

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2021-00144**



REQUEST:

This is a request for an administrative interpretation regarding whether the property located at approximately 326 S 2650 W (tax ID# 15-04-327-006-0000) is a legal complying lot in accordance with the Salt Lake City zoning laws. The purpose of the request is to determine if the lot can be developed.

DECISION:

The Zoning Administrator finds that the subject property located at approximately 326 S 2650 W (tax ID# 15-04-327-006-0000) is recognized by Salt Lake City as a legal complying lot. The property could be developed with any permitted or conditional uses as indicated in the table of permitted and conditional uses for manufacturing districts subject to meeting the zoning requirements of the applicable M-1 (Light Manufacturing) zoning district and any other applicable zoning regulations.

FINDINGS:

The subject property is currently located in the M-1 (Light Manufacturing) zoning district, and has a total lot area of approximately 263,102 square feet (6.04 acres), and a lot width of approximately 580 feet. The M-1 zone requires a minimum lot area of 10,000 square feet and a minimum lot width of 80 feet. The subject property complies with the minimum lot area and width requirements of the M-1 zoning district.

Based on documents obtained from the Salt Lake County Recorder's Office, the first instance the subject lot is described as an individual parcel is in 2018. A Quit Claim Deed recorded January 22, 2018, as entry number 12701899 in book 10640 page 3991-3993, describes the subject property as follows:

BEG AT CEN OF SEC 4, T1S, R1W, SLM, SD PT BEING S 00°05'45" W 2655.41 FT FR N 1/4 COR SD SEC 4; N 89°48'23" W 33.00 FT; N 00°11'37" E 198.00 FT; N 89°48'23" W 534.50 FT; S 00°11'37" E 198.00 FT; N 89°48'23" W 59.50 FT; S 00°11'37" W 79.57 FT; SE'LY ALG A 360.00 FT RADIUS CURVE TO R 224.53 FT (CHD S 46°48'32" E); S 89°48'23" E 478.89 FT; S 52°22'01" E 189.64 FT; N 18°22'08" W 364.47 FT; N 89°48'23" W 48.00 FT TO BEG. (INCLUDING LOTS 1 THRU 21, BLK 1, EARL D GRAY'S SUB).

In 2018, when the lot was created, the subject property was in the M-1 Light Manufacturing zoning district which requires lots to be a minimum of 10,000 square feet with a minimum lot width of 80 feet. As stated above, the subject property is approximately 263,102 square feet with a lot width of approximately 580 feet, which is over the minimum lot size and width requirement for the M-1 zoning district. The lot does not appear to have been approved by Salt Lake City through the required subdivision process. However, because the lot meets the minimum zoning and subdivision requirements in effect at the time it was created, the lot is found to be a legal complying lot.

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 electronically at <https://citizenportal.slcgov.com/> If you are unable to file your appeal electronically or need further assistance, please contact the Planning Division at zoning@slcgov.com or 801-535-7700.

Dated this 22nd day of March 2021 in Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read 'Chris Earl', is written over a horizontal line.

Chris Earl
Principal Planner
Salt Lake City Planning Division

CC: Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Heather Gilcrease, Development Review Supervisor
Posted to Web
Applicable Recognized Organization
File

Attachments:

Vicinity map of subject property
2018 Quit Claim Deed

Vicinity Map of Subject Property

326 S 2650 W, Parcel 15-04-327-006-0000



When recorded, mail to:

GC ASSOCIATES LAW
Attn: Paul P. Burghardt
989 Parkway Drive
North Salt Lake, Utah 84054

12701899
01/22/2018 01:02 PM \$14.00
Book - 10640 Pg - 3991-3993
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
GC ASSOCIATES LAW ATTN: PAUL BU
989 PARKWAY DRIVE
NORTH SALT LAKE UTAH 84054
BY: BAA, DEPUTY - WI 3 P.

This Space Reserved For Recording

QUIT-CLAIM DEED

This QUIT-CLAIM DEED, dated effective as of January ___, 2018 ("Effective Date"), is from **Steel Coatings, Inc. a Utah Corporation** ("Grantor"), to **Steel Coatings, Inc. a Utah Corporation**. ("Grantee").

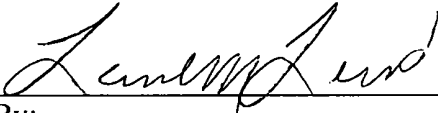
For good and valuable consideration, the receipt, adequacy, and sufficiency of which are acknowledged, Grantor does hereby GRANT, CONVEY, and FOREVER QUIT CLAIM to Grantee, its successors, and assigns, as of the Effective Date, the real property located in Salt Lake County, Utah, more particularly described on the attached **Exhibit A** (the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, its successors and assigns forever.

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EXECUTED as of the Effective Date.

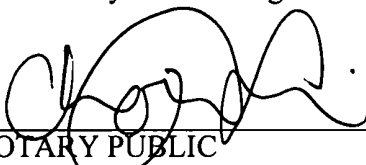
STEEL COATINGS, INC.


By: _____
Its: Secretary

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF ~~SALT LAKE~~)
Davis

On the 17th day of January 2017, personally appeared before me, Lane Lewis as President of the Grantor and signer of this Quit Claim Deed, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

Notary Public Cherise Smith

My commission expires: Dec 13 2018

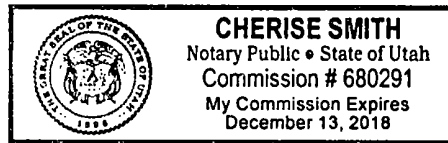


EXHIBIT "A"

BEGINNING AT THE CENTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 00°05'45" WEST, ALONG THE SECTION LINE, 2655.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 4, SAID POINT ALSO BEING NORTH 89°47'18" WEST, ALONG THE 500 SOUTH MONUMENT LINE, 204.79 FEET AND NORTH 00°05'45" EAST, ALONG THE SECTION LINE, 1376.71 FEET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 2650 WEST STREETS, AND RUNNING THENCE NORTH 89°48'23" WEST, ALONG THE SECTION LINE, 33.00 FEET; THENCE NORTH 00°11'37" EAST 198.00 FEET; THENCE NORTH 89°48'23" WEST 534.50 FEET; THENCE SOUTH 00°11'37" WEST 198.00 FEET TO THE CENTER OF SECTION LINE; THENCE NORTH 89°48'23" WEST, ALONG SAID CENTER OF SECTION LINE, 59.50 FEET TO THE EAST LINE OF THE SUNBEAM DAM PROPERTY, RECORDED AS ENTRY NO. 11929057 IN BOOK 10267 AT PAGE 3548-3553; THENCE SOUTH 00°11'37" WEST, ALONG SAID SUNBEAM DAM PROPERTY, 79.57 FEET TO THE NORTHEASTERLY EASEMENT LINE OF THE SURPLUS CANAL AS RECORDED IN ENTRY NO. 1635555 IN BOOK 1585 AT PAGE 41; THENCE ALONG SAID EASEMENT LINE 224.53 FEET ALONG THE ARC OF A 360.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 46°48'32" EAST 220.91 FEET); THENCE SOUTH 89°48'23" EAST 478.89 FEET; THENCE SOUTH 52°22'01" EAST 189.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2650 WEST STREET; THENCE NORTH 18°22'08" WEST, ALONG SAID RIGHT OF WAY LINE, 364.47 FEET TO THE CENTER OF SECTION LINE; THENCE NORTH 89°48'23" WEST, ALONG SAID CENTER OF SECTION LINE, 48.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°47'18" WEST FROM THE MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 2650 WEST STREET TO THE MONUMENT AT THE INTERSECTION OF 500 SOUTH AND FULTON STREET.

CONTAINS 6.01 ACRES MORE OR LESS

Tax ID No.: 1504327004, 1504401004