

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 1500, 1516, 1520, & 1522 West 500 North from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District, amending the zoning of property located at 552 North 1500 West from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District, and amending the Northwest Community Master Plan Future Land Use Map)

An ordinance pertaining to property located at 1500, 1516, 1520, & 1522 West 500 North and 552 North 1500 West (the “Property”) as legally described in Exhibit A, attached hereto, amending the zoning map from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District, for portions of the Property located at 1500, 1516, 1520, & 1522 West 500 North (the “Southern Portion”) as legally described in Exhibit A, attached hereto pursuant to Petition No. PLNPCM2021-01203; and amending the zoning map from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District for the portion of the Property located at 552 North 1500 West and the northerly portions of the properties located at 1500, 1516, 1520, & 1522 West 500 North (the “Northern Portion”) as legally described in Exhibit A pursuant to Petition No. PLNPCM2021-01075; and amending the Northwest Community Master Plan Future Land Use Map from Low Density Residential to Medium Density Residential as to the Northern Portion pursuant to Petition No. PLNPCM2022-00674.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on September 28, 2022, on an application submitted by Bert Holland of Hoyt Place Development LLC (“Applicant”) to rezone the Southern Portion from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District pursuant to Petition No. PLNPCM2021-01203, to rezone the Northern Portion from R-1/7,000 Single Family

Residential District to SR-3 Special Development Pattern Residential District pursuant to Petition No. PLNPCM2021-01075, and amend the Northwest Community Master Plan Future Land Use Map with respect to the Northern Portion from Low Density Residential to Medium Density Residential pursuant to Petition No. PLNPCM2022-00674; and

WHEREAS, at its September 28, 2022, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said applications; and

WHEREAS, after a public hearing on this matter, the City Council has determined that adopting this ordinance is in the city’s best interests.

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 area identified as the Southern Portion in Exhibit A attached hereto shall be and hereby is rezoned from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential; and that the area identified as the Northern Portion in Exhibit A attached hereto shall be and hereby is rezoned from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District.

SECTION 2. Amending the Northwest Community Master Plan. The Future Land Use Map of the Northwest Community Master Plan shall be and hereby is amended to change the future land use designation of the area identified as “the Northern Portion” in Exhibit A attached hereto from Low Density Residential to Medium Density Residential.

SECTION 3. Condition. This ordinance is conditioned upon (1) the Applicant recording a development agreement, in a form approved by the city attorney, to replace any

dwelling demolished on the Property, and (2) the Applicant obtaining approval of a Planned Development in accordance with City Code § 21A.55 or its successor.

SECTION 4. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713. The Salt Lake City Recorder is instructed not to publish or record this ordinance until the condition set forth in Section 3 is satisfied as certified by the Salt Lake City Planning Director or his designee.

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.

Published: _____.

Rezone 552 North 1500 West, and 1500, 1516, 1520, & 1522 West 500 North

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: June 21, 2023

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

EXHIBIT “A”

Affects properties located at

552 North 1500 West
Tax ID No. 08-34-230-026-0000

1500 West 500 North
Tax ID No. 08-34-230-023-0000

1516 West 500 North
Tax ID No. 08-34-230-025-0000

1520 West 500 North
Tax ID No. 08-34-230-004-0000

1522 West 500 North
Tax ID No. 08-34-230-003-0000

Legal Description of “the Property” containing 1500, 1516, 1520, 1522 West 500 North, and 552 North 1500 West:

Beginning at a point on North Right-of-Way Line of 500 North Street, said point being 1359.7 feet South and 1103.91 feet West from the Northeast corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian; thence along the said North Right-of-Way Line S89°59'51"W 198.88 feet; thence N00°02'12"W 425.21 feet; thence S63°20'00"E 36.63 feet; thence East 97.78 feet; thence N43°15'00"E 52.00 feet; thence N89°59'38"E 153.68 feet; thence S00°00'44"W 148.95 feet; thence S89°59'27"W 121.74 feet; thence S00°12'40"E 297.69 feet to the point of beginning.

Contains 2.327 acres, more or less.

Legal Description of “the Southern Portion” to be rezoned from R-1/7,000 to R-1/5,000:

Beginning at a point on North Right-of-Way Line of 500 North Street, said point being 1359.7 feet South and 1103.91 feet West from the Northeast corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian; thence along the said North Right-of-Way Line S89°59'51"W 198.88 feet; thence N00°02'12"W 113.67 feet; thence N89°59'27"E 198.53 feet; thence S00°12'40"E 113.69 feet to the Point of Beginning.

Contains 0.519 acres, more or less.

Legal Description of “the Northern Portion” to be rezoned from R-1/7,000 to SR-3 and subject to the Northwest Community Master Plan Future Land Use Map Amendment from Low Density Residential to Medium Density Residential:

Beginning at a point 1359.7 feet South and 1103.91 feet West and N00°12'40"W 113.69 feet from the Northeast corner of Section 34, ; thence S89°59'27"W 198.53 feet; thence N00°02'12"W 311.55 feet; thence S63°20'00"E 36.63 feet; thence East 97.78 feet; thence N43°15'00"E 52.00 feet; thence N89°59'38"E 153.68 feet; thence S00°00'44"W 148.95 feet; thence S89°59'27"W 121.74 feet; thence S00°12'40"E 184.00 feet to the point of beginning.

Contains 1.808 acres, more or less.