

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL



Lisa Shaffer, Chief Administrative Officer

Date Received: _____
Date sent to Council: _____

TO: Salt Lake City Council
Amy Fowler, Chair

DATE: March 22, 2021

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



SUBJECT: PLNPCM2019-01036 and PLNPCM2019-01037 – Rosewood Park Street Vacation and Alley Vacation

STAFF CONTACT: Chris Earl, Associate Planner, christopher.earl@slcgov.com, (801)535-7932

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Follow the recommendation of the Planning Commission and approve the proposed street vacation and alley vacation. Upon completion of lot consolidation, Section 15.04.350: OTHER PARKS will need to be amended to reflect the changes to the description of Rosewood Park.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: This is a request by Olga Crump of the Real Estate Services Department of Salt Lake City for street vacations and alley vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. The original Street Closure petition was amended to a Street Vacation petition.

Rosewood Park is located at approximately 1400 N and 1200 W in the Rose Park area of Salt Lake City. The park is located between 1200 W and I-15 and encompasses approximately 28 acres.

Rosewood Park was constructed in 1977 over a portion of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, that was originally platted for residential lots with alleys and

streets servicing those parcels. These alleys and streets were never constructed and do not physically exist, but they still exist legally on paper. The area where Rosewood Park is located is broken up into numerous parcels due to the existence of these platted streets and alleys. The alley vacation and street closure applications are requesting to remove these alleys and streets from the plat in order to consolidate the parcels and form one parcel to simplify the building permit process for future improvement projects.

The platted streets and alleys within Rosewood Park are disconnected from any established road network system, do not provide access to adjacent private property and would not serve a broader connectivity function. The City's Transportation Master Plan does not show proposals for these roads or alleys and the deletion of these will have no adverse effects to any future development in the area. Rosewood Park, as well as the adjacent land to the north, are zoned OS Open Space, which would further limit other types of development of the area.

Staff finds that the subject streets and alleys provide no significant pedestrian or vehicular connection and hinder the goals of adopted area master plans which emphasize the importance of recreational facilities and the ability to maintain and improve the facilities to match City growth.

Once the streets and alleys within Rosewood Park are vacated and the parcels contained within are consolidated into a singular parcel, the Salt Lake City Ordinance Section 15.04.350: OTHER PARKS will no longer reflect an accurate description of Rosewood Park. Because of this, it is advised that Real Estate Services or the Parks Department seek an amendment to this section of the ordinance in order to update and reflect the correct description of Rosewood Park.

PUBLIC PROCESS:

- Staff held an Open House at the Salt Lake City Main Library on December 12, 2019. Staff discussed the project with attendees who generally supported the project. One comment was received that was in support of the project.
- A public hearing with the Planning Commission was held on January 22, 2020. No one from the public commented on the proposal. The Planning Commission discussed the request and voted to forward a positive recommendation to the City Council.
- Due to the amendment of the Street Closure application to Street Vacation, a second public hearing with the Planning Commission was held on August 26, 2020. No one from the public commented on the proposal. The Planning Commission discussed the request and voted to forward a positive recommendation to the City Council.

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Hearing
- 3) Planning Commission Record (January 22, 2020)
 - a) Hearing Notice
 - b) Staff Report
 - c) Agenda and Minutes
- 4) Planning Commission Record (August 26, 2020)
 - a) Hearing Notice

- b) Memo to Planning Commission
- c) Agenda and Minutes
- 5) Public Comments
- 6) Original Petition
- 7) Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2021

(Vacating five unimproved, city-owned alleys and six unimproved, city-owned streets, situated within Rosewood Park located at approximately 1400 North 1200 West Street)

An ordinance vacating five unimproved, city-owned alleys and six unimproved, city-owned streets situated within Rosewood Park located at approximately 1400 North 1200 West Street, pursuant to Petition Nos. PLNPCM2019-01036 and PLNPCM2019-01037.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on August 26, 2020 to consider a request made by Olga Crump with the Salt Lake City Capital Asset and Real Estate Services Division (“Applicant”) (Petition Nos. PLNPCM2019-01036 and PLNPCM2019-01037) to vacate five unimproved, city-owned alleys and six unimproved, city-owned streets; and

WHEREAS, at its August 26, 2020 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petitions to the Salt Lake City Council; and

WHEREAS, the city council finds after holding a public hearing on this matter, that there is good cause to vacate the alleys and streets described below, and that vacating the city-owned alleys and streets described below will not materially injure the public interest or any person; and

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

SECTION 1. Vacating City-Owned Alleys. That five unimproved, city-owned alleys situated within Rosewood Park located at approximately 1400 North 1200 West Street, which are the subject of Petition No. PLNPCM2019-01037, and which are more particularly described on Exhibit “A” attached hereto, hereby are, vacated and declared not presently necessary or available for public use as alleys.

SECTION 2. Vacating City-Owned Streets. That six unimproved, city-owned streets situated within Rosewood Park located at approximately 1400 North 1200 West Street, which are the subject of Petition No. PLNPCM2019-01036, and which are more particularly described on Exhibit “A” attached hereto, hereby are, vacated and declared not presently necessary or available for public use as streets.

SECTION 3. Requirement. In connection with the adoption of this ordinance, the unimproved streets and alleys described herein and all lots adjacent to them constituting the land area of Rosewood Park shall be consolidated into one lot. The lot consolidation may occur concurrently with the recording of this ordinance or shortly thereafter.

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.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2021.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2021

Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: **February 4, 2021**

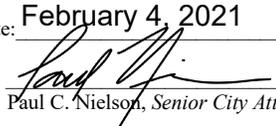
By: 
Paul C. Nielson, *Senior City Attorney*

EXHIBIT “A”

COMBINED LEGAL DESCRIPTION OF THE SUBJECT ALLEYS AND STREETS

Beginning at the Southeast Corner of Block 15, Kinney & Gourlay's Improved City Plat, as recorded in Book 'A', Page '89', of Subdivisions in the Salt Lake County Recorder's Office and running thence along the north line of 1400 North Street West 957.25 feet more or less to the west line of Mill Street; thence along said west line North 600.00 feet to the south line of 1500 North Street; thence along said south line East 1188.25 feet more or less to the west line of I-15 right-of-way and the Northeast Corner of Parcel # 08-23-379-002; thence along said west line the following 3 courses: 1) S21°11'30"E 25.00 feet to a 23,003.30 foot radius curve to the left; 2) along said curve 584.62 feet (chord bears S21°34'48"E 584.60 feet); 3) S22°35'00"E 117.04 feet to the Northeast Corner of Parcel # 08-26-203-002; thence West 60.00 feet to the Northwest Corner of Block 18, said Kinney & Gourlay's Improved City Plat; thence South 175.00 feet to the Southwest Corner of Parcel # 08-26-203-001 and the Southwest Corner of Lot 10, Block 18, said Kinney & Gourlay's Improved City Plat; thence West 440.00 feet to the Southeast Corner of Parcel # 08-26-126-012 and the Southeast Corner of Lot 3, Block 20, said Kinney & Gourlay's Improved City Plat; thence North 250.00 feet to the point of beginning.

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1. CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2019-01036 and PLNPCM2019-01037

November 1, 2019	Petitions received by the Planning Division.
November 12, 2019	Petitions assigned to Chris Earl, Associate Planner, for staff analysis and processing.
December 2, 2019	Notice of the project and request for comments sent to the Chairs of the Rose Park and Capitol Hill Community Councils. Neither Chair provided response to the request for comment.
December 12, 2019	Proposal presented at the Planning Division Open House.
January 10, 2020	Planning Commission hearing notice mailed to owners and tenants of property within 300 feet of the streets and alleys.
January 22, 2020	Planning Commission reviewed the petition and conducted a public hearing. The commission then voted to send a positive recommendation to the City Council.
August 26, 2020	Street Closure petition amended to Street Vacation. Planning Commission reviewed the petition and conducted a public hearing. The commission then voted to send a positive recommendation to the City Council.

**2. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2019-01036 and PLNPCM2019-01037 Rosewood Park Street Closure and Alley Vacation** - A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. (Staff contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

- a. Street Closure A street closure is required in order to remove the existing platted streets within Rosewood Park to prepare for lot consolidation. Case number PLNPCM2019-01036
- b. Alley Vacation An alley vacation is required in order to remove the existing platted alleys within Rosewood Park to prepare for lot consolidation. Case number PLNPCM2019-01037

The property is located in OS Open Space and is located in Council District 1, represented by James Rogers. (Staff contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

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

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Chris Earl at 801-535-7932 between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday or via e-mail at christopher.earl@slcgov.com

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3. PLANNING COMMISSION

A. Hearing Notice

August 26, 2020



PLANNING COMMISSION MEETING

August 26, 2020, at 5:30 p.m.

This meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)

A public hearing will be held on the following matter.

Rosewood Park Alley & Street Vacation - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**

This Meeting will not have an anchor location at the City and County Building. Commission Members will connect remotely.

The Planning Commission meeting will be available on the following platforms:

- **YouTube:** www.youtube.com/slclivemeetings
- **SLCtv Channel 17 Live:** www.slctv.com/livestream/SLCtv-Live/2

Providing Comments:

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: planning.comments@slcgov.com or connect with us on WebEx at:

- <http://tiny.cc/slc-pc-08262020>

For instructions on how to use WebEx visit: www.slc.gov/planning/public-meetings

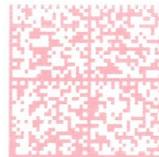
For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.



SALT LAKE CITY PLANNING DIVISION

451 S State Street - Room 406
Salt Lake City, UT 84114 - 5480
PO BOX 145480

FIRST CLASS



U.S. POSTAGE >>> PITNEY BOWES



ZIP 84116 \$ 000.50⁰
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0001403376 AUG 14 2020

Salt Lake City Planning Division Chris Earl

PO BOX 145480

STATE MAIL 08/17/2020

SALT LAKE CITY UT 84114

8411485480 8900



3. PLANNING COMMISSION
B. Staff Report
August 26, 2020



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner
(801) 535-7932 or christopher.earl@slcgov.com

Date: January 16, 2020

Re: PLNPCM2019-01036 – Rosewood Park Street Closure
PLNSUB2019-01037 – Rosewood Park Alley Vacation

Street Closure and Alley Vacation

PROPERTY ADDRESS: Approximately 1400 N 1200 W
MASTER PLAN: Northwest Master Plan; Rose Park Small Area Plan
ZONING DISTRICT: OS Open Space
OVERLAY DISTRICT: AFPP Airport Flight Path Protection Overlay District Zone H

REQUEST: A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed.

The Planning Commission's role in this application is to provide a recommendation to the City Council for the street closure request. The City Council will make the final decision regarding the requests.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the request to close the streets and vacate the alleys within Rosewood Park with the following conditions:

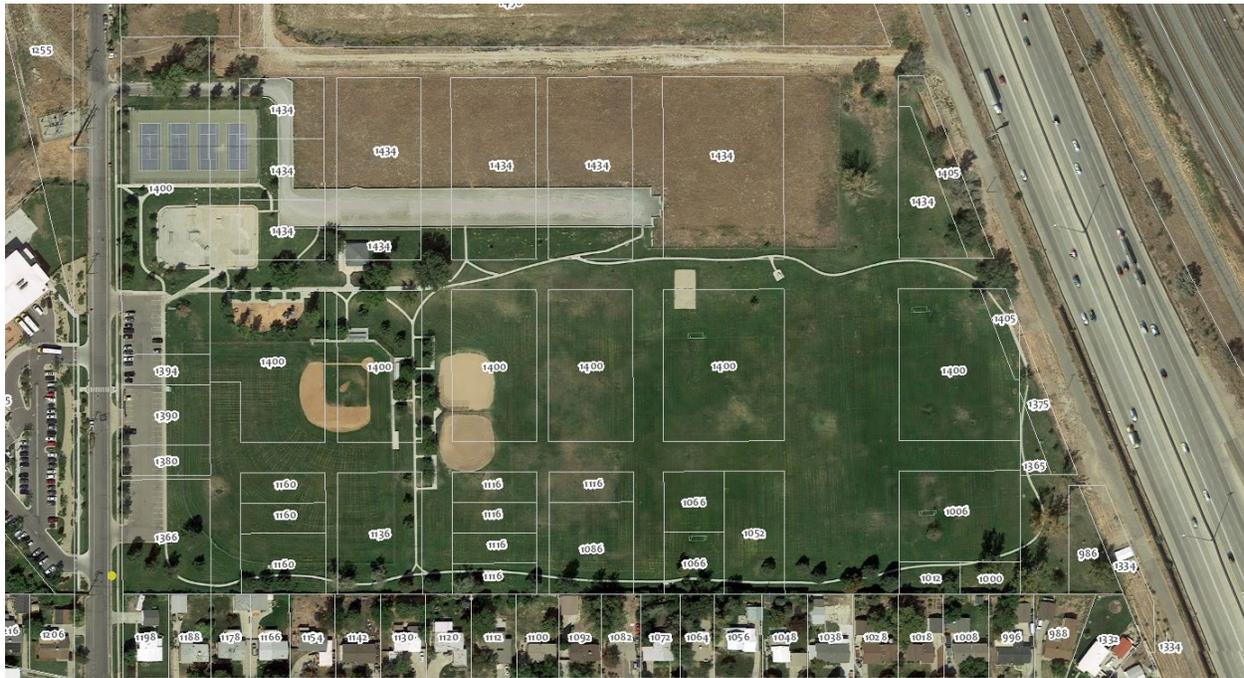
- The closed streets and vacated alleys, as well as remaining parcels, will be consolidated into one parcel.

ATTACHMENTS:

- [Vicinity Map](#)
- [Property Photographs](#)
- [Kinney and Gourlay's Subdivision Plat](#)
- [Application Materials](#)
- [Analysis of Standards – Street Closure](#)
- [Analysis of Standards – Alley Vacation](#)
- [Public Process and Comments](#)
- [Department Review Comments](#)

PROJECT DESCRIPTION: Rosewood Park, developed in 1977, is located at approximately 1400 N and 1200 W in the Rose Park area of Salt Lake City. The park is located between 1200 W and I-15 and encompasses approximately 28 acres which is mostly grass (primarily used as soccer fields) but has amenities such as baseball and softball fields, a playground, tennis courts, a dog park and a skate park.

The proposed street closure and alley vacation involves six unimproved streets and 5 unimproved alleys within Rosewood Park dedicated in the Kinney and Gourlay's Improved Subdivision. The subdivision was platted in 1887 but never developed as intended.



* Existing parcels within Rosewood Park

No modifications will be made to Rosewood Park as part of these applications. Rosewood Park was constructed in a part of the Kinney and Gourlay's subdivision that was originally platted for residential lots with alleys and streets servicing those parcels. Although these alleys and streets do not physically exist, they still exist legally on paper. The area where Rosewood Park is located is broken up into numerous tiny parcels due to the existence of these streets and alleys. The alley vacation and street closure applications are requesting to remove these alleys and streets from the plat in order to consolidate the parcels and form one parcel to make it easier to obtain building permits for future improvement projects.

When construction occurs on any property within Salt Lake City, a building permit is required. Building permits are issued based on the parcel in which the construction will occur. If construction will occur on multiple parcels, a building permit would be required for each parcel and zoning regulations would apply to each individually.

It was a common practice for the City to construct parks or other public facilities over multiple parcels and right-of-ways when the City owned all of the land within the development. Because a separate permit must be pulled for each parcel, this would often create problems when trying to meet zoning requirements such as setbacks or lot coverage for each of the separate parcels within the development. Building within public right-of-ways can also present challenges since permissions could be required from Salt Lake City Engineering or Real Estate Services Department in order to build within these right-of-ways. With the large number of parcels that exist within Rosewood Park, an improvement project could require multiple permits. Tracking multiple building permits through the permitting

process as well as the inspections process is a daunting task. One that would be streamlined if only one permit were required.

If Rosewood Park were to be consolidated into one singular parcel, it would greatly increase the ease and efficiency of obtaining and tracking building permits as well as meeting the standards for zoning requirements.

KEY CONSIDERATIONS:

Consideration 1: City Goals and Policies

Although none of the City master plans that provide guidance for these properties specifically address street closures, the Northwest, Rose Park Small Area, Salt Lake City Transportation Master Plans and Plan Salt Lake help to determine if the request is in line with city goals and is in the city's best interest.

The Northwest Master Plan, adopted in 1992, recognizes the importance of recreation to the residents of Salt Lake City. It was indicated that with increased population, there is a need for new recreational facilities as well as improvements to existing facilities. The current Northwest Master Plan intends to continue the efforts to meet recreational needs outlined in the 1977 Salt Lake City Parks and Recreation Plan and the 1980 Northwest Master Plan.

The citywide master plan, Plan Salt Lake, adopted in 2015, contains sections that align with the Northwest Master Plan vision. One of the guiding principles of that plan is to protect and enhance existing parks, recreational facilities and trails allowing for modifications to enhance usability and promote activity.

The City's Major Street Plan, approved in 2018, which is part of the City's Transportation Master Plan, shows that the platted streets and alleys within Rosewood Park do not exist nor are they proposed for the future. This suggests that these alleys and streets are not crucial to current or future transportation goals.

These adopted plans emphasize the importance of recreational facilities and the ability to maintain and improve the facilities to match City growth. This proposal will make the permitting process easier for future improvements and will allow for a more efficient and flexible manner in which the City can improve Rosewood Park.

Consideration 2: Lack of Connectivity

The streets and alleys dedicated in the Kinney and Gourlay's Subdivision were planned to service the parcels that were platted within the subdivision. However, Rosewood Park has been built in place of a number of these parcels. Because of the existence of the park, the parcels will no longer be developed as intended and the need for the streets and alleys no longer exist. The parcels that neighbor the park to the south are now part of a number of amendments of the Rose Park Plat. Development in the area did not follow the street pattern the plat created, leaving the dedicated streets and alleys disconnected from a road network system. Rosewood Park currently has its own connections to the road network system that do not coincide with any platted street or alley within the park, and thus, the platted streets and alleys are not needed.

The parcels to the north of Rosewood Park are currently undeveloped. When development does occur on these properties, it will be limited due to the parcels being zoned OS Open Space, but they will have access to the road network system via 1200 W.

The alleys and streets within Rosewood Park are disconnected from any type of future development to the east due to the I-15 freeway that abuts along the eastern edge of these properties, further decreasing their need.

DISCUSSION:

The Kinney and Gourlay's Subdivision was recorded in 1887 before the existence of the current adopted master plans that effect future growth of the area. Since the recording of the plat, there has been a stronger emphasis for recreational facilities for the growing number of residents. Rosewood Park was built over these streets, alleys and parcels which was common in the past making their existence unnecessary and a hindrance to the future improvements of the park. With Rosewood Park in place along with the current Open Space zoning, there is an unlikeliness that the park will be redeveloped and puts in question the likelihood of these streets and alleys ever being developed as intended.

The public benefit of maintaining these dedicated streets and alleys in its current situation is close to none because they only exist on paper and therefore, do not serve a transportation or public purpose. That is especially relevant when considering that with the current development, these "paper streets" have become obstacles to future improvement to Rosewood Park. Eliminating these dedicated streets and alleys could help in fulfilling the goals of applicable master plans.

NEXT STEPS:

After the Planning Commission reviews the request, their recommendation will be forwarded to the City Council for consideration. The City Council will make the final decision with respect to these requests.

ATTACHMENT A: VICINITY MAP



-  Streets proposed to be vacated
-  Alleys proposed to be vacated



ATTACHMENT B: PROPERTY PHOTOGRAPHS



Photos of the grassy areas of Rosewood Park including baseball/softball fields and soccer fields



Playground



Skate Park



Tennis Courts



Dog Park



Houses on Dupont Ave and their rear yards that abut Rosewood Park



1200 W looking north adjacent to Rosewood Park



Rosewood Park access to 1200 W

ATTACHMENT D: APPLICATION MATERIALS



Kinney & Gourlay's
 IMPROVED
CITY PLAT
 SALT LAKE CITY
 UTAH

Scale $\frac{1}{4}$ in. = 100 ft.

204.

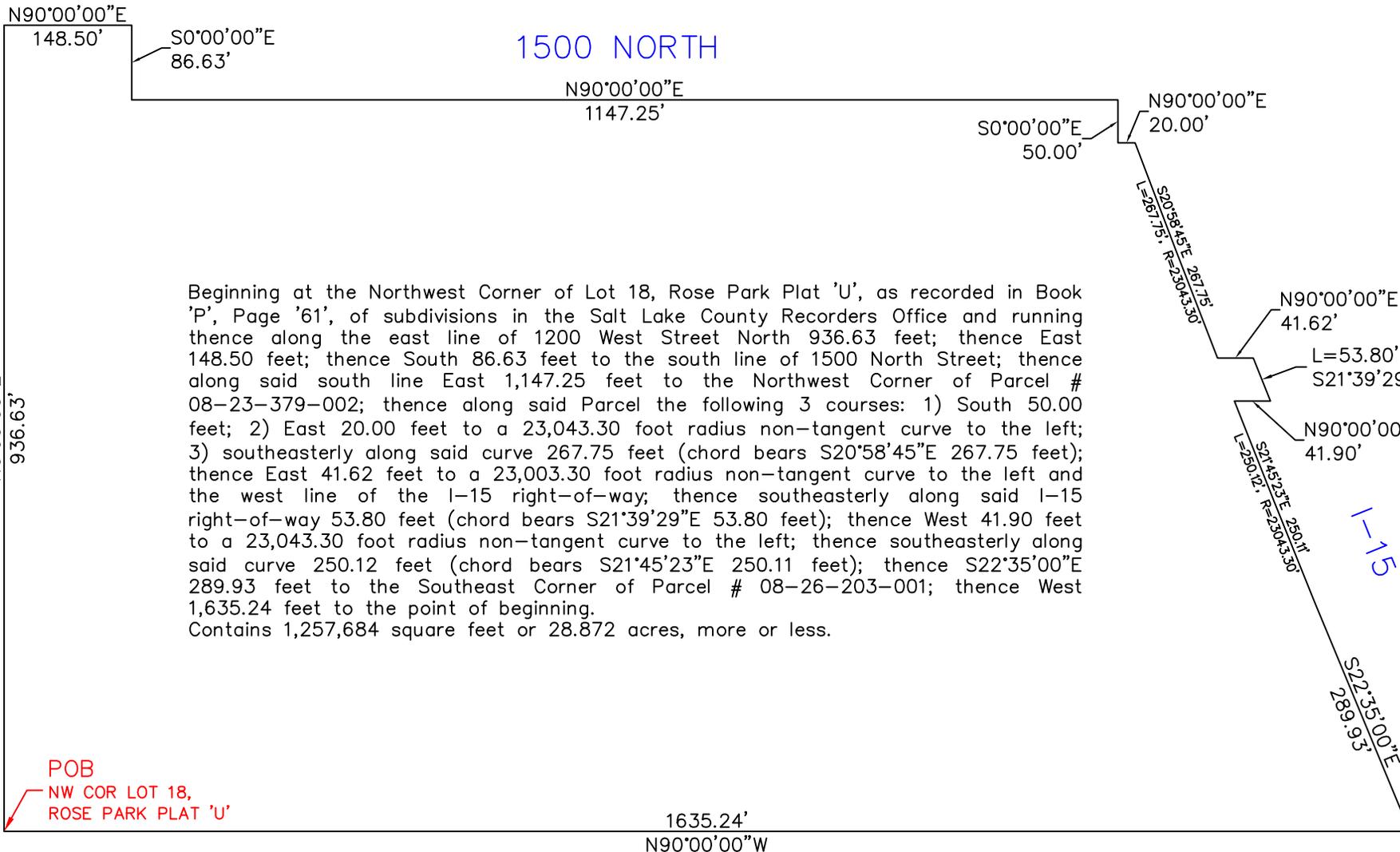


ROSEWOOD PARK LOT CONSOLIDATION DESCRIPTION



1200 WEST

1500 NORTH



Beginning at the Northwest Corner of Lot 18, Rose Park Plat 'U', as recorded in Book 'P', Page '61', of subdivisions in the Salt Lake County Recorders Office and running thence along the east line of 1200 West Street North 936.63 feet; thence East 148.50 feet; thence South 86.63 feet to the south line of 1500 North Street; thence along said south line East 1,147.25 feet to the Northwest Corner of Parcel # 08-23-379-002; thence along said Parcel the following 3 courses: 1) South 50.00 feet; 2) East 20.00 feet to a 23,043.30 foot radius non-tangent curve to the left; 3) southeasterly along said curve 267.75 feet (chord bears S20°58'45\"E 267.75 feet); thence East 41.62 feet to a 23,003.30 foot radius non-tangent curve to the left and the west line of the I-15 right-of-way; thence southeasterly along said I-15 right-of-way 53.80 feet (chord bears S21°39'29\"E 53.80 feet); thence West 41.90 feet to a 23,043.30 foot radius non-tangent curve to the left; thence southeasterly along said curve 250.12 feet (chord bears S21°45'23\"E 250.11 feet); thence S22°35'00\"E 289.93 feet to the Southeast Corner of Parcel # 08-26-203-001; thence West 1,635.24 feet to the point of beginning.
Contains 1,257,684 square feet or 28.872 acres, more or less.

POB
NW COR LOT 18,
ROSE PARK PLAT 'U'

ROSEWOOD PARK STREETS AND ALLEYS CLOSURE DESCRIPTION

1500 NORTH

N90°00'00"E
1188.25'

S21°11'30"E
25.00'

MILL STREET
N0°00'00"E
600.00'

Beginning at the Southeast Corner of Block 15, Kinney & Gourlay's Improved City Plat, as recorded in Book 'A', Page '89', of Subdivisions in the Salt Lake County Recorders Office and running thence along the north line of 1400 North Street West 957.25 feet more or less to the west line of Mill Street; thence along said west line North 600.00 feet to the south line of 1500 North Street; thence along said south line East 1188.25 feet more or less to the west line of I-15 right-of-way and the Northeast Corner of Parcel # 08-23-379-002; thence along said west line the following 3 courses: 1) S21°11'30"E 25.00 feet to a 23,003.30 foot radius curve to the left; 2) along said curve 584.62 feet (chord bears S21°34'48"E 584.60 feet); 3) S22°35'00"E 117.04 feet to the Northeast Corner of Parcel # 08-26-203-002; thence West 60.00 feet to the Northwest Corner of Block 18, said Kinney & Gourlay's Improved City Plat; thence South 175.00 feet to the Southwest Corner of Parcel # 08-26-203-001 and the Southwest Corner of Lot 10, Block 18, said Kinney & Gourlay's Improved City Plat; thence West 440.00 feet to the Southeast Corner of Parcel # 08-26-126-012 and the Southeast Corner of Lot 3, Block 20, said Kinney & Gourlay's Improved City Plat; thence North 250.00 feet to the point of beginning.

S21°34'48"E 584.60'
I-15
R=23003.30'

957.25'
N90°00'00"W
1400 NORTH

POB
SE COR BLOCK 15
KINNEY & GOURLAY
IMPROVED CITY PLAT

S22°35'00"E
117.04'
N90°00'00"W
60.00'

N0°00'00"E
250.00'

S0°00'00"E
175.00'

440.00'
N90°00'00"W

ATTACHMENT E: ANALYSIS OF STANDARDS – STREET CLOSURE

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

Factor	Analysis	Finding
<p>1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.</p>	<p>The platted streets which were never constructed do not provide access to adjacent private property and do not serve a broader connectivity function. Due to the design of the park and the surrounding development, the streets as depicted in the Kinney and Gourlay's Subdivision Plat would not provide connection to any established development or right-of-way.</p>	<p>Complies</p>
<p>2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.</p>	<p>This application was initiated in order to consolidate Rosewood Park into one parcel for ease of permitting for future improvement projects to the park. No property will be sold and will remain under City ownership.</p>	<p>Complies</p>
<p>3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.</p>	<p>Adopted master plans take into consideration the need for recreation facilities and the ability to provide improvements to existing facilities. As discussed in the Key Considerations of this staff report, the streets in the Kinney and Gourlay's Subdivision exist as a platted streets, but not as a physical streets. The platted streets, alleys and parcels make the permitting process difficult due to the need to pull permits for each individual parcel when improvement is required. The permitting process can be simplified by consolidating the parcel into one parcel. The parcel cannot be consolidated until the streets have been closed. A simplified permitting process will allow for a more streamlined and cost-effective approach to improvement projects; which will help achieve the goals set forth by the adopted master plans.</p>	<p>Complies</p>
<p>4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the</p>	<p>The alternative to this request is to maintain the property as it currently exists. However, this makes improvement projects more difficult</p>	<p>Complies</p>

<p>closure of the street.</p>	<p>and there is no public benefit since these dedicated streets do not physically exist and do not serve a transportation or public purpose. Eliminating these streets would allow for easier improvement to occur once the property is consolidated and help achieve city goals.</p>
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ATTACHMENT F: ANALYSIS OF STANDARDS – ALLEY VACATION

Salt Lake City Code, Section 14.52.020: Policy Considerations for Closure, VACATION or Abandonment of City Owned Alleys

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

- 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 or 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.

Discussion: The applicant cites policy considerations A – Lack of Use, C – Urban Design and D – Community Purpose in their narrative. The applicant states that the streets and alleys exist on the Kinney and Gourlay’s Subdivision Plat but were never constructed and do not physically exist. In addition, the argument is made that the existence of the streets and alleys, along with the many parcels that exist along with the streets and alleys, create complications for project permitting that are costly and time consuming to navigate. The streets and alleys are not needed for the design of the park and hinder improvements efforts.

Finding: The proposed alley vacation complies with policy consideration A – Lack of Use and C – Urban Design, as discussed in this staff report.

14.52.030B: Processing Petitions – Public Hearing and Recommendation from the Planning Commission

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

Factor	Rationale	Finding
<p>1. The City Police Department, Fire Department, Transportation Division, and all other relevant City Departments and Divisions have no objection to the proposed disposition of the property;</p>	<p>No objections were received from City Department review.</p>	<p>Complies</p>
<p>2. The petition meets at least one of the policy considerations stated above;</p>	<p>Consideration A: Lack of Use</p> <p>The platted streets and alleys within Rosewood Park are disconnected from any established road network system, do not provide access to adjacent private property and would not serve a broader connectivity function. The City’s Transportation Master Plan does not show proposals for these roads or alleys and the deletion of these will have no adverse effects to any future development in the area.</p> <p>Consideration C: Urban Design</p> <p>Keeping the platted streets and alleys would be a hindrance to urban design. Because of the development that has occurred around Rosewood Park, the undeveloped streets and alleys have been left disconnected, and would make it difficult to develop the parcels as they currently exist. These constraints most likely would not create a cohesive design with the current surrounding development.</p> <p>Consideration D: Community Purpose</p> <p>The petitions align with adopted master plans regarding improvement to public recreation facilities by helping improvement efforts within Rosewood Park by simplifying the permitting process through the removal of streets and alleys which will allow for lot consolidation. With Rosewood Park being one singular parcel, permits will be simpler to obtain making for more cost effective and time efficient improvements to the park.</p>	<p>Complies</p>

<p>3. The petition must not deny sole access or required off-street parking to any adjacent property;</p>	<p>The petition will not have an impact with accessing any surrounding property or development of the subject area.</p>	<p>Complies</p>
<p>4. The petition will not result in any property being landlocked;</p>	<p>Landlocked parcels will be created by the removal of the streets and alleys within Rosewood Park. Because of this, a lot consolidation will be required. Once the consolidation is complete, the one remaining parcel will have street frontage along 1200 W.</p>	<p>Complies</p>
<p>5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;</p>	<p>No pedestrian paths, trails or walkways or any other alternative transportation use will be affected by the disposition of the alley property.</p>	<p>Complies</p>
<p>6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;</p>	<p>No opposing property owners have been identified. No permits have been proposed or issued for garages that require access from the subject property.</p>	<p>Complies</p>
<p>7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and</p>	<p>The entirety of all streets and alleys will be disposed and no partial segments shall remain.</p> <p>Ordinance 54 of 1955 vacated the west line of Mill Street to the west line of Marion Street from the north line of 1100 N to the north line of 1300 N, leaving segments of alleys and streets remaining. These petitions would complete the closure and vacation process and remove all remaining</p>	<p>Complies</p>

8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.	streets and alleys, There are no residences within the subject area.	Complies
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ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Notices:

- Notice of the project and request for comments were sent to the Chairs of the Rose Park and Capitol Hill Community Councils on December 2, 2019 in order to solicit comments. No comments were received.
- Open House notice was mailed on November 21, 2019.
- Open House was held at the Salt Lake City Main Library on December 12, 2019. Staff discussed the project with multiple attendants and received one written comment. The comment received was generally in favor of the project.

Public Hearing Notice:

- Public hearing notice mailed on January 10, 2020.
- Public hearing notice posted on City and State websites on January 10, 2020.
- Sign posted on the property on January 12, 2020.

Public Comments:

- At the time of the publication of this staff report, one public comment was received and is attached to this report. Any comments received after the publication of this staff report will be forwarded to the Commission.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Transportation, Building, Zoning, Fire and Police found no issues with the request.

Public Utilities, Engineering and Sustainability provided no comments.

3. PLANNING COMMISSION
C. Agenda/Minutes
August 26, 2020

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
AMENDED

This meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No.
2 of 2020 (2)(b)

August 26, 2020, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; planning.comments@slcgov.com or connect with us on Webex at:

- <http://tiny.cc/slc-pc-08262020>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

Planning Commission Meeting will begin at 5:30 pm
Approval of Minutes for AUGUST 12, 2020
Report of the Chair and Vice Chair
Report of the Director

PUBLIC HEARINGS

1. Rosewood Park Alley & Street Vacation - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**

2. West End Alley Vacation at approximately 740 West 900 South - Maximilian Coreth, property owner, is requesting to vacate a small triangular portion of the alley abutting the west side of the property at the above said address. This is not a request to vacate the entire alley. The applicant is requesting to vacate this portion of the alley in order to acquire the property to square off the southwestern corner of his property for future development. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

3. Izzy South Design Review at approximately 534 East 2100 South - Ryan McMullen, Applicant, is requesting Design Review approval for a proposed 71-unit mixed use building located at approximately 534 East 2100 South by the name of "Izzy South." The Applicant is requesting a modification of the maximum height requirement to accommodate architectural features on the front-facing façade of the proposed building. The property is zoned CB (Community Business) and is located within Council District 7, represented by Amy Fowler. (Staff Contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00222**

4. Gateway Storage Planned Development at approximately 134 South 700 West - Austin Lundskog, Applicant, is requesting Planned Development and Design Review approval of a proposed self-storage facility 103,500 sq. ft. in size at approximately 134 South 700 West. The property is zoned GMU (Gateway Mixed Use) and is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00182 and PLNPCM2020-00399**

5. Stanford Commons Planned Development & Preliminary Subdivision at approximately 2052 E Michigan Avenue – Jessica Sluder from Alta Development Group, LLC, representing the property owner, is requesting

approval for a new residential development at the above listed address. The proposal includes demolishing the discontinued pool area on the site and subdividing the property into four (4) lots for a proposed construction of three (3) single-family attached dwellings. The proposed project is subject to the following petitions:

a. Planned Development – Planned Development is requested to modify the required front yard setback, grade changes greater than four feet (4') within a required yard and required lot area from 3,000 square feet to approximate lot area ranging between 2,000 and 2,500 square feet for the new lots. **Case number PLNPCM2020-00230**

b. Preliminary Subdivision – Preliminary Plat approval is needed to create four (4) new lots. **Case number PLNSUB2020-00231**

The property is zoned RMF-30 (Low Density Multi-Family Residential) and is located within Council District 6, represented by Dan Dugan (Staff contact: Linda Mitchell at (385) 386-2763 or linda.mitchell@slcgov.com)

6. Zoning Map Amendment at approximately 1301 & 1321 South State Street - Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density. The properties are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00328**

7. ADU & Special Exception at approximately 1362 South 1300 East - Dwight Yee, property owner representative, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) in the rear yard of the property located at 1362 S 1300 E. The ADU will measure 640 square feet with a height of approximately 16 1/2 feet. The applicant is also requesting Special Exception approval for grade changes and retaining walls exceeding 4 feet in height. The requested grading and retaining walls are located within the rear and side yards. The property is zoned R-1/5,000 Single-Family Residential and is located within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (801) 535-7660 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00358 & PLNPCM2020-00454**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)
Wednesday, August 26, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:17 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Vice Chairperson, Brenda Scheer; Commissioners; Maurine Bachman, Amy Barry,Carolynn Hoskins, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom. Chairperson Adrienne Bell was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Chris Earl, Associate Planner; Katia Pace, Principal Planner; Amanda Roman, Principal Planner; and Rosa Jimenez, Administrative Secretary.

Michaela Oktay, Planning Deputy Directory provided participation information for the public.

APPROVAL OF THE AUGUST 12, 2020, MEETING MINUTES. [5:32:32 PM](#)

MOTION [5:32:41 PM](#)

Commissioner Bachman moved to approve the August 12, 2020 meeting minutes. Commissioner Lee seconded the motion. Commissioners Barry, Bachman, Paredes, Hoskins, Young-Otterstrom, Lee, and Lyon voted “Aye”. Commissioner Urquhart abstained from voting as she was not present for the said meeting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:09 PM](#)

Chairperson Bell was not present for the said meeting.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:34:17 PM](#)

Nick Norris, Planning Director, provided the commission with updates on projects that the commission has previously seen that are now up before the City Council.

[5:40:09 PM](#) Vice Chairperson Brenda Scheer read the emergency proclamation.

[5:41:16 PM](#)

Rosewood Park Alley & Street Vacation - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay’s Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**

Christopher Earl, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council with the conditions listed in the staff report.

PUBLIC HEARING [5:46:07 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [5:46:51 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, the policy considerations for street vacation and alley vacation, and the input received I move that the Planning Commission forward a positive recommendation to the City Council for the street vacation and alley vacation proposed in PLNPCM2019-01036 and PLNPCM2019-01037 with the condition listed in the staff report.

Commissioner Urquhart seconded the motion. Commissioners Barry, Bachman, Urquhart, Paredes, Hoskins, Young-Otterstrom, Lee and Lyon voted “Aye”. The motion passed unanimously.

The meeting adjourned at [7:19:41 PM](#)

4. ORIGINAL PETITION

Petition PLNPCM2019-01036 and PLNPCM2019-01037



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By: <i>CHRIS EARL</i>	Date Received: <i>11/1/2019</i>	Project #: <i>PLN/PEM 2019-01036</i>
Project Name: <i>ROSEWOOD PARK</i>		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street: <i>Rosewood Park Subdivision</i>	
Name of Applicant: Salt Lake City Corp.	Phone: 801-535-7184
Address of Applicant: <i>451 S State Street, SLU, UT 84111</i>	
E-mail of Applicant: olga.crump@slcgov.com	Cell/Fax: 801-690-6122
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other:	
Name of Property Owner abutting the street (if different from applicant):	
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.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

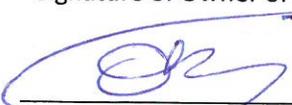
<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

- Filing fee of **\$388**
- Plus additional fee for required public

SIGNATURE

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

Signature of Owner or Agent: 	Date: 1/11/2019
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SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application: (please attach additional sheet)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. A letter explaining why you are requesting this Street Closure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. A Sidwell map showing the area of the proposed Street Closure. On the map please: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Highlight the area of the proposed Street Closure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Indicate the property owners abutting the proposed Street Closure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | c. Submit one paper copy and a digital (PDF) copy of the map. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox" value="na"/> | 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

AK

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

PETITION TO CLOSE A STREET

Name of Applicant:

Salt Lake City Corp.

Address of Applicant:

451 S. State Street, SLC, UT 84111

Date:

11/1/2019

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

n/a

Print Name Address Signature Date



Alley Vacation or Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By: <i>CHRIS Egan</i>	Date Received: <i>11/1/2019</i>	Project #: <i>PLN/PCN 2019-01037</i>
Project Name: <i>ROSEWOOD PARK</i>		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley: <i>Rosewood Park Subdivision</i>	
Name of Applicant: Salt Lake City Corp.	Phone: 801-535-7184
Address of Applicant: <i>451 S State St, SLC, UT 84111</i>	
E-mail of Applicant: olga.crump@slcgov.com	Cell/Fax: 801-535-7184
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other:	
Name of Property Owner abutting the alley (if different from applicant):	
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.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

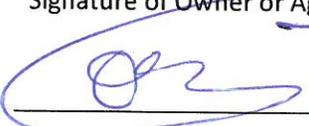
<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

REQUIRED FEE

- Filing fee of \$259
- Plus additional fee for required public

SIGNATURE

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

Signature of Owner or Agent: 	Date: 11/1/2019
---	--------------------

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application: (please attach additional sheet)

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.

 na

b. Indicate with colored dot the property owners who support the petition.

c. Submit one paper copy and 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.

 na

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

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.

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Marcia L. White
Director

October 28, 2019

Salt Lake City Corp.
Planning Dept.

Re: Rosewood Park Alley Vacation and Lot Consolidation Applications

Dear Planning Dept.

Salt Lake City Trails and Natural Division is requesting the attached alleyway vacation and lot consolidation at the Rosewood Park in order to simplify the permitting process for future improvement projects. Currently, the many parcel boundaries and alleyway ROWs create complications for project permitting that are costly and time-consuming to navigate.

This is consistent with our reasoning for all the other properties Parks would like to consolidate to create once parcel from the many parcels acquired, with the added reason that will simplify rezoning some of them to OS or NOS zones.

The closures of the streets and alleyways are a combination of historic Atlas Plat and new development and include no developed ROW or infrastructure.

If more information is needed, please contact Real Estate Services.

Attached please find the following:

- Alley Vacation or Closure Application
- Street Closure Application
- Lot Consolidation Application
- Survey for Rosewood Park alley closure
- Legal Description for Rosewood Park alley vacation and street closure
- Survey for Rosewood Park lot consolidation
- Legal Description for Rosewood Park lot consolidation
- Plat maps (2)

Thank you in advance for your help.

Salt Lake City Corp.
Real Estate Services
801-535-6447
Real_estate@SLCgov.com

Rosewood Park alleys closures

Approximate measures of alleys:

2 @ $852.2' \times 20' = 17,044$ sq. ft.

1@ $349.2' \times 49' = 17,110.8$ sq. ft.

1@ $195' \times 80' = 15,600$ sq. ft.

ROSEWOOD PARK

STREETS AND ALLEYS CLOSURE DESCRIPTION

Beginning at the Southeast Corner of Block 15, Kinney & Gourlay's Improved City Plat, as recorded in Book 'A', Page '89', of Subdivisions in the Salt Lake County Recorders Office and running thence along the north line of 1400 North Street West 957.25 feet more or less to the west line of Mill Street; thence along said west line North 600.00 feet to the south line of 1500 North Street; thence along said south line East 1188.25 feet more or less to the west line of I-15 right-of-way and the Northeast Corner of Parcel # 08-23-379-002; thence along said west line the following 3 courses: 1) S21°11'30"E 25.00 feet to a 23,003.30 foot radius curve to the left; 2) along said curve 584.62 feet (chord bears S21°34'48"E 584.60 feet); 3) S22°35'00"E 117.04 feet to the Northeast Corner of Parcel # 08-26-203-002; thence West 60.00 feet to the Northwest Corner of Block 18, said Kinney & Gourlay's Improved City Plat; thence South 175.00 feet to the Southwest Corner of Parcel # 08-26-203-001 and the Southwest Corner of Lot 10, Block 18, said Kinney & Gourlay's Improved City Plat; thence West 440.00 feet to the Southeast Corner of Parcel # 08-26-126-012 and the Southeast Corner of Lot 3, Block 20, said Kinney & Gourlay's Improved City Plat; thence North 250.00 feet to the point of beginning.

ROSEWOOD PARK STREETS AND ALLEYS CLOSURE DESCRIPTION

1500 NORTH
N90°00'00"E
1188.25'

Beginning at the Southeast Corner of Block 15, Kinney & Gourlay's Improved City Plat, as recorded in Book 'A', Page '89', of Subdivisions in the Salt Lake County Records Office and running thence along the north line of 1400 North Street West 957.25 feet more or less to the west line of Mill Street; thence along said west line North 600.00 feet to the south line of 1500 North Street; thence along said south line East 1188.25 feet more or less to the west line of I-15 right-of-way and the Northeast Corner of Parcel # 08-23-379-002; thence along said west line the following 3 courses: 1) S21°11'30"E 25.00 feet to a 23,003.30 foot radius curve to the left; 2) along said curve 584.62 feet (chord bears S21°34'48"E 584.60 feet); 3) S22°35'00"E 117.04 feet to the Northeast Corner of Parcel # 08-26-203-002; thence West 60.00 feet to the Northwest Corner of Block 18, said Kinney & Gourlay's Improved City Plat; thence South 175.00 feet to the Southwest Corner of Parcel # 08-26-203-001 and the Southwest Corner of Lot 10, Block 18, said Kinney & Gourlay's Improved City Plat; thence West 440.00 feet to the Southeast Corner of Parcel # 08-26-126-012 and the Southeast Corner of Lot 3, Block 20, said Kinney & Gourlay's Improved City Plat; thence North 250.00 feet to the point of beginning.

MILL STREET

N00°00'00"E
600.00'

957.25'
N90°00'00"W
1400 NORTH

POB
SE COR BLOCK 15
KINNEY & GOURLAY
IMPROVED CITY PLAT

N00°00'00"E
250.00'

440.00'
N90°00'00"W

175.00'
S0°00'00"E

N90°00'00"W
60.00'

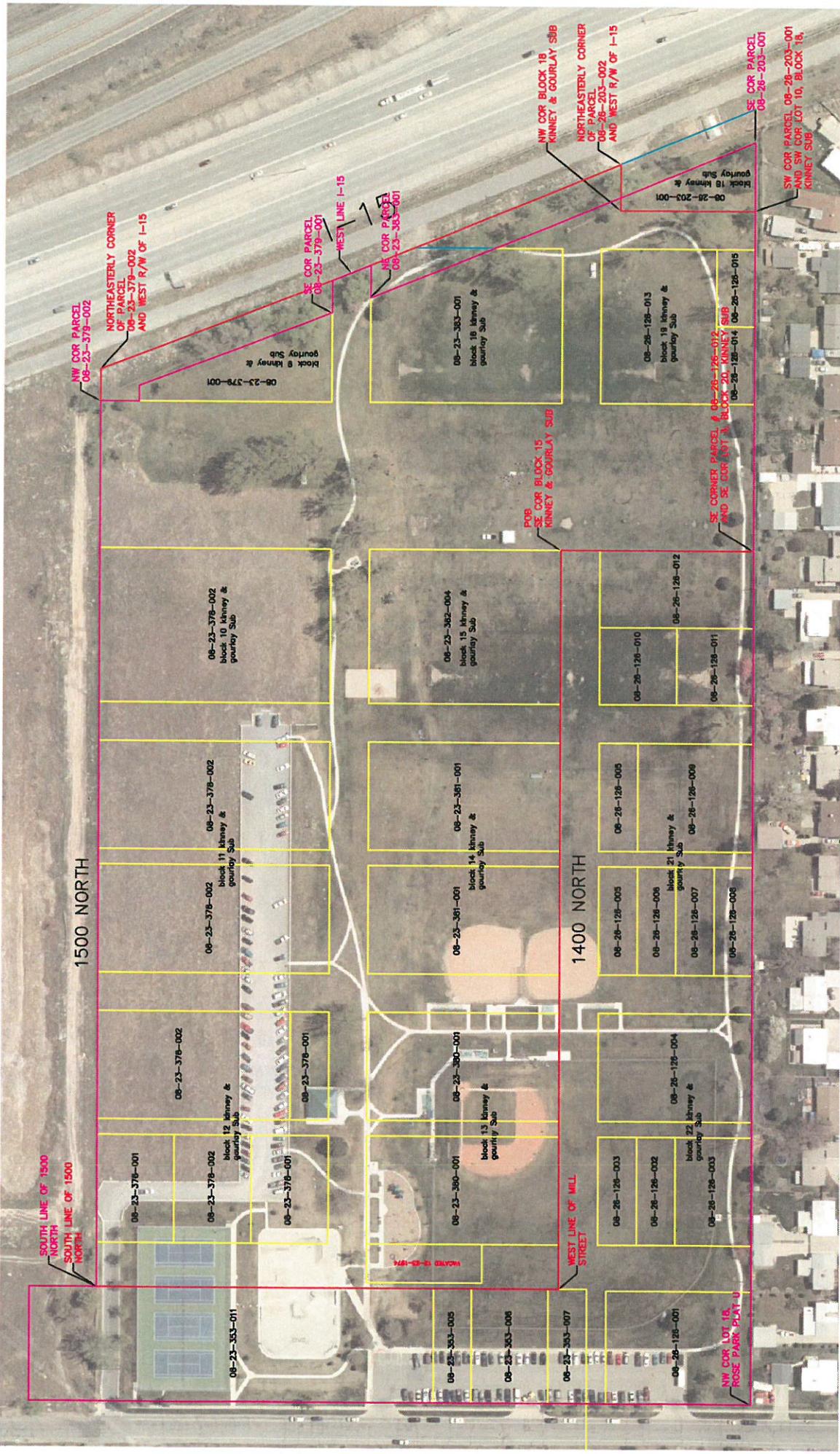
S22°35'00"E
117.04'

S21°11'30"E
25.00'

S21°34'48"E 584.60'
L=584.62, R=23003.30

I-15





5. MAILING LABELS

GATEPARK CORPORATION	51 E 400 S # 210	SALT LAKE CITY	UT	84111
GUADALUPE HOLDING COMPANY	1385 N 1200 W	SALT LAKE CITY	UT	84116
CANAL STREET, LLC	51 E 400 S # 210	SALT LAKE CITY	UT	84111
TESORO LOGISTICS OPERATIONS LLC	PO BOX 592809	SAN ANTONIO	TX	78259
DAVIS STREET, LLC	51 E 400 S # 210	SALT LAKE CITY	UT	84111
JOSE M NEGRETE; MARGARITA C GUERRERO (JT)	1246 W SUNSET DR	SALT LAKE CITY	UT	84116
ANTHONY J BONNER; TAYLEE A FOULGER (JT)	1236 W SUNSET DR	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	1230 W SUNSET DR	SALT LAKE CITY	UT	84116
EBRIMA BAH; SUKAINATOU JALLOW (JT)	1222 W SUNSET DR	SALT LAKE CITY	UT	84116
ROBERT S BLACKHAM; SUZANNAH C BLACKHAM (JT)	1216 W DUPONT AVE	SALT LAKE CITY	UT	84116
VIRGILIO G MERCADO; ROSELIA MERCADO (JT)	1206 W DUPONT AVE	SALT LAKE CITY	UT	84116
MICHAEL J BASSETT; CHRISTINE M BASSETT (JT)	1323 N VALENTINE ST	SALT LAKE CITY	UT	84116
TIFFANY K BARNES	648 E REDONDO AVE	SALT LAKE CITY	UT	84105
CLARISSA AVILA; JESUS AVILA (JT)	1316 N VALENTINE ST	SALT LAKE CITY	UT	84116
SARAH CHALUPA; NATHAN J OMANA (JT)	1333 N BUCCANEER DR	SALT LAKE CITY	UT	84116
NATHAN R KENNARD	1319 N BUCCANEER DR	SALT LAKE CITY	UT	84116
GILBERT A ULIBARRI; EVELYN E ULIBARRI (JT)	1198 W DUPONT AVE	SALT LAKE CITY	UT	84116
JOSEPH R BOOROM; NINA L BOOROM (JT)	13073 S CHARING WY	RIVERTON	UT	84065
RUDY PEREZ	271 E MILLPOINT PL	SOUTH SALT LAKE	UT	84115
KEVIN S BAKER; JENNIFER L BAKER (JT)	1166 W DUPONT AVE	SALT LAKE CITY	UT	84116
ELAINE TUCK FAMILY LIVING TRUST 09/25/2018	1154 W DUPONT AVE	SALT LAKE CITY	UT	84116
MICHAEL BAILEY; KRISTINA BAILEY (JT)	1142 W DUPONT AVE	SALT LAKE CITY	UT	84116
BRIAN D ANDERSON	1130 W DUPONT AVE	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	1120 W DUPONT AVE	SALT LAKE CITY	UT	84116
FRED TOMINAGA & BETSY M TOMINAGA REVOCABLE LIVING TRUST 06/17/201	8066 TOP OF THE WORLD DR	COTTONWOOD HTS	UT	84121
TRUST NOT IDENTIFIED	1127 N COLORADO ST	SALT LAKE CITY	UT	84116
RAQUEL GAMEZ; JOSE A GAMEZ (TC)	1082 W DUPONT AVE	SALT LAKE CITY	UT	84116
STEVEN L MELLEN; BROOKE W MELLEN (JT)	1072 W DUPONT AVE	SALT LAKE CITY	UT	84116
BEAU DELAMARE; AMY DELAMARE (JT)	1064 W DUPONT AVE	SALT LAKE CITY	UT	84116
RIN FM TRST	1056 W DUPONT AVE	SALT LAKE CITY	UT	84116
MICHAEL H DIXON; SHEILA F DIXON (JT)	1048 W DUPONT AVE	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	1038 W DUPONT AVE	SALT LAKE CITY	UT	84116
RICK L JACKSON; SUZANNE B JACKSON (JT)	1028 W DUPONT AVE	SALT LAKE CITY	UT	84116
CELESTE T ROSENLOF; BRANDEN D ROSENLOF (JT)	1018 W DUPONT AVE	SALT LAKE CITY	UT	84116
DIXIE L F SORENSEN; RICHARD B SORENSEN (JT)	1008 W DUPONT AVE	SALT LAKE CITY	UT	84116
HAL T PECK	996 W DUPONT AVE	SALT LAKE CITY	UT	84116
KIMBERLY YOUNG; ANDREW YOUNG (JT)	1334 N BUCCANEER DR	SALT LAKE CITY	UT	84116
SHANNON S BREA	1320 N BUCCANEER DR	SALT LAKE CITY	UT	84116
LAURENT D COURTEILLE; SARAH A COURTEILLE (JT)	1333 N CAPISTRANO DR	SALT LAKE CITY	UT	84116
JERRAD L HINKLE	1321 N CAPISTRANO DR	SALT LAKE CITY	UT	84116
1334 CAPISTRANO LLC	PO BOX 17843	HOLLADAY	UT	84117
CLAY CHURCH; JESSICA CHURCH (JT)	715 SUNDANCE HILLS RD	DURANGO	CO	81303
RESTORE UTAH, LLC	1600 S STATE ST	SALT LAKE CITY	UT	84115
RAMON VILLA VAZQUEZ; DE VILLA, IRMA RIOS VAZQUEZ (JT)	1319 N NOCTURNE DR	SALT LAKE CITY	UT	84116
WAYNE B LUECK	1334 N NOCTURNE DR	SALT LAKE CITY	UT	84116
KYLE M NIXON; AGNES ROBL (JT)	1320 N NOCTURNE DR	SALT LAKE CITY	UT	84116
G B NUGTER; MARIE F EATON-NUGTER (JT)	1323 N AMERICAN BEAUTY DR	SALT LAKE CITY	UT	84116
MARY LOUISE BARBER REVOCABLE TRUST 01/08/1996	1313 N AMERICAN BEAUTY DR	SALT LAKE CITY	UT	84116
DAVID CRITTENDEN	1055 W DUPONT AVE	SALT LAKE CITY	UT	84116
CHAD T ANDERSON	568 E CARMEL DR	MIDVALE	UT	84047
ROSALINO SANTOS; DIONICIA FELIX (JT)	1041 W DUPONT AVE	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	1033 W DUPONT AVE	SALT LAKE CITY	UT	84116
MARIA D GARDUNIO	1025 W DUPONT AVE	SALT LAKE CITY	UT	84116
GORDON H WELLINGTON; JONNIE MAE WELLINGTON (JT)	1009 W DUPONT AVE	SALT LAKE CITY	UT	84116
MAKA A MANU; ANA M MANU (JT)	1005 W DUPONT AVE	SALT LAKE CITY	UT	84116
COLBY TAKAHASHI; JAZMIN TAKAHASHI (JT)	995 W DUPONT AVE	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	820 N MAIN ST	CENTERVILLE	UT	84014
TAMMY GRAINGER	988 W DUPONT AVE	SALT LAKE CITY	UT	84116
WILLIAM BACUS; DALENE BACUS (JT)	1332 N VICTORIA WY	SALT LAKE CITY	UT	84116
LYNNE E WOLF; MYRLE B ANDERSON (JT)	1324 N VICTORIA WY	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	1316 N VICTORIA WY	SALT LAKE CITY	UT	84116
JOSE T HERNANDEZ; MARCELINA HERNANDEZ (JT)	1306 N VICTORIA WY	SALT LAKE CITY	UT	84116
Current Occupant	1510 N 1200 W	Salt Lake City	UT	84116
Current Occupant	1468 N 1200 W	Salt Lake City	UT	84116
Current Occupant	1490 N 1200 W	Salt Lake City	UT	84116
Current Occupant	1209 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1316 N VALENTINE ST	Salt Lake City	UT	84116
Current Occupant	1333 N BUCCANEER DR	Salt Lake City	UT	84116
Current Occupant	1198 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1188 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1178 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1112 W DUPONT AVE	Salt Lake City	UT	84116

Current Occupant	1100 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1092 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1334 N CAPISTRANO DR	Salt Lake City	UT	84116
Current Occupant	1322 N CAPISTRANO DR	Salt Lake City	UT	84116
Current Occupant	1333 N NOCTURNE DR	Salt Lake City	UT	84116
Current Occupant	1319 N NOCTURNE DR	Salt Lake City	UT	84116
Current Occupant	1334 N NOCTURNE DR	Salt Lake City	UT	84116
Current Occupant	1320 N NOCTURNE DR	Salt Lake City	UT	84116
Current Occupant	1323 N AMERICAN BEAUTY DR	Salt Lake City	UT	84116
Current Occupant	1313 N AMERICAN BEAUTY DR	Salt Lake City	UT	84116
Current Occupant	1055 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1049 W DUPONT AVE	Salt Lake City	UT	84116
Current Occupant	1321 N VICTORIA WAY	Salt Lake City	UT	84116
Chris Earl - Salt Lake City Planning Division	PO Box 145480	SALT LAKE CITY	UT	84114