

SALT LAKE CITY ORDINANCE

No. _____ of 2022

(Amending the zoning map pertaining to properties located at 1518, 1530, 1540, 1546 South Main Street and 1515 South Richards Street from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to FB- Neighborhood District; and vacating a city-owned alley situated adjacent to properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street)

An ordinance amending the zoning map pertaining to parcels of property located at 1518, 1530, 1540, 1546 South Main Street and 1515 South Richards Street (the “Properties”) to rezone the Properties from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to the FB-UN2 Form Based Urban Neighborhood District; and vacating a city-owned alley situated adjacent to properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street (the “Alley”) pursuant to Petition numbers PLNPCM2021-01191, PLNPCM2022-00065 and PLNPCM2022-00086, respectively.

WHEREAS, Urban Alfandre, the property owner, submitted an application to rezone the Properties from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to the FB-UN2 Form Based Urban Neighborhood District pursuant to Petition number PLNPCM2021-01191; an application to amend the Central Community Master Plan Future Land Use Map with respect to the Properties from Corridor Commercial to High Mixed Use pursuant to petition number PLNPCM2022-00065; and, an application to vacate a city-owned alley situated between properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street pursuant to petition number PLNPCM2022-00086; and

WHEREAS, the Salt Lake City Planning Commission (the “Planning Commission”) held a public hearing on July 27, 2022 on the aforementioned petitions, had a discussion, and voted to forward a positive recommendation of approval to the Salt Lake City Council (the “City Council”) to approve the zoning map amendment, future land use map amendment, and, alley

vacation pursuant to the petitions subject to the following conditions: (1) The housing being removed from the site must be replaced, (2) The property for the vacated alley must be integrated into the future development, and (3) the rezoned parcels must be consolidated through the appropriate process; and

WHEREAS, subsequent to the Planning Commission's recommendation, the City Council adopted the Ballpark Station Area Plan, which governs the area within which the Properties are situated; and

WHEREAS, the City Council's adoption of the Ballpark Station Area Plan makes amending the Central Community Master Plan unnecessary; and

WHEREAS, after a public hearing on this matter, the City Council has determined: that adopting this ordinance to amend the Salt Lake City zoning map to change the underlying zoning as set forth herein is in the city's best interests; that good cause exists to vacate the unnamed, city-owned alley described herein; and that neither the public interest nor any person will be materially injured by the alley vacation.

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels located at 1518 South Main Street (Tax ID No. 15-13-278-011-0000), 1530 South Main Street (Tax ID No. 15-13-278-012-0000 and 15-13-278-017-0000), 1540 South Main Street (Tax ID No. 15-13-278-013-0000), 1546 South Main Street (Tax ID No. 15-13-278-014-0000) and 1515 South Richards Street (Tax ID No. 15-13-278-020-0000), as more particularly described in Exhibit "A," attached hereto and incorporated by

reference, shall be and hereby are rezoned from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to FB-UN2 Form Based Urban Neighborhood District.

SECTION 2. Vacating City-Owned Alley. That an unnamed, city-owned alley adjacent to properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street, which is the subject of Petition No. PLNPCM2022-00086, and which is more particularly described on Exhibit “A” attached hereto, hereby is, vacated and declared not presently necessary or available for public use.

SECTION 3. Reservations and Disclaimers. The 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 4. Conditions. The approval of this ordinance is conditioned upon the following:

1. The housing being removed from the site must be replaced.
2. The property for the vacated alley must be integrated into the future development.
3. The rezoned parcels must be consolidated through the appropriate process.
4. The proposed method of disposition of the alley property shall be consistent with the method of disposition set forth in Section 14.52.040 (“Method of Disposition”), Chapter 2.58 (“City Owned Real Property”) of the Salt Lake City Code, and all other applicable laws.

SECTION 5. Effective Date. This Ordinance shall take effect immediately after it has been published in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713 as well as with the Salt Lake County Recorder (regarding the alley vacation). The Salt Lake City Recorder is instructed to not publish or record this ordinance until the conditions are satisfied as certified by the Salt Lake City Planning Director or his designee.

SECTION 6. Time. If the conditions identified in Section 5 above have not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022.
Published: _____.

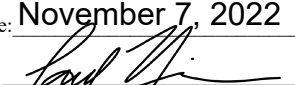
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: November 7, 2022 By:  Paul Nielson, Senior City Attorney
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Exhibit “A”

Legal description of the properties and alley:

Property Parcels

1. Address: 1518 S Main Street
Tax ID No. 15-13-278-011-0000
2. Address: 1530 S Main Street
Tax ID No. 15-13-278-012-0000 and 15-13-278-017-0000
3. Address: 1540 S Main Street
Tax ID No. 15-13-278-013-0000
4. Address: 1546 S Main Street
Tax ID No. 15-13-278-014-000
5. Address: 1515 S Richards Street
Tax ID No. 15-13-278-020-0000

Property Legal Description

Lots 2 through 11, Block 3, Dieter & Johnson, Main Street Addition, according to the official plat thereof as recorded as entry no. 24652, in Book C, Page 33, in the Office of the Salt Lake County Recorder.

ALSO:

Lots 12 through 20, and Lot 1, Block 3, Dieter & Johnson, Main Street Addition, according to the official plat thereof as recorded as entry no. 24652, in Book C, Page 33, in the Office of the Salt Lake County Recorder.

ALSO:

Lot 36, Herrick Subdivision, according to the official plat thereof recorded as entry no. 483594, Book H, Page 70, in the Office of the Salt Lake County Recorder.

ALSO:

Lot 1, Block 3, Gabbott’s Addition, according to the official plat thereof recorded as entry no. 29055, Book C, Page 65, in the Office of the Salt Lake County Recorder.

Alley Legal Description

A strip of land situate within Block 3, Dieter & Johnson, Main Street Addition, according to the official plat thereof. Said plat recorded as entry no. 24652, in Book C, Page 33, in the Office of the Salt Lake County Recorder; Said strip of land being described as follows:

All of that alleyway located within Block 3, Dieter & Johnson, Main Street Addition Subdivision; Beginning at the northwest corner of Lot 12, of said Block 3, And running thence south 254.1 feet, more or less, along the west lines of lots 12 through 20, and lot 1 to the southwest corner of said lot 1; thence west 16.5 feet (18.0 feet per Salt Lake City Atlas Plats), more or less to the southeast corner of lot 2 of Block 3; thence north 254.1 feet, more or less along the east line of lots 2 through 11 to the northeast corner of lot 11 of Block 3; thence east 16.5 feet (18.0 feet per Salt Lake City Atlas Plats), more or less to the point of beginning.