



September 1, 2020

**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2020-00601**

**REQUEST:**

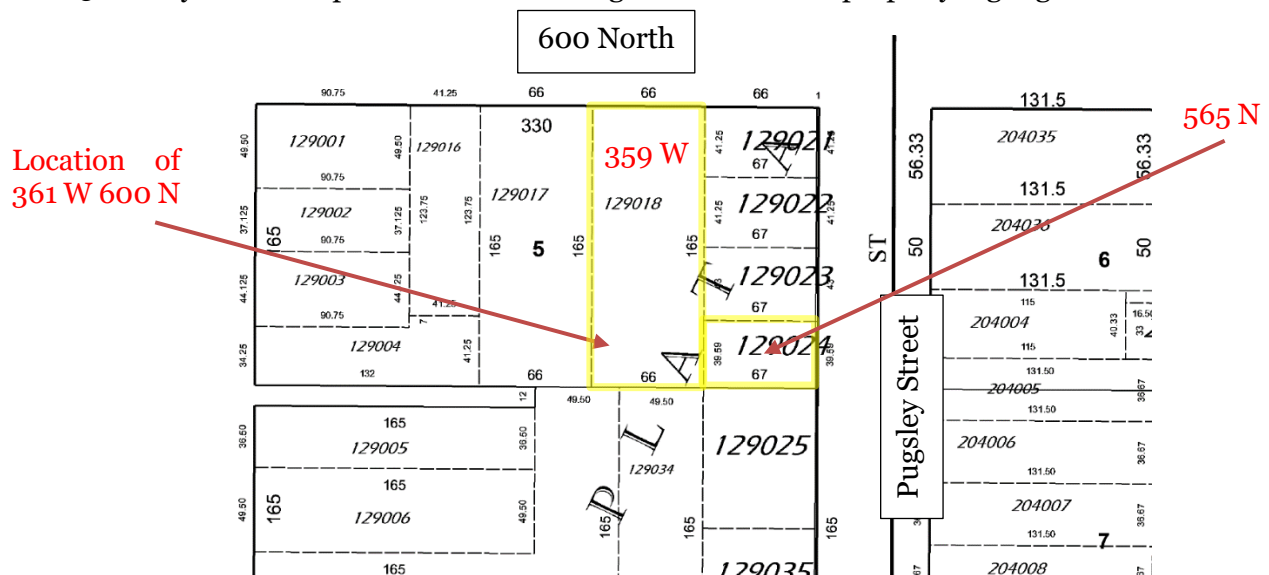
This is a request for an administrative interpretation regarding whether the property located at approximately 361 W 600 North (Tax ID#08-36-129-040-0000) is a legal lot in accordance with the Salt Lake City zoning laws. The request is being made by the property owner Kyle Griffin. The subject property is located in the SR-1A, Special Development Pattern Residential zoning district.

**DECISION:**

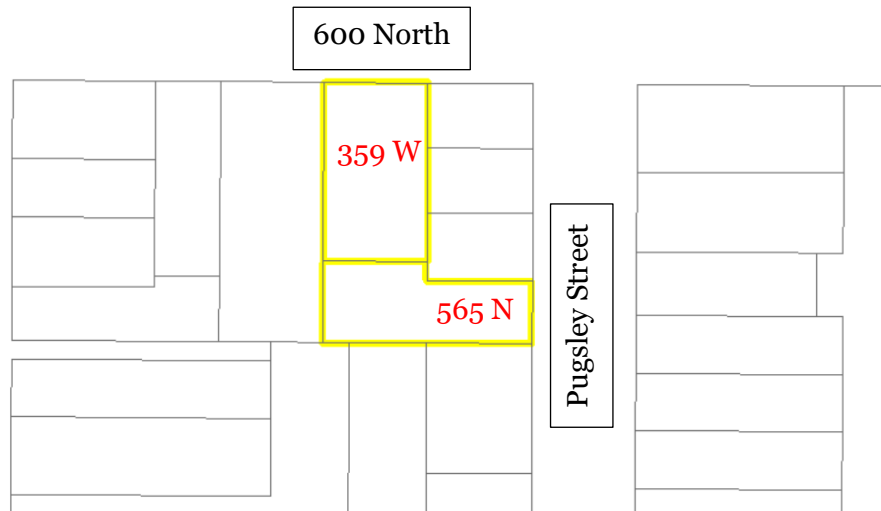
The Zoning Administrator finds that the subject property located at approximately 361 W 600 North (Tax ID#08-36-129-040-0000) is not recognized by Salt Lake City as a legal conforming (developable) lot. The lot may be combined via deed with the adjacent lot at 565 N Pugsley Street to conform with the City's lot line adjustment approval issued in May 2013 for the property and rectify the situation. The combined property would then be considered a legal conforming lot and would be developable. Alternatively, it may be combined with another adjacent lot in a different configuration, subject to receiving approval through a City process.

**FINDINGS:**

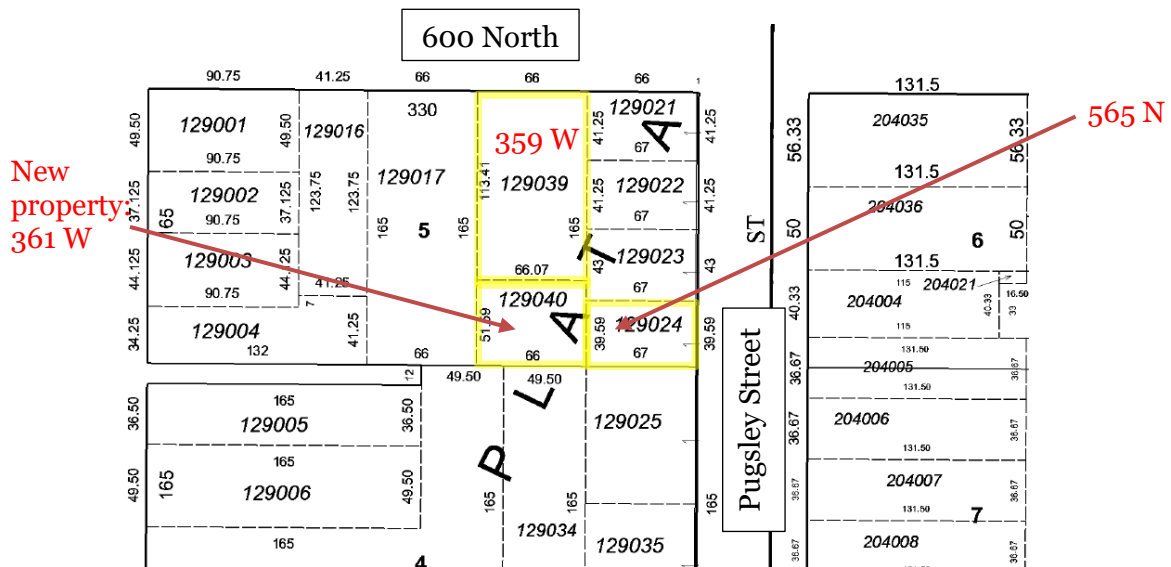
Prior to May 2013, the subject property 361 W 600 North was part of the property at 359 N 600 West. The 359 W property extended south to include the subject property. See Attachment A "Pre-2013 County Parcel Map" and an extract image below with the property highlighted:



In May 2013, the City issued a lot line adjustment approval. The approval allowed for the adjustment to the property line between 565 N Pugsley Street and 359 W 600 North. The adjustment removed an approximately 3,406 square feet area from the rear of 359 W and added it to rear of the 565 N Pugsley St property. The approval document is attached as Attachment C. The approved configuration based on the approved legal descriptions is shown below:



However, the properties ended up being configured incorrectly, as shown below, creating an additional third parcel (the subject property at 361 W 600N) in the adjustment area, instead of just moving the shared property line (see also Attachment B for the full County parcel map):



According to County Records, there were deeds recorded that reflect the approved adjusted property configuration of 565 N Pugsley Street. See attached Entry#11632726 “Blue Mountain to ABC Holdings” and Entry#11633424 “ABC Holdings to Restore UT.” However, there was a subsequent corrective deed that reverted the consolidation and resulted in the adjusted property area being created only as a new parcel (the subject property at 361 W 600 N), rather than being incorporated into the property at 565 N Pugsley Street (see attached Entry#11672220 for corrective deed).

The resulting subject property does not meet City Zoning requirements for street frontage ([21A.36.010.C](#), requiring the lot to have frontage on a public street) nor lot area (SR-1A standards in [21A.24.080.C](#), requiring a minimum 5,000 square feet for single-family dwellings or other uses.) As such, it is not developable.

According to County Records, the requestor of this administrative interpretation owns both 565 N Pugsley Street (08-36-129-024-0000) and 361 W 600 North (08-36-129-040-0000). As the subject property configuration does not match the associated City approval, and does not meet City zoning requirements, it is not developable and must be incorporated back into an adjacent lot to be developable. As the property already received lot line adjustment approval in 2013, the

subject property may be incorporated into 565 N Pugsley Street to match that approval and rectify the error. This would require recording a new deed that specifies that it is intended to consolidate the properties into one parcel.

The property may potentially be combined with other properties to allow the lot to be developable, but it would require a new approval through a City process in Title 20 "Subdivisions and Condominiums."

**APPEAL PROCESS:**

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.



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Daniel Echeverria  
Senior Planner

**CC:**

Nick Norris, Planning Director

Joel Paterson, Zoning Administrator

Greg Mikolash, Development Review Supervisor

Applicable Recognized Organization – Capitol Hill Community Council

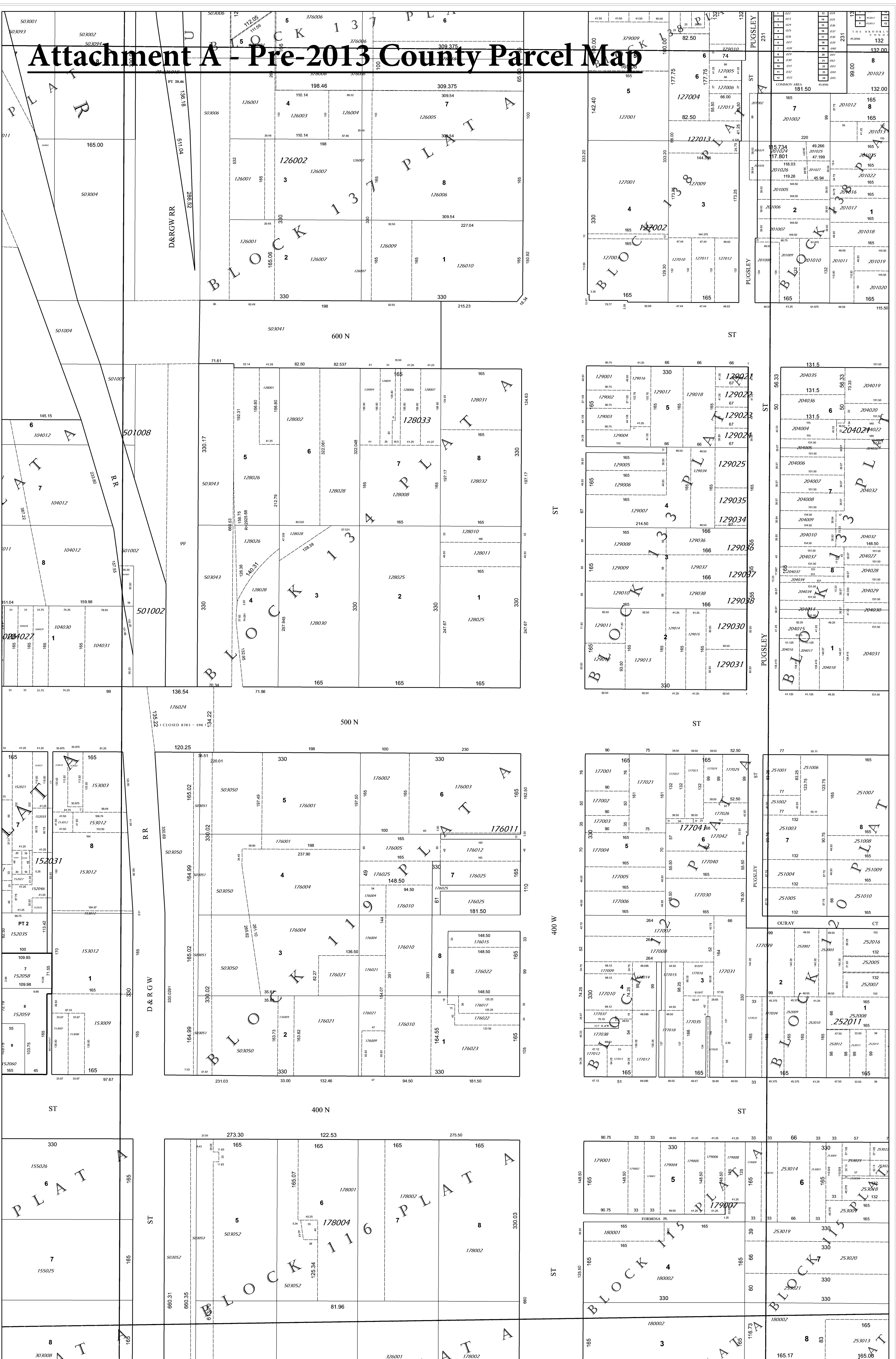
Posted to Web

File

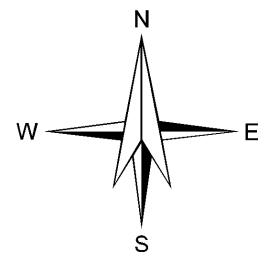
**Attachments:**

- A. Pre-2013 County Parcel Map - Subject Property Highlighted in Red
- B. May 2013 County Parcel Map - Subject Property Highlighted in Red - Reflects Current Property Lines of Subject Property
- C. May 2013 City Lot Line Adjustment Approval
- D. Entry#11632726 "Blue Mountain to ABC"
- E. Entry#11633424 "ABC Holdings to Restore UT"
- F. Entry#11672220 - Corrective Deed

# Attachment A - Pre-2013 County Parcel Map



Prepared and published by  
Salt Lake County Recorder  
Gary Ott  
2001 S. State Street #N1600  
Salt Lake City, Utah 84190  
801-468-3391  
<http://slscorecorder.siredocs.com/>



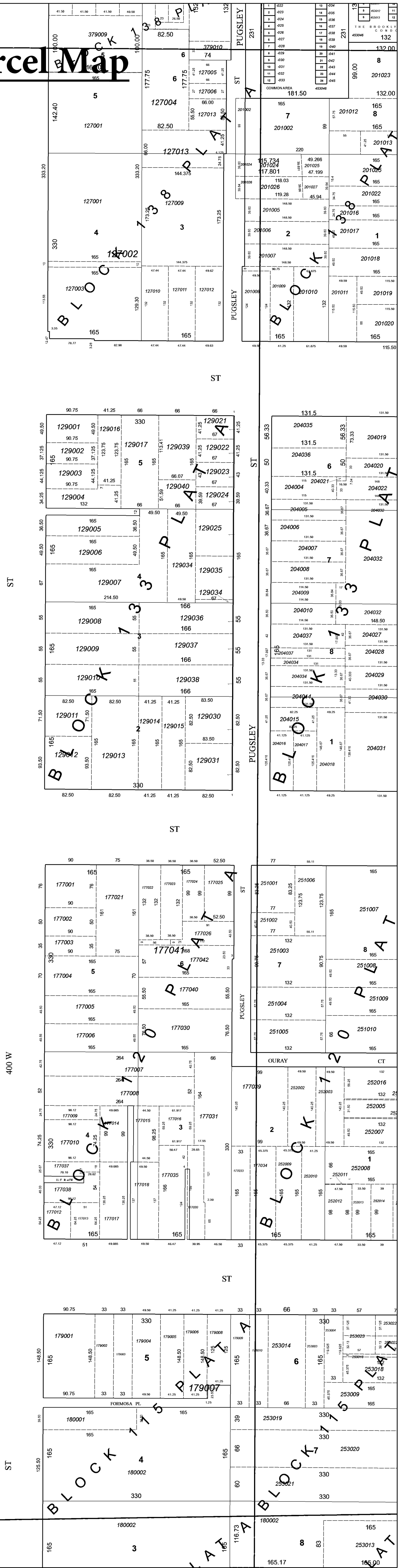
E 1/2 NW 1/4 Sec 36 T1N R1W  
SALT LAKE COUNTY, UTAH

4/13/2009

Scale 1"=100'  
0 100' 200'  
Feet  
08-36-12

T1N	R1W	Area
6	7	11
13	14	15
18	17	16
23	20	19
28	26	27
33	32	31

Section	Page
6 5 4 3 2 1	11 21 22
7 8 9 10 11 12	
13 14 15 16 17 18	
19 20 21 22 23 24	
25 26 27 28 29 30	
31 32 33 34 35	



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Salt Lake County Recorder  
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Salt Lake City, Utah 84190  
801-468-3391  
<http://slcorecorder.siredocs.com/>

E 1/2 NW 1/4 Sec 36 T1N R1W  
SALT LAKE COUNTY, UTAH

5/8/2013

Scale 1"=100'

0 100' 200'

Feet

08-36-12

T1N	6	7	8	9	10	11
R1E	13	14	15	16	17	18
T2N	19	20	21	22	23	24
R2E	25	26	27	28	29	30
T3N	31	32	33	34	35	36

Area

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	15	14
17	16	15	14	13	12
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Section

11	21	22
31	32	41
41	42	43

Page



## Attachment C - May 2013 City Lot Line Adjustment Approval

After recording return document to:

Michael Maloy, Principal Planner  
Salt Lake City Planning Division  
P.O. Box 145480  
Salt Lake City, UT 84114-5480

11661493  
06/12/2013 10:47 AM \$0.00  
Book - 10148 Pg - 4483-4484  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY PLANNING  
PO BOX 145480  
SLC UT 84114  
BY: CDC, DEPUTY - WI 2 P.

Affects Sidwell Tax Parcel Numbers:

- 08-36-129-024 (565 N Pugsley Street)
- 08-36-129-018 (359 W 600 North Street)

### **NOTICE OF SUBDIVISION APPROVAL FOR LOT LINE ADJUSTMENT PETITION PLNSUB2013-00186**

I, Joel Paterson, being duly sworn, depose and say that I am a Planning Manager for the Salt Lake City Planning Division, and that on the 10<sup>th</sup> day of June, 2013, the Salt Lake City Planning Division, acting under the authority of U.C.A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance Chapter 20.29, Routine and Uncontested Lot Line Adjustments, approved Petition PLNSUB2013-00186 for a lot line adjustment between existing parcels as requested by Andy McFarland in behalf of ABC Holding LLC, owner of parcel 08-36-129-024, and in behalf of Bluemountain Inc, owner of 08-36-129-018. Both parcels are located within Salt Lake City, Salt Lake County, Utah.

The legal descriptions of each adjusted lot approved by this lot line adjustment are as follows:

Parcel 08-36-129-024: THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 0°01'05" WEST, ALONG THE MONUMENT LINE OF 300 WEST STREET, FROM THE FOUND SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 600 NORTH STREET, TO THE FOUND MONUMENT AT THE INTERSECTION OF 500 NORTH STREET.

BEGINNING AT A POINT SOUTH 89°59'30" WEST 395.17 FEET ALONG THE MONUMENT LINE OF 600 NORTH STREET AND SOUTH 00°02'52" WEST 232.76 FEET FROM THE MONUMENT LOCATED IN THE INTERSECTION OF 600 NORTH AND 300 WEST STREET (SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 133, PLAT "A", SALT LAKE CITY SURVEY) AND RUNNING THENCE NORTH 89°53'11" WEST 132.14 FEET; THENCE NORTH 0°02'52" EAST 51.59 FEET; THENCE SOUTH 89°53'11" EAST 66.07 FEET; THENCE SOUTH 0°02'52" WEST 12.07 FEET; THENCE SOUTH 89°53'11" EAST 67.10 FEET; THENCE SOUTH 0°02'52" WEST 39.52 FEET; THENCE NORTH 89°53'11" WEST 1.03 FEET TO THE POINT OF BEGINNING. CONTAINS 6,060 SQ. FT. OR 0.14 ACRES.

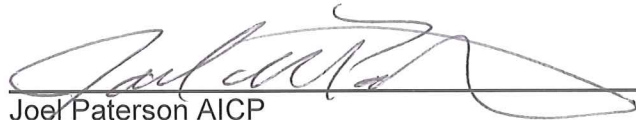
TOGETHER WITH A RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: FROM A POINT OF BEGINNING ON THE NORTHEAST CORNER OF ABOVE DESCRIBED PARCEL 1: AND RUNNING THENCE NORTH 89°53'11" WEST 67.10 FEET; THENCE NORTH 0°02'52" EAST 7.00 FEET; THENCE SOUTH 89°53'11" EAST 67.10 FEET; THENCE SOUTH 0°02'52" WEST 7.00 FEET TO THE POINT OF BEGINNING.

Parcel 08-36-129-018: THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 0°01'05" WEST, ALONG THE MONUMENT LINE OF 300 WEST STREET, FROM THE FOUND SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 600 NORTH STREET, TO THE FOUND MONUMENT AT THE INTERSECTION OF 500 NORTH STREET.

BEGINNING AT A POINT SOUTH 89°59'30" WEST 527.31 FEET ALONG THE MONUMENT LINE OF 600 NORTH STREET AND SOUTH 00°02'52" WEST 67.38 FEET FROM THE MONUMENT LOCATED IN THE INTERSECTION OF 600 NORTH AND 300 WEST STREET (SAID POINT OF BEGINNING ALSO BEING SOUTH 89°52'54" EAST 198.27 FEET FROM THE NORTHWEST CONER OF LOT 5, BLOCK 133, PLAT "A", SALT LAKE CITY SURVEY), THENCE RUNNING SOUTH 89°52'54" EAST 66.07 FEET; THENCE SOUTH 0°02'52" WEST 113.51 FEET; THENCE NORTH 89°53'11" WEST 66.07 FEET; THENCE NORTH 0°02'52" EAST 113.51 FEET TO THE POINT OF BEGINNING. CONTAINS 7,499 SQ. FT. OR 0.17 ACRES.

The revised parcels authorized by this action were approved by the Salt Lake City Planning Director as a Routine and Uncontested Lot Line Adjustment.

This action by the Salt Lake City Planning Director authorizes the property owner to record deeds to create the revised parcels as approved by this Routine and Uncontested Lot Line Adjustment. No subdivision plat will be required to be recorded with the County Recorder.

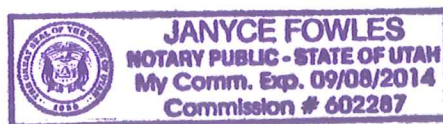
  
Joel Paterson AICP  
Planning Manager

State of Utah            )  
                                  ) SS  
County of Salt Lake    )

On this 10<sup>th</sup> day of June, 20 13, personally appeared before me, Joel Paterson, Planning Manager, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: \_\_\_\_\_



**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein.

Founders Title Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

11632726

5/2/2013 11:46:00 AM \$13.00

Book - 10134 Pg - 4823-4824

Gary W. Ott

Recorder, Salt Lake County, UT

FOUNDERS TITLE LAYTON

BY: eCASH, DEPUTY - EF 2 P.

Space Above for Recorder's Use

**QUIT-CLAIM DEED**  
(CORPORATE FORM)

**BLUEMOUNTAIN, INC.**, a corporation organized and existing under the laws of the State of Utah, with its principal office at **LAYTON**, of County of **DAVIS**, State of Utah, grantor, hereby QUIT CLAIMS to

**ABC HOLDING, LLC**

grantee of **1016 NORTH 1100 WEST, FARMINGTON, UTAH 84025** for the sum of TEN DOLLARS, the following described tracts of land in **SALT LAKE** County, State of Utah:

**SEE DESCRIPTION ATTACHED HERETO**

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this **30TH** day of **APRIL**, A.D. 2013.

Attest:

\_\_\_\_\_  
Secretary.

(CORPORATE SEAL)

**BLUEMOUNTAIN, INC** Company

By \_\_\_\_\_

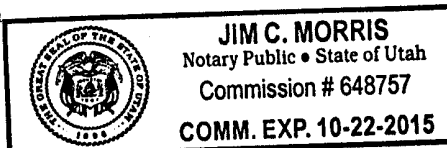
**KENNETH THOMSON** President.

STATE OF UTAH

} ss.

County of **DAVIS**

On the **30TH** day of **APRIL**, A.D. 2013, personally appeared before me **KENNETH THOMSON** who being by me duly sworn did say, that he, the said **KENNETH THOMSON** is the president of **BLUEMOUNTAIN, INC.** and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said **KENNETH THOMSON** duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



\_\_\_\_\_  
NOTARY PUBLIC.

My Commission Expires: **10-22-15**

My residence is: **DAVIS COUNTY**



THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 0°01'05" WEST, ALONG THE MONUMENT LINE OF 300 WEST STREET, FROM THE FOUND SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 600 NORTH STREET, TO THE FOUND MONUMENT AT THE INTERSECTION OF 500 NORTH STREET.

PARCEL 1:

BEGINNING AT A POINT NORTH 89°59'30" WEST (ATLAS S89°59'46"E) 395.17 FEET ALONG THE MONUMENT LINE OF 600 NORTH STREET AND SOUTH 00°02'52" WEST 232.76 FEET FROM THE MONUMENT LOCATED IN THE INTERSECTION OF 600 NORTH AND 300 WEST STREET (SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 133, PLAT "A", SALT LAKE CITY SURVEY) AND RUNNING THENCE NORTH 89°53'11" WEST 132.14 FEET; THENCE NORTH 0°02'52" EAST 51.59 FEET; THENCE SOUTH 89°53'11" EAST 66.07 FEET; THENCE SOUTH 0°02'52" WEST 12.07 FEET; THENCE SOUTH 89°53'11" EAST 67.10 FEET; THENCE SOUTH 0°02'52" WEST 39.52 FEET; THENCE NORTH 89°53'11" WEST 1.03 FEET TO THE POINT OF BEGINNING.

*pt 08-36-129-018*

CONTAINS 6,060 SQ. FT. OR 0.14 ACRES

TOGETHER WITH A RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: FROM A POINT OF BEGINNING ON THE NORTHEAST CORNER OF ABOVE DESCRIBED PARCEL 1: AND RUNNING THENCE NORTH 89°53'11" WEST 67.10 FEET; THENCE NORTH 0°02'52" EAST 7.00 FEET; THENCE SOUTH 89°53'11" EAST 67.10 FEET; THENCE SOUTH 0°02'52" WEST 7.00 FEET TO THE POINT OF BEGINNING.

# Attachment E - ABC Holdings to Restore

11633424  
5/3/2013 11:13:00 AM \$13.00  
Book - 10134 Pg - 7779-7780  
Gary W. Ott  
Recorder, Salt Lake County, UT  
NORTH AMERICAN TITLE LLC  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:  
Restore Utah, LLC  
320 South 300 East, Suite 201  
Salt Lake City, UT 84111

Order No.: 40902-13-01992

## Warranty Deed

ABC Holdings, LLC

grantor

hereby CONVEY and WARRANT to

Restore Utah, LLC

A Delaware Limited Liability Corporation

grantee

for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT 'A' LEGAL DESCRIPTION

Tax I.D. 08-36-129-024

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 1st Day of May, 2013

ABC Holdings, LLC

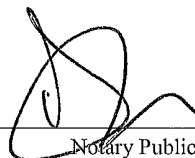
BY: 

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 1st Day of May, 2013, personally appeared before me Andy McFarland, as duly authorized officer of ABC Holdings, LLC, the signer(s) of the above instrument, who duly acknowledged to me that said corporation executed the same.

  
Notary Public

My Commission Expires: 10/17/2014  
Residing at: Davis

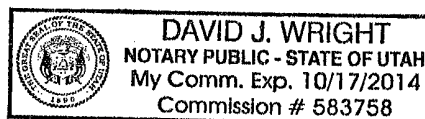


EXHIBIT "a"

LEGAL DESCRIPTION

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 0°01'05" WEST, ALONG THE MONUMENT LINE OF 300 WEST STREET, FROM THE FOUND SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 600 NORTH STREET, TO THE FOUND MONUMENT AT THE INTERSECTION OF 500 NORTH STREET.

PARCEL 1:

BEGINNING AT A POINT NORTH 89°59'30" WEST (ATLAS S89°59'46"E) 395.17 FEET ALONG THE MONUMENT LINE OF 600 NORTH STREET AND SOUTH 00°02'52" WEST 232.76 FEET FROM THE MONUMENT LOCATED IN THE INTERSECTION OF 600 NORTH AND 300 WEST STREET (SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 133, PLAT "A", SALT LAKE CITY SURVEY) AND RUNNING THENCE NORTH 89°53'11" WEST 132.14 FEET; THENCE NORTH 0°02'52" EAST 51.59 FEET; THENCE

SOUTH 89°53'11" EAST 66.07 FEET; THENCE SOUTH 0°02'52" WEST 12.07 FEET; THENCE SOUTH 89°53'11" EAST 67.10 FEET; THENCE SOUTH 0°02'52" WEST 39.52 FEET; THENCE NORTH 89°53'11" WEST 1.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,060 SQ. FT. OR 0.14 ACRES

TOGETHER WITH A RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: FROM A POINT OF BEGINNING ON THE NORTHEAST CORNER OF ABOVE DESCRIBED PARCEL 1: AND RUNNING THENCE NORTH 89°53'11" WEST 67.10 FEET; THENCE NORTH 0°02'52" EAST 7.00 FEET; THENCE SOUTH 89°53'11" EAST 67.10 FEET; THENCE SOUTH 0°02'52" WEST 7.00 FEET TO THE POINT OF BEGINNING.

# Attachment F - Corrective Deed

WHEN RECORDED, MAIL TO:  
Restore Utah, LLC  
320 South 300 East #201  
Salt Lake City, UT 84111  
Order No.: 40902-13-01992

11672220  
6/26/2013 3:51:00 PM \$11.00  
Book - 10153 Pg - 5687  
Gary W. Ott  
Recorder, Salt Lake County, UT  
NORTH AMERICAN TITLE LLC  
BY: eCASH, DEPUTY - EF 1 P.

## Corrective Warranty Deed

ABC Holdings, LLC, grantor, hereby CONVEY and WARRANT to Restore Utah, LLC, a Delaware Limited Liability Corporation, grantee for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

### Parcel 1:

Beginning at the Southeast corner of Lot 5, Block 133, Plat "A", Salt Lake City Survey, and running thence West 4 rods; thence North 39.5 feet; thence East 67 feet; thence South 39.5 feet; thence West 1 foot to the place of beginning.

### Parcel 1A:

Together with a right of way over and across the following described property: Beginning with the Northeast corner of the above described property; and running thence West 4 rods 1 foot (67 feet); thence North 7 feet; thence East 4 rods 1 foot (67 feet); thence South 7 feet to the place of Beginning.

The following is shown for information purposes only: 08-36-129-024

The purpose of this Corrective Deed is to correct the legal description that was recorded in that certain Warranty Deed recorded May 3, 2013 as Entry No. 11633424

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 26<sup>th</sup> day of June, 2013

ABC Holdings, LLC

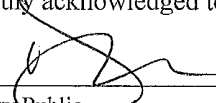
BY: 

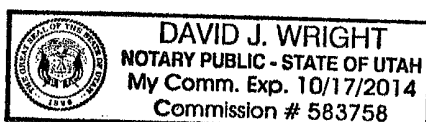
Andy McFarland

STATE OF UTAH

COUNTY OF SALT LAKE  STUTS

On the 26<sup>th</sup> day of June, 2103, personally appeared before me Andy McFarland, as duly authorized officer of ABC Holdings, LLC, the signer(s) of the above instrument, who duly acknowledged to me that said corporation executed the same.

  
Notary Public



Ent 11672220 BK 10153 PG 5687