




CITY COUNCIL TRANSMITTAL


rachel.otto (Oct 9, 2023 11:20 MDT)

Rachel Otto, Chief of Staff

Date Received: 10/09/2023

Date sent to Council: 10/09/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: October 6, 2023

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: Petition PLNPCM2023-00408
1518 S 300 W Alley Vacation Request

STAFF CONTACT: Michael McNamee, Principal Planner
(801) 535-7226 or michael.mcnamee@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The City Council follows the recommendation of the Planning Commission to approve the Alley Vacation request, with conditions.

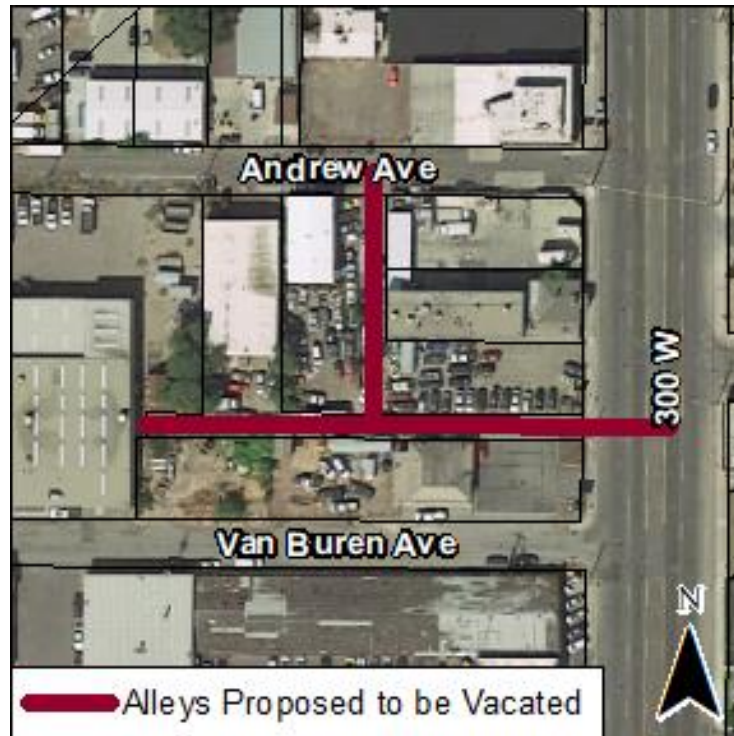
BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Jarod Hall, representing the property owner, is requesting approval for the vacation of two alleys located south and west of the above-stated address. One is approximately 16.5 feet by 148.6 feet, starting at a point 133.5 ft west of 300 West on Andrew Avenue and running north to south. The other is approximately 16.5 feet by 298.7 feet, starting at a point 56.1 ft north of Van Buren Avenue on 300 West and running east to west.

The petitioner owns all the property surrounding the two alleys, and the purpose of the alley vacation request is to redevelop the surrounding property which would include the right-of-way within the proposed development. The proposed vacation will not impose access concerns because all of the subject properties that abut the alleys also have frontage on a public street. Only one property, a tow yard and auto body shop at 325 W Andrew Avenue, currently utilizes the north-south alley to access surface parking. The north-south alley and a portion of the east-

west alley have been fenced off by neighboring property owners. The portion of the east-west alley that has been fenced off is being used for outdoor storage and parking.

Alley Vacation requests must fulfill one of four policy considerations in [section 14.52.020 of the City Code](#): Lack of Use, Public Safety, Urban Design, or Community Purpose. Requests are also reviewed against the factors found in [14.52.030.B](#). Staff's analysis of the policy considerations determined that the standards are met by vacating this portion of the alleyway, which would not create detrimental impacts on abutting properties, with the condition that the north-south alley is replaced by a midblock connection that fully links Andrew and Van Buren Avenues. This condition ensures the proposed vacation complies with the Urban Design policy consideration.



PUBLIC PROCESS:

- **Early Notification** –
 - Notification of the proposal was sent to all property owners and tenants located within 300 feet of the subject parcels on June 9, 2023.
 - Notification of the proposal was sent to the Ballpark Community Council on June 14, 2023. No formal comments have submitted by the Community Council to date.
- **Planning Commission Meeting** – On August 23, 2023, the Planning Commission held a public hearing regarding the proposed alley vacation. The Planning Commission voted 7-0 to forward a favorable recommendation to the City Council for decision, with conditions.

PLANNING RECORDS:

- a) PC Agenda of August 23, 2023 ([Click to access](#))
- b) PC Minutes of August 23, 2023 ([Click to access](#))
- c) PC Staff Report of August 23, 2023 ([Click to access](#))

EXHIBITS:

- 1. PROJECT CHRONOLOGY
- 2. NOTICE OF CITY COUNCIL HEARING
- 3. ORIGINAL PETITION
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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2023-00408 – 1518 S 300 W
Alley Vacation Request

May 26, 2023	Petition for the alley vacation application received by the Salt Lake City Planning Division.
May 31, 2023	Petition assigned to Michael McNamee, Principal Planner, for staff analysis and processing.
June 9, 2023	Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
June 14, 2023	Information about the proposal was sent to the Chair of the Ballpark Community Council to solicit public comments and start the 45-day Recognized Organization input and comment period.
July 31, 2023	The 45-day public comment period for Recognized Organizations ended. No formal comments were submitted to staff by the recognized organizations to date related to this proposal.
August 9, 2023	Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of June 28, 2023. Public hearing notice mailed.
August 13, 2023	Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.
August 23, 2023	The Planning Commission held a Public Hearing on August 23, 2023. By a vote of 7-0, the Planning Commission forwarded a favorable recommendation to City Council for the proposed alley vacation, with conditions.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petition **PLNPCM2023-00408** – Jarod Hall, representing the property owner, is requesting approval for the vacation of two alleys located south and west of the above-stated address. One is approximately 16.5 feet by 148.6 feet, starting at a point 133.5 ft west of 300 West on Andrew Avenue and running north to south. The other is approximately 16.5 feet by 298.7 feet, starting at a point 56.1 ft north of Van Buren Avenue on 300 West and running east to west.

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 of the public hearing. The hearing will be held:

DATE:

TIME: 7:00 pm

PLACE: 451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held in-person, 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, please visit www.slc.gov/council. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slcgov.com. 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 call Michael McNamee, Principal Planner at 801-535-7226 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at michael.mcnamee@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2023-00408.

People with disabilities may make requests for reasonable accommodation, which may include aids and services. Please make requests at least advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3. ORIGINAL PETITION



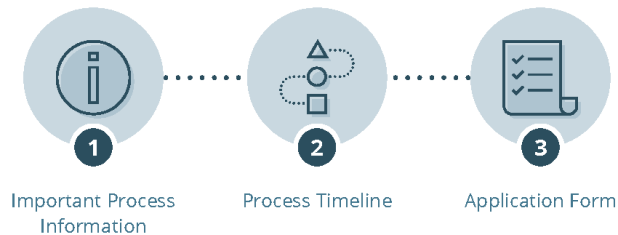
PLANNING PROCESS //

ALLEY VACATION OR CLOSURE

ABOUT THE APPLICATION

Thank you for your interest in submitting an Alley Vacation or Closure application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



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

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

IMPORTANT PROCESS INFORMATION

ORDINANCE

[14.52](#)



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, when an alley is shown on a plat as a public right of way, it means the City is the owner. 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 AN ALLEY VACATION OR CLOSURE

[14.52.020](#): POLICY CONSIDERATIONS

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

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

[14.52.030](#): FACTORS CONSIDERED:

- 1. All other relevant City departments have no objection to the proposal;
- 2. The petition meets at least one of the policy considerations stated above;
- 3. The vacation will not deny access or parking to any adjacent property;
- 4. The vacation will not result in any property being landlocked;
- 5. The vacation will not result in a use of the alley property which is otherwise contrary to the policies and goals of the City;
- 6. No abutting property owner intends to build a garage requiring access from the alley;
- 7. The petition is for an entire alley, rather than a small segment of it; and
- 8. The alley is not necessary for actual or potential rear access to residences or for accessory use.



CONSULTATION

If you have questions regarding the Alley Vacation or Closure regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

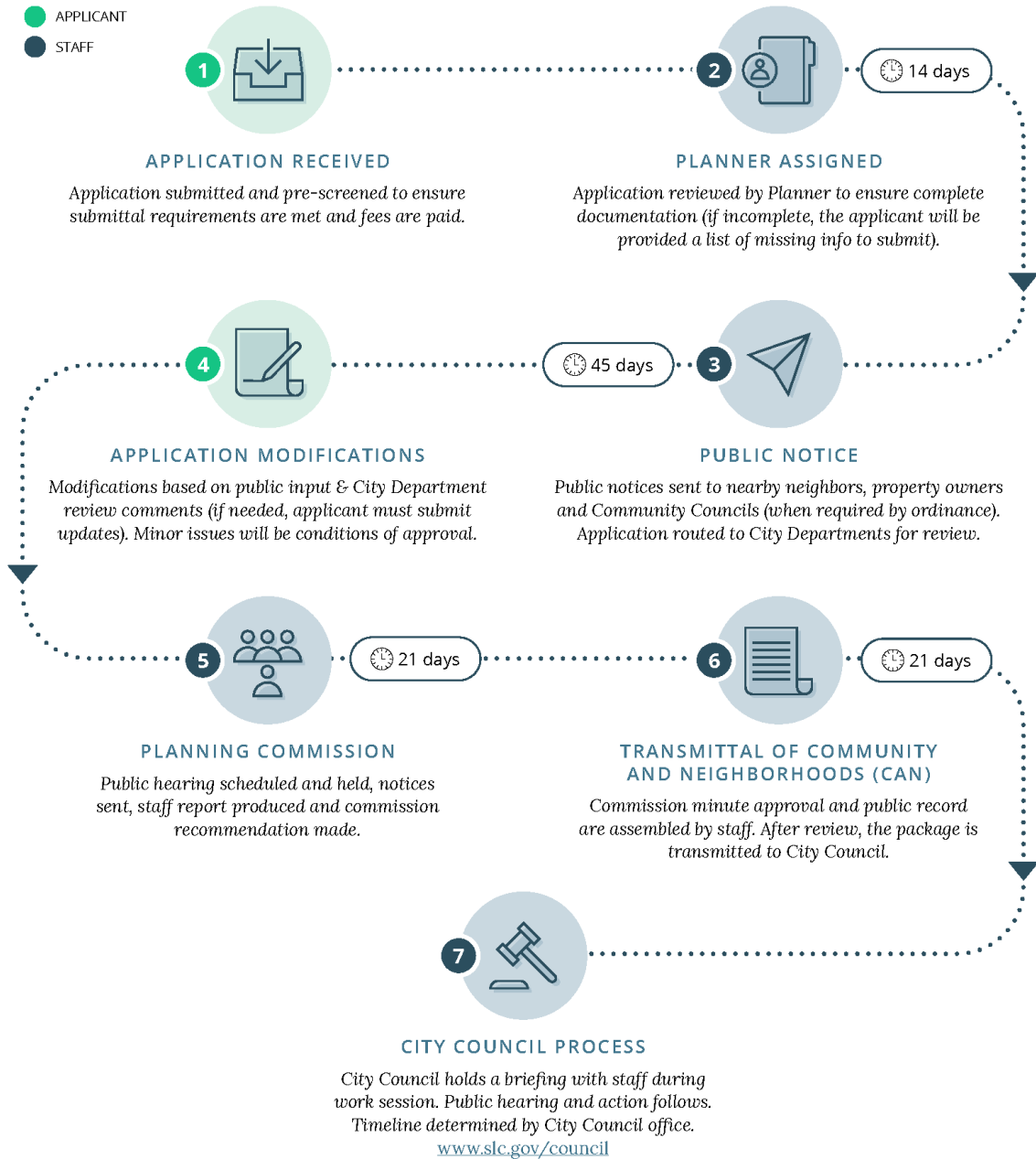
Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME

🕒 6 - 12 MONTHS

- APPLICANT
- STAFF



DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

ALLEY VACATION OR CLOSURE

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **\$285** filing fee.
- Additional required notice fees will be assessed after application is received.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

Van Buren Alley Vacation

LOCATION OF ALLEY

Running south from Andrew ave to center of the block connecting to another alley running east to 300 W

REQUEST

To vacate the alley areas

NAME OF APPLICANT

Jonah Hornsby

PHONE

[REDACTED]

MAILING ADDRESS

[REDACTED]

EMAIL

[REDACTED]

APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)

☐ Owner ☐ Architect* ☐ Contractor* ☒ Other*

IF OTHER, PLEASE LIST

Authorized Agent

NAME OF PROPERTY OWNER (if different from applicant)

The Salt lake Property Trust

PHONE

[REDACTED]

MAILING ADDRESS

[REDACTED]

EMAIL

[REDACTED]

OFFICE USE

CASE NUMBER

[REDACTED]

RECEIVED BY

[REDACTED]

DATE RECEIVED

[REDACTED]

DISCLAIMER: 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.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. 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.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided 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.
3. 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.
4. 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.

NAME OF APPLICANT

Jonah Hornsby

EMAIL

[REDACTED]

MAILING ADDRESS

[REDACTED]

PHONE

[REDACTED]

APPLICATION TYPE

Alley Vacation

SIGNATURE

[REDACTED]

DATE

[REDACTED]

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

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.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

See attached full legal description

NAME OF OWNER

The Salt Lake Property Trust

EMAIL

[REDACTED]

MAILING ADDRESS

[REDACTED]

SIGNATURE

[REDACTED]

DATE

[REDACTED]

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then 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.

DISCLAIMER: 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

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK	STAFF	REQUIREMENTS (14.52.030.A)
<input checked="" type="checkbox"/>	<input type="radio"/>	A letter explaining why you are requesting this alley vacation or closure. <ul style="list-style-type: none"> The letter must include a discussion about the policy considerations and factors outlined in page 2.
<input checked="" type="checkbox"/>	<input type="radio"/>	The name, address and signatures of all abutting property owners who support the petition. <ul style="list-style-type: none"> Petition must include the signatures of no less than 75% 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.
		RECOMMENDED
<input checked="" type="checkbox"/>	<input type="radio"/>	A Parcel map showing the area of the proposed alley vacation or closure: <ul style="list-style-type: none"> Highlight the area of the proposed alley vacation or closure. Indicate with colored dot the property owners who support the petition. Submit a digital (PDF) copy of the map.
<input checked="" type="checkbox"/>	<input type="radio"/>	A written description with measurements of the proposed alley vacation or closure. <ul style="list-style-type: none"> A final legal description prepared by a licensed engineer will be required later.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

DISCLAIMER: 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 Closure Application

Alley Closure Letter

RE:

1518, 1528, 1546 S 300 W
325, 333 W Andrew Ave
352-370 W Van Buren
Salt Lake City, UT

Parcel Numbers:

15-13-251-003-0000
15-13-251-004-0000
15-13-251-009-0000
15-13-251-006-0000
15-13-251-008-0000
15-13-178-010-0000

To Whom it may concern;

On behalf of the Salt Lake Property Trust dated 3/3/2022 I am submitting this application to vacate the alleyway outlined in this application. The alleyway area abuts several parcels all owned by the same entity. A quiet title action was completed on or around and the county updated the plat maps on or around 12/30/2022 reflecting the new property boundaries.

It was brought to our attention that the city desires that we take this through an alley vacation process to formalize.

The intent of the property owner us to redevelop the properties into a multifamily building.

Thank you



Jonah Hornsby



Salt Lake City, UT

Demonstration of appropriateness of vacating alley way

14.52.020: POLICY CONSIDERATIONS

1. Lack Of Use: The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an onsite inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way;

Response: the alley areas have been fenced and used by the adjacent property owners for many years. The alleyways do not provide access to another property or road that cannot be accessed easier by utilizing public roads.

2. Public Safety: The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area;

Response: The alleyways and neighboring parcels have been recently occupied by people experiencing homelessness and have had to be cleaned several times. Human waste, needles, trash and other items that are a threat to human health and safety have been found on numerous occasions. The civil enforcement division has previously threatened fines against the property owner for the presence of encampments and the current owner has been forced to employ a security company to police the areas.

3. Urban Design: The continuation of the alley does not serve as a positive urban design element;

Response: This is apparent based on the existing conditions of the buildings and the alley ways.

4. Community Purpose: The petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.

N/A

The petition for vacation complies with items 2-8 below. The applicant has not obtained approvals from other relevant city departments as of yet.

14.52.030: FACTORS CONSIDERED:

1. All other relevant City departments have no objection to the proposal;
2. The petition meets at least one of the policy considerations stated above;
3. The vacation will not deny access or parking to any adjacent property;
4. The vacation will not result in any property being landlocked;
5. The vacation will not result in a use of the alley property which is otherwise contrary to the policies and goals of the City;
6. No abutting property owner intends to build a garage requiring access from the alley;
7. The petition is for an entire alley, rather than a small segment of it; and
8. The alley is not necessary for actual or potential rear access to residences or for accessory use.

In reference to item 2 of the application: Map and legal description

Subject Parcels Legal Descriptions

BOUNDARY DESCRIPTION
PARCEL 1: LOT 35, STEWART'S ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.
PARCEL 2: LOTS 37 AND 38, STEWART'S ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF LOT 37, STEWART'S ADDITION, A SUBDIVISION OF PART OF BLOCK 9, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°01'06" EAST 99.0 FEET; THENCE WEST 15.0 FEET; THENCE NORTH 0°01'06" WEST 99.0 FEET; THENCE EAST 15.0 FEET TO THE POINT OF BEGINNING.
PARCEL 3: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, STEWART'S ADDITION, A SUBDIVISION OF LOT 18, IN BLOCK 9, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 56.1 FEET; THENCE WEST 320 FEET; THENCE SOUTH 56.1 FEET; THENCE EAST 320 FEET TO THE PLACE OF BEGINNING.
LESS AND EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, STEWART'S ADDITION, A SUBDIVISION OF PART OF BLOCK 9, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 15.0 FEET; THENCE NORTH 00°01'06" WEST 56.1 FEET; THENCE EAST 15.0 FEET; THENCE SOUTH 00°01'06" EAST 56.1 FEET TO THE POINT OF BEGINNING.
PARCEL 4: LOTS 36 AND 39, STEWART'S ADDITION, A SUBDIVISION OF LOT 18, BLOCK 9, FIVE ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
LESS THE FOLLOWING PORTION: BEGINNING AT THE NORTHEAST CORNER OF LOT 39, STEWART'S ADDITION, A SUBDIVISION OF PART OF BLOCK 9, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°01'06" EAST 49.5 FEET; THENCE WEST 15.0 FEET; THENCE NORTH 0°01'06" WEST 49.5 FEET; THENCE EAST 15.0 FEET TO THE POINT OF BEGINNING.

In reference to item 3 of the application: Description of the alleyway

BEGINNING AT THE NORTHWEST CORNER OF LOT 37, STEWART'S ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK C, PAGE 51 OF PLATS, AND RUNNING THENCE SOUTH 00°01'00" WEST 148.57 FEET TO THE SOUTHWEST CORNER OF LOT 39 OF SAID SUBDIVISION; THENCE SOUTH 89°53'26" EAST 148.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39; THENCE SOUTH 00°01'02" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 300 WEST STREET A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 89°53'26" WEST ALONG THE NORTH LINE OF SAID LOT 31 A DISTANCE OF 313.68 FEET; THENCE NORTH 00°00'54" EAST 16.50 FEET TO THE SOUTH LINE OF LOT 34 OF SAID SUBDIVISION; THENCE SOUTH 89°53'26" EAST 148.59 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID SUBDIVISION; THENCE NORTH 00°01'00" EAST 148.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 89°53'29" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ANDREW AVENUE A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 7627 SQUARE FEET, MORE OR LESS.

In reference to item 4 of the application: Adjacent property owners.

The Salt Lake Property Trust is the only adjacent property owner.

OWNERS AFFIDAVIT

I(we), Riley Rogers, am(are) the rightful owner(s) of

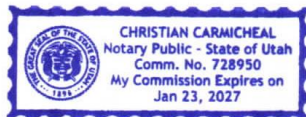
property located at 325 W & 333 W Andrew Ave, 1518 S, 1528 S & 1546 S 300 W and 352-370 W Van Buren Ave, Salt Lake City UT involved in the application to vacate the alleyways. I(we) agree to Jonah Hornsby acting as my agent in the submittal of the application on my(our) behalf and I(we) acknowledge my(our) 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.

[Signature] The Salt Lake Property Trust (signature of property owner)

Dated this 25 day of May, 2023 State of Utah)
County of Salt Lake)

On the 25 day of May, 2023, personally appeared before me
Riley Rogers the signer(s) of the above
instrument, who duly subscribed and swore before me that they executed the same.

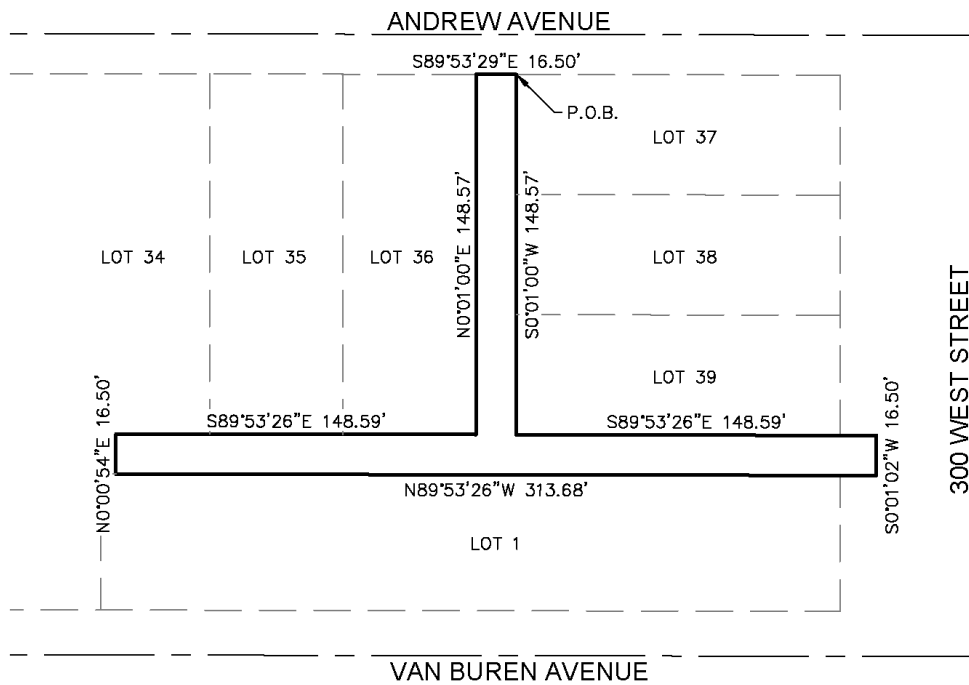
NOTARY PUBLIC [Signature]
Residing in Salt Lake County, Utah Commission expires: Jan 23, 2027



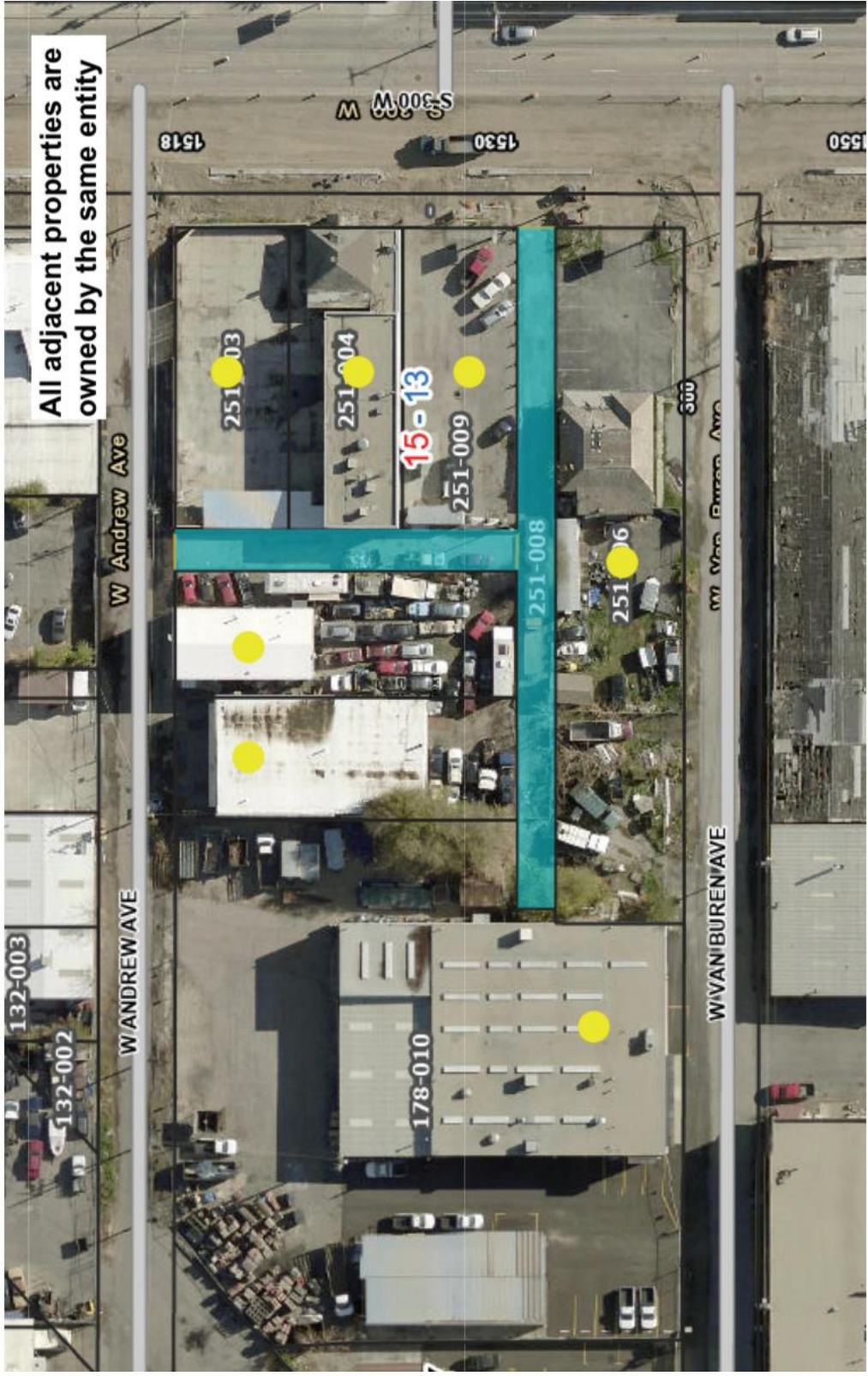
ALLEYWAY VACATION EXHIBIT



SCALE 1" = 60'



G:\DATA\22110 Renovate 1546S 300W\dwg\22110 22111 ROS.dwg
PLOT DATE: Mar 31, 2022



All adjacent properties are owned by the same entity

4. MAILING LIST

geometry	OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STA	OWN_ZIP
Geocortex.	ROERS SALT LAKE CITY APARTMENTS BORROWER LLC	110 CHESHIRE LN		MINNETON	MN	55305
Geocortex.	JLF ENTERPRISES	5159 S COMMERCE DR		MURRAY	UT	84107
Geocortex.	BRET W CLARK	2120 E 6200 S		HOLLADAY	UT	84121
Geocortex.	PRINCE NOAH, LLC	329 W 1500 S		SALT LAKE	UT	84115
Geocortex.	LP EVERGEN EQUITY 7	3500 JEFFERSON ST		AUSTIN	TX	78731
Geocortex.	DALE STERLING PARKS; TRACEY K WIGHT PARKS (JT)	440 W 1700 S		SALT LAKE	UT	84115
Geocortex.	MAC BEATH HARDWOOD COMPANY	320 N KYLE ST		EDINBURG	IN	46124
Geocortex.	NATIONAL RETAIL PROPERTIES LP	222 E 5TH ST		TUCSON	AZ	85705
Geocortex.	THOM-BOWY, LLC	3644 S 1100 E		SALT LAKE	UT	84106
Geocortex.	LIMA ECHO ECHO, LLC	625 S STATE ST # D		SALT LAKE	UT	84111
Geocortex.	RAINBOW HOLDINGS, LLC	1485 S 300 W		SALT LAKE	UT	84115
Geocortex.	AMERIKAL PROPERTIES, INC	2115 NORTHWESTETN AVE		WAUKEGA	IL	60087
Geocortex.	S&A STEPHENS, LLC	1525 S 300 W		SALT LAKE	UT	84115
Geocortex.	SHELTER THE HOMELESS, INC	242 W PARAMOUNT AVE		SALT LAKE	UT	84115
Geocortex.	DRP3, LLC	281 W PARAMOUNT AVE		SALT LAKE	UT	84115
Geocortex.	ALLEN F BATH; KAREN C BATH (JT)	9447 S MORYWOOD CIR		SOUTH JOF	UT	84095
Geocortex.	DRP2, LC	1743 S DOUGLASS RD STE D		ANAHEIM	CA	92806
Geocortex.	UTAH STATE OWNERSHIP AUTHORITY	450 N STATE ST # 4110		SALT LAKE	UT	84114
Geocortex.	HALE PROPERTY MANAGEMENT, L.L.C.	865 W ALAN POINT DR		DRAPER	UT	84020

geometry Occupant PARCEL_ADDR	NEW_UNIT CITY	ZIPCODE	STATE
Geocortex. Current Oc 376 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 340 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 395 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 377 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 363 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 355 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 371 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 350 W ANDREW AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 340 W ANDREW AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 431 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 399 W ANDREW AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 385 W VAN BUREN AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 382 W VAN BUREN AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1552 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 329 W WHITNEY AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1480 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 320 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1494 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 337 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1512 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 327 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 309 W 1500 S	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1503 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 268 W PARAMOUNT AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 261 W PARAMOUNT AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1531 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1541 S 300 W	Salt Lake Ci	84115	UT
Geocortex. Current Oc 280 W HARRIS AVE	Salt Lake Ci	84115	UT
Geocortex. Current Oc 1549 S 300 W	Salt Lake Ci	84115	UT

5. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Vacating city-owned alleys situated adjacent to properties located at 1518, 1528, 1540, and 1546 South 300 West, 325 and 333 West Andrew Avenue, and 352 West Van Buren Avenue)

An ordinance vacating two unnamed, city-owned alleys adjacent to properties located at 1518, 1528, 1540, and 1546 South 300 West, 325 and 333 West Andrew Avenue, and 352 West Van Buren Avenue, pursuant to Petition No. PLNPCM2023-00408.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on August 23, 2023 to consider a request made by Jarod Hall (“Applicant”) to vacate two unnamed, city-owned alleys adjacent to properties located at 1518, 1528, 1540, and 1546 South 300 West, 325 and 333 West Andrew Avenue, and 352 West Van Buren Avenue (collectively, the “Property”); and

WHEREAS, at its August 23, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation on said petition to the Salt Lake City Council (“City Council”); and

WHEREAS, the City Council finds after holding a public hearing on this matter, that there is good cause for the vacation of the alleys and neither the public interest nor any person will be materially injured by the proposed vacation.

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

SECTION 1. Vacating City-Owned Alleys. That two unnamed, city-owned alleys adjacent to the Property, which are the subject of Petition No. PLNPCM2023-00408, and which are more particularly described on Exhibit “A” attached hereto, hereby are, vacated and declared not presently necessary or available for public use.

SECTION 2. Reservations and Disclaimers. The above vacation is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the city’s water and sewer facilities. Said closure is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Conditions. The alley vacation set forth herein is conditioned upon (1) no portion of the alleys shall purport to be conveyed until at least 60 days after a final decision by the City Council on Petition No. PLNPCM2023-00408; (2) the owner of the Property shall enter into a development agreement with Salt Lake City that requires the creation of a public access midblock walkway between Andrew and Van Buren Avenues where the midblock walkway is between buildings on both the east and west sides that are in common ownership.

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The Salt Lake City Recorder is instructed to not publish this ordinance until the conditions set forth in Section 3 are satisfied as certified by the Salt Lake City Planning Director or his designee.

SECTION 5. Time. If the conditions set forth in Section 3 have not been met within one year after adoption of this ordinance, then this ordinance shall become null and void. The

city council may, for good cause shown, extend the time period for satisfying the above conditions by resolution.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2023.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2023
Published: _____.

Ordinance vacating alley adjacent 1515-1550 S 300 W

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: September 14, 2023

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

EXHIBIT “A”

Legal description of two unnamed, city-owned alleys to be vacated:

BEGINNING AT THE NORTHWEST CORNER OF LOT 37, STEWART’S ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK C, PAGE 51 OF PLATS, AND RUNNING THENCE SOUTH 00°01’00” WEST 148.57 FEET TO THE SOUTHWEST CORNER OF LOT 39 OF SAID SUBDIVISION; THENCE SOUTH 89°53’26” EAST 148.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39; THENCE SOUTH 00°01’02” WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 300 WEST STREET A DISTANCE OF 16.50 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 89°53’26” WEST ALONG THE NORTH LINE OF SAID LOT 31 A DISTANCE OF 313.68 FEET; THENCE NORTH 00°00’54” EAST 16.50 FEET TO THE SOUTH LINE OF LOT 34 OF SAID SUBDIVISION; THENCE SOUTH 89°53’26” EAST 148.59 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID SUBDIVISION; THENCE NORTH 00°01’00” EAST 148.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 89°53’29” EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ANDREW AVENUE A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING. CONTAINS 7627 SQUARE FEET, MORE OR LESS.