE CITY	UT	84101
BROOKLYN DEVELOPMENT, LLC	15 W SOUTHTEMPLE ST	SALT LAKE CITY	UT	84101
MOUNTAIN CREST PROPERTIES LLC	2733 E PARLEYS WY	SALT LAKE CITY	UT	84109
AMERICAN CRANE, INC	2471 S 150 W	BOUNTIFUL	UT	84010
KESSIMAKIS PROPERTIES LLC	4648 S 345 E	MURRAY	UT	84107
CDM&M INVESTMENTS LLC	2432 W BRIDLE MEADOW CIR	BLUFFDALE	UT	84065
INFINITE INCEPTION INC.	2377 E QUAIL HOLLOW DR	SANDY	UT	84093
JODAH ONE	369 E WILLIAMS AVE	SALT LAKE CITY	UT	84111
MARQ, LLC	PO BOX 110997	TACOMA	WA	98411
UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
CURRENT OCCUPANT	946 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	950 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	404 W FAYETTE AVE	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	954 S 400 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	970 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	988 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	990 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	998 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	981 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	483 W FAYETTE AVE	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	455 W FAYETTE AVE	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	995 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	1005 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	435 W FAYETTE AVE	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	982 S 400 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	1007 S 500 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	1030 S 400 W	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	1018 S 500 W	SALT LAKE CITY	UT	84101
AARON BARLOW	3340 S 500 E, APT 44	SOUTH SALT LA	UT	84106
AARON BARLOW	3340 S 500 E, APT 44	SOUTH SALT LA	UT	84106

4. ORIGINAL PETITIONS



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street: 1007 S 500 W, Salt Lake City UT	
Name of Applicant: Jonah Hornsby	Phone: 801-580-4945
Address of Applicant: 1075 E Hollywood Ave, Salt Lake City UT	
E-mail of Applicant: Jonah@acresutah.com	Cell/Fax: 801-580-4945
Applicant's Interest in Subject Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:	
Name of Property Owner abutting the street (if different from applicant): N/A	
E-mail of Property Owner: Jonah@acresutah.com	Phone: 801-580-4945

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 email zoning@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

Filing fee of **\$403**
Plus, additional fee for required public notices. Noticing fees will be assessed after application is submitted.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 1/18/2022
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SUBMITTAL REQUIREMENTS

Staff Review

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 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.



Alley Vacation or Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley:
1007 S 500 W Salt Lake City, UT

Name of Applicant: Jonah Hornsby	Phone: 801-580-4945
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Address of Applicant:
1075 E Hollywood Ave, Salt Lake City UT 84105

E-mail of Applicant: Jonah@acresutah.com	Cell/Fax: 801-580-4945
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner abutting the alley (if different from applicant):
N/A Alley only abutts the subject property

E-mail of Property Owner: jonah@acresutah.com	Phone: 801-580-4945
--	------------------------

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 email zoning@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

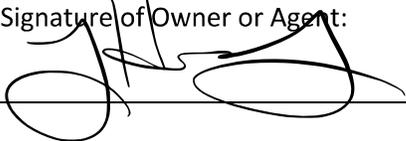
Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

Filing fee of **\$269**
Plus additional fee for required public notices will be assessed after application is submitted.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 3/7/2022
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SUBMITTAL REQUIREMENTS

Staff Review

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

Please include with the application: (please attach additional sheets electronically)

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

WHAT IS AN ALLEY VACATION OR CLOSURE?

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

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

WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY [Section 14.52.020](#)

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

New Lots

Amendment

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Proposed Subdivision Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):

1007 S 500 W, SALT LAKE CITY UT

Name of Applicant:

JODAH ONE LLC / JONAH HORNSBY

Phone:

801-580-4945

Address of Applicant:

1075 E HOLLYWOOD AVE, SLC UT 84105

E-mail of Applicant:

JONAH@ACRESUTAH.COM

Cell/Fax:

Applicant's Interest in Subject Property:

Owner Engineer Architect Other:

Name of Property Owner (if different from applicant):

SAME

E-mail of Property Owner:

Phone:

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

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

Filing fee of \$428 plus \$121 per lot proposed on the plat. 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:

5/30/2023

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE

Name of Applicant: <u>JODAH ONE, LLC / JUNAH HORNBY</u>	Application Type: <u>PRELIMINARY PLAT</u>
Mailing Address: <u>1075 E HOLLYWOOD AVE SALT LAKE CITY UT 84105</u>	
Email: <u>JUNAH@ACRESUTAH.COM</u>	Phone: <u>801-580-4945</u>
Signature: 	Date: <u>5/30/2023</u>

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE

Legal Description of Subject Property: <u>SEE ATTACHED SURVEY</u>	
Name of Owner: <u>JODAH ONE, LLC</u>	
Mailing Address: <u>1075 E HOLLYWOOD AVE SLC UT</u>	Street Address: <u>1007 S 500 W SLC UT</u>
Signature: 	Date:

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application (*please attach electronically additional sheet/s if necessary*):



Project Description

A written description of what is being proposed.



Preliminary Plat Drawing

A digital (PDF) copy of the preliminary plat drawing. See plat content requirements on the following page.



Legal Descriptions (OPTIONAL)

Legal descriptions should be provided with the application if the subdivision meets all of the following conditions: (1) it contains 10 or less lots, (2) does not amend an existing subdivision plat, (3) does not require public right of way improvements, and (4) the applicant *prefers* to finalize the subdivision with deeds rather than a final plat. If applicable, please include the following:

- A digital file (ex: Word or PDF) of the legal description of the current boundaries of the subject property and the legal descriptions of each of the proposed lots.

APPEAL PROCESS

- ➔ Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.
- ➔ Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

AVAILABLE CONSULTATION

- ➔ Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

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.

THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE PRELIMINARY PLAT OR IN AN ACCOMPANYING DATA STATEMENT:

1. Any subdivision that includes recordation of a final plat shall be given a name. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the city or county;
2. The name and address of the record owner or owners;
3. The name and address of the subdivider; if different from the recorded owner, there shall be a statement from the recorded owner authorizing the subdivider to act;
4. The name, address and phone number of the person, firm or organization preparing the preliminary plat, and a statement indicating the recorded owner's permission to file the plat;
5. The date, north direction, written and graphic scales;
6. A sufficient description to define the location and boundaries of the proposed subdivision;
7. Vicinity map showing general location of the project at a scale of 1" = 1,000' or similar.
8. The locations, names and existing widths and grades of adjacent streets;
9. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;
10. The contours, at one foot (1') intervals, for predominant ground slopes within the subdivision between level and five percent (5%), and five foot (5') contours for predominant ground slopes within the subdivisions over five percent (5%). Such contours shall be based on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation called out on the map. Bench mark information shall be obtained from the city engineer;
11. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
12. The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
13. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
14. The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;
15. A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;
16. Any proposed public areas;
17. Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name and articles of incorporation of the owner or organization empowered to own, maintain and pay taxes on such lands;
18. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
19. The approximate radius of each curve;
20. The approximate layout and dimensions of each lot;
21. The area of each lot to the nearest one hundred (100) square feet;
22. A statement of the water source;
23. A statement of provisions for sewerage and sewage disposal;
24. Preliminary indication of needed major storm drain facilities;
25. The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;
26. Any existing or proposed dedications, easements and deed restrictions;
27. A preliminary landscaping plan, including, where appropriate, measures for irrigation and maintenance;
28. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;
29. If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the preliminary plat;
30. If required by the planning director, a preliminary soil report prepared by a civil engineer specializing in soil mechanics and registered by the state of Utah, based upon adequate test borings or excavations. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision may be required. The soil investigation shall recommend corrective action intended to prevent structural damage.



Preliminary Subdivision Plat

New Lots

Amendment

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:

Proposed Subdivision Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):
1005 S 500 W, SALT LAKE CITY, UT

Name of Applicant: JONAH HORNSBY / JODY JONES Phone: 801-580-4945

Address of Applicant: 1075 E HOLLYWOOD AVE SLC UT 84105

E-mail of Applicant: JONAH@KACRESUTAH.COM Cell/Fax: 801-580-4945

Applicant's Interest in Subject Property:

Owner Engineer Architect Other: AGENT

Name of Property Owner (if different from applicant):
KESSIMAKIS PROPERTIES, LLC

E-mail of Property Owner: Phone:

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

WHERE TO FILE THE COMPLETE APPLICATION

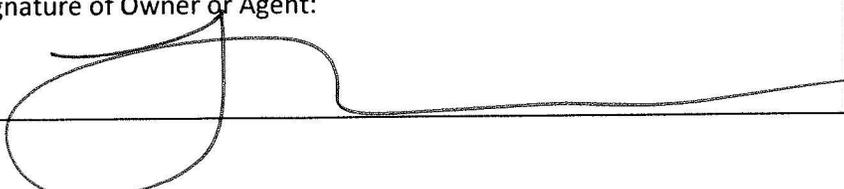
Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

Filing fee of \$428 plus \$121 per lot proposed on the plat. Plus, additional fee for required public notices

SIGNATURE

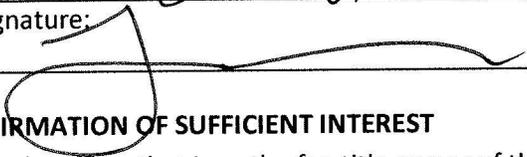
If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 5/30/2023
--	--------------------

SALT LAKE CITY PLANNING

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE	
Name of Applicant: JONAH HORNSBY	Application Type: PRELIMINARY PLAT
Mailing Address: 1075 E HOLLYWOOD AVE SALT LAKE CITY, UT 84105	
Email: JONAH@ACRESUTAH.COM	Phone: 801-580-4945
Signature: 	Date: 5/30/2023

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE	
Legal Description of Subject Property: SEE ATTACHED SURVEY	
Name of Owner: KESSIMAKS PROPERTIES, LLC	
Mailing Address	Street Address: 1005 S 500 W, SALT LAKE CITY UT
Signature:	Date: 05/30/2025

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application (*please attach electronically additional sheet/s if necessary*):

Project Description

A written description of what is being proposed.

Preliminary Plat Drawing

A digital (PDF) copy of the preliminary plat drawing. See plat content requirements on the following page.

Legal Descriptions (OPTIONAL)

Legal descriptions should be provided with the application if the subdivision meets all of the following conditions: (1) it contains 10 or less lots, (2) does not amend an existing subdivision plat, (3) does not require public right of way improvements, and (4) the applicant *prefers* to finalize the subdivision with deeds rather than a final plat. If applicable, please include the following:

- A digital file (ex: Word or PDF) of the legal description of the current boundaries of the subject property and the legal descriptions of each of the proposed lots.

APPEAL PROCESS

- ➔ Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.
- ➔ Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

AVAILABLE CONSULTATION

- ➔ Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

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1. Any subdivision that includes recordation of a final plat shall be given a name. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the city or county;
2. The name and address of the record owner or owners;
3. The name and address of the subdivider; if different from the recorded owner, there shall be a statement from the recorded owner authorizing the subdivider to act;
4. The name, address and phone number of the person, firm or organization preparing the preliminary plat, and a statement indicating the recorded owner's permission to file the plat;
5. The date, north direction, written and graphic scales;
6. A sufficient description to define the location and boundaries of the proposed subdivision;
7. Vicinity map showing general location of the project at a scale of 1" = 1,000' or similar.
8. The locations, names and existing widths and grades of adjacent streets;
9. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;
10. The contours, at one foot (1') intervals, for predominant ground slopes within the subdivision between level and five percent (5%), and five foot (5') contours for predominant ground slopes within the subdivisions over five percent (5%). Such contours shall be based on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation called out on the map. Bench mark information shall be obtained from the city engineer;
11. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
12. The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
13. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
14. The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;
15. A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;
16. Any proposed public areas;
17. Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name and articles of incorporation of the owner or organization empowered to own, maintain and pay taxes on such lands;
18. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
19. The approximate radius of each curve;
20. The approximate layout and dimensions of each lot;
21. The area of each lot to the nearest one hundred (100) square feet;
22. A statement of the water source;
23. A statement of provisions for sewerage and sewage disposal;
24. Preliminary indication of needed major storm drain facilities;
25. The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;
26. Any existing or proposed dedications, easements and deed restrictions;
27. A preliminary landscaping plan, including, where appropriate, measures for irrigation and maintenance;
28. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;
29. If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the preliminary plat;
30. If required by the planning director, a preliminary soil report prepared by a civil engineer specializing in soil mechanics and registered by the state of Utah, based upon adequate test borings or excavations. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision may be required. The soil investigation shall recommend corrective action intended to prevent structural damage.

OWNERS AFFIDAVIT

I(we), KESSIMAKIS PROPERTIES am(are) the rightful owner(s) of

property located at 995 S and 1005 S 500 W and 455 W Fayette Ave Salt lake City UT involved in the application to vacate the street of Brooklyn Ave adjacent to our parcel. I acknowledge by my signature below that we are in support of this application. Further, I(we) agree to let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our) understanding that I(we) will be bound by all conditions specified in any approval of this Planning & Zoning application that is before the City of Salt Lake. The foregoing statements and answers herein contained and the statements and answers contained in the attached plans and exhibits, to the best of my(our) knowledge and belief are true and correct.

Gary Kessimakis (signature of property owner)

Linda Kessimakis (signature of property owner)

Dated this 10 day of June, 2022 State of Utah)
County of Salt Lake)

On the 10 day of June, 2022, personally appeared before me Gary Kessimakis and Linda Kessimakis the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC

Residing in Salt Lake County, Utah Commission expires: July 05, 2023



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