 Applicant: Jason Vriens, Frotus Brothers II LLC

Staff: Michael Maloy, Principal Planner, at (801) 535-6313 or michael.maloy@slcgov.com

Tax ID: 08-23-479-001

Current Zone: M-1 Light Manufacturing District

Master Plan Designation: Business Park (Capitol Hill Community Master Plan, adopted November 9, 1999)


Community Council: Katherine Gardner, Capitol Hill Council

Lot Size: 2.31 acres (10,078 square feet ±)

Previous Use: Vacant

Proposed Use: Truck parts sales

Applicable Land Use Regulations:
- Chapter 20.31 Subdivision Amendments
- Section 21A.28.020 M-1 Light Manufacturing District

Attachments:
A. Letter from Applicant
B. Property Photographs
C. Preliminary Subdivision Amendment
D. Department Comments

Request
The applicant, Frotus Brothers II LLC, represented by Jason Vriens, property owner, and Carey Johanson, professional engineer, has submitted a petition for preliminary subdivision amendment for property located at approximately 1575 N Beck Street. If approved, the proposed amendment would dedicate additional public right-of-way along 1600 North Street, and reduce the area of the subject property by 1,965 square feet.

Recommendation
Planning staff recommends the Administrative Hearing Officer grant approval of subdivision amendment PLNSUB2012-00289, subject to the following conditions:

1. Approval is subject to compliance with all applicable departmental comments contained in Attachment D – Department Comments.
2. Prior to submittal of the final plat, the applicant shall submit a copy of the proposed subdivision amendment to the Plat Division of the Salt Lake County Recorder for review and comment.
3. The final subdivision amendment shall be recorded within 18 months of approval.
4. Any future development associated with the subject property will require the applicant, or current property owner(s), to correct all inadequate or absent public improvements in a manner that is compliant with current City standards. Additionally, any future development of the subject properties will be subject to requirements of the zoning ordinance.
Background

Project Description
The applicant, Frotus Brothers II LLC, is proposing a subdivision amendment to dedicate additional public right-of-way along 1600 North Street (see Attachment A – Letter from Applicant). The subject property is currently being developed for Vriens Truck Parts. During the plan review of the new commercial development, the Salt Lake City Engineering Division determined that the applicant needed to install public improvements along all frontages, and dedicate additional public right-of-way along 1600 North Street (see Attachment B – Property Photographs). This action would amend the shape and area of the subject property, which is part of the Empire Addition subdivision plat recorded in 1908 (see Attachment C – Preliminary Subdivision Amendment).

Comments

Public Comments
Prior to publication of this report, the Planning Division had not received any public comment either for or against the proposed subdivision amendment.

Department Comments
On March 13, 2012, the application was routed to all applicable City Departments for comments. The comments received may be found in Attachment D – Department Comments. No comments were received from applicable City Departments that cannot reasonably be fulfilled or that warrant denial of the petition.
Analysis and Findings

Administrative Approval
Section 20.31.090 of the Salt Lake City Subdivision Amendments Ordinance entitled, “Administrative Hearing,” stipulates that “The planning director or designee shall hold a public administrative hearing to consider the amendment petition”, and that “an amendment petition shall be approved only if it meets all of the following requirements”:

A. The amendment will be in the best interests of the City.

**Analysis:** The proposed subdivision amendment will facilitate installation of public right-of-way improvements, such as sidewalk, curb, and gutter. Furthermore, the subdivision amendment and associated development will improve access and circulation for both public and private properties within the City.

**Findings:** The subdivision amendment will be in the best interests of the City.

B. All lots comply with all applicable zoning standards.

**Analysis:** The proposed lot will contain approximately 2.14 acres with 213 feet of frontage along 1600 North Street, 398 feet of frontage along Beck Street, and 593 feet of frontage along Hot Springs Street (which is approximately equivalent to 850 West). As such, all lot dimensions comply with the M-1 Light Manufacturing District regulations.

**Findings:** The proposed subdivision amendment will comply with all applicable zoning standards.

C. All necessary and required dedications are made.

**Analysis:** The proposed subdivision amendment is in response to a request from the Salt Lake City Engineer to dedicate additional public right-of-way along 1600 North Street. As such, the City Engineer has reviewed the petition and recommended approval subject to compliance with comments contained within Attachment D – Department Comments.

**Findings:** The proposed subdivision amendment will provide all necessary and required dedications.

D. Provisions for the construction of any required public improvements are included.

**Analysis:** The Salt Lake City Engineer, Public Utilities Department, and Transportation Division have reviewed the proposed subdivision amendment and recommended approval subject to compliance with City Code and policies (see Attachment D – Department Comments).

**Findings:** The proposed subdivision amendment includes construction of all required public improvements.

E. The subdivision otherwise complies with all applicable laws and regulations.

**Analysis:** Based on the analysis contained within the Administrative Hearing staff report, and its attachments, the proposed subdivision amendment complies with all applicable laws and regulations of the City.

**Findings:** The proposed subdivision amendment otherwise complies with all applicable laws and regulations.

Notification
- Required notices mailed on April 12, 2012
- Sign posted on property on April 12, 2012
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 12, 2012
February 29, 2012

Honorable Mayor Ralph Becker
451 South State Street, Ste 345
Salt Lake City, Utah 84114

Re: Subdivision Application Request for Vrien’s Truck Parts.

Dear Mayor Becker,

I am respectfully requesting your approval of a subdivision change at 1575 North Beck Street in order to provide a wider right of way on 1600 North as required by Salt Lake Engineering and Salt Lake Transportation Departments as a condition of my building permit for my new truck parts facility.

As part of the 1600 North road widening, I will install new curb and gutter, sidewalk and asphalt as required improving the street frontage. The property subdivision is required to get the right of way wide enough to meet the transportation department’s requirement for roadway and sidewalks.

Sincerely,

Jason Vrien, Owner
Frotus Brothers II, LLC
<table>
<thead>
<tr>
<th>Date</th>
<th>Task/Inspection</th>
<th>Status/Result</th>
<th>Action By</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/16/2012</td>
<td>Fire Code Review</td>
<td>Complete</td>
<td>itchon, Edward</td>
<td>We support the proposed plat amendment with the necessary corrections discussed in the Planning Memo. Namely, the lot consolidation and proper display of vacated right-of-way.</td>
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<tr>
<td>3/20/2012</td>
<td>Public Utility Review</td>
<td>Complete</td>
<td>Stoker, Justin</td>
<td></td>
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<tr>
<td>3/21/2012</td>
<td>Police Review</td>
<td>Complete</td>
<td>Maloy, Michael</td>
<td>The police department has no issues with this petition. Sgt. Michelle Ross</td>
</tr>
<tr>
<td>3/22/2012</td>
<td>Transportation Review</td>
<td>Complete</td>
<td>Walsh, Barry</td>
<td>The transportation division approves the proposed dedication of right of way in order to widen the 1600 North roadway to service the proposed development and abutting area. Final plat approval is subject to Engineering and the City Surveyors conditions.</td>
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<tr>
<td>3/22/2012</td>
<td>Zoning Review</td>
<td>Complete</td>
<td>Butcher, Larry</td>
<td>No comment.</td>
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<tr>
<td>3/28/2012</td>
<td>Building Review</td>
<td>Complete</td>
<td>Maloy, Michael</td>
<td>No comments received.</td>
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<tr>
<td>3/28/2012</td>
<td>Sustainability Review</td>
<td>Complete</td>
<td>Maloy, Michael</td>
<td>No comments received.</td>
</tr>
<tr>
<td>3/29/2012</td>
<td>Engineering Review</td>
<td>Complete</td>
<td>Weiler, Scott</td>
<td>The title of the plat should be revised to reflect that the plat is an amendment to the Empire Addition Subdivision. The Legal Description should be revised to describe the Vrien’s property. The Owner’s Dedication (already on the plat) will dedicate the strip to 1600 North.</td>
</tr>
<tr>
<td>4/05/2012</td>
<td>Planning Dept Review</td>
<td>Complete</td>
<td>Maloy, Michael</td>
<td>The Planning Division recommends the following issues be addressed by the applicant:</td>
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<td>• Plat must include balance of the lot being impacted by the dedication.</td>
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<td>• The preliminary plat does not properly reference the fact that the proposal is technically an amendment of an earlier subdivision plat.</td>
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<td>• The preliminary plat does not properly show the consolidation of lots 5-22, which was previously recorded.</td>
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<td>• The preliminary plat does not state the distance between the center line of Beck Street and the “front” property line adjacent to Beck Street.</td>
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<td>• The applicant has provided documentation on vacating the public alleyway (in 1959), but the Planning Division has not yet received documentation on vacating the “railway” that historically crossed the subject property.</td>
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Hi Michael:

I know you have spoken to Paul about this street dedication plat and, hopefully, he answered some of your questions which you had on the front page of your memorandum. And, as you know, I did not receive a title report so I am unable to provide an in-depth review. In general, I have the following observations:

1. All easements and rights-of-way need to be reflected on the plat.
2. The property taxes must be current.
3. There needs to be consents to record by all lenders, if any.
4. The legal description is for the dedicated portion only. It also does not correspond with the map or the “line table.”
5. Site addresses are not shown.
6. As you point out, the plat is not identified as an “amendment.” An explanation of the amendment is also recommended.
7. There are no signature blocks for public utilities, the city attorney or the mayor.

If I can be of any further help or if you have any questions, please let Paul or me know.

Shari D. Faulkner, Paralegal
Salt Lake City Attorney's Office
Direct: 801.535.7632
Office: 801.535.7788

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