



Street Vacation Letter

Introduction/Background

Thatcher Company, Inc. ("Thatcher") is requesting a street vacation of a segment of West Fortune Road in Salt Lake City. The anticipated street segment includes everything north of South Wallace Road to the segment termination at Thatcher's property 2040 West Fortune Road (just south of I-215).

All parcels adjacent to this street are owned by Thatcher. These parcels are utilized as part of a chemical manufacturing, storage and distribution campus where a variety of chemicals are handled.

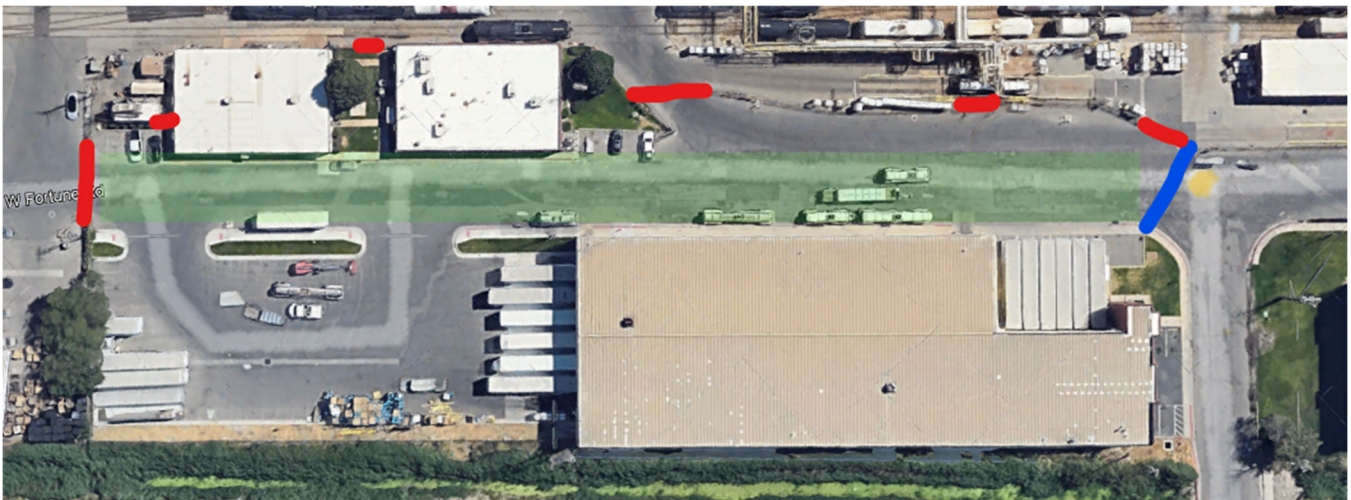
Upon approval of this street vacation petition, Thatcher will petition for a consolidation of all the parcels adjacent to and including this street.

Policy Considerations

Thatcher believes transference of right-of-way of the proposed section of West Fortune Road to Thatcher meets policy consideration 14.52.020.A regarding lack of use. This is a closed-end street fully surrounded by and terminating at the Thatcher campus. As such the property is unusable as a public right-of-way.

Additionally, with the ownership of the subject street Thatcher would be able to significantly increase site access control, monitoring and security. One primary public access point could replace six of the existing access gates. The picture below shows where existing access points are and where the new entry would be. Since hazardous materials are handled onsite, safety and security are a top priority for Thatcher and for the public interest.

Satellite image of subject segment of West Fortune road (green) showing existing Thatcher site entry gates (red) and single future potential access point (blue) to limit access.



Factors Considered

The following factors are taken from the 14.52.030 Salt Lake City ordinance with discourse from Thatcher on how these factors were considered and/or addressed.

1. All other relevant City departments have no objection to the proposal.

Thatcher participated in a pre-submittal meeting on September 26, 2024 with the planning staff and in a DRT meeting on October 17, 2024. No objection was given during these preliminary meetings. If any concerns arise, Thatcher will work with all relevant departments to ensure they are resolved.

2. The petition meets at least one of the policy considerations stated [in Ordinance 14.52.020].



See Policy Considerations section above.

3. The vacation will not deny access or parking to any adjacent property.

Thatcher owns all adjacent properties and there are no easements through the area for adjacent properties.

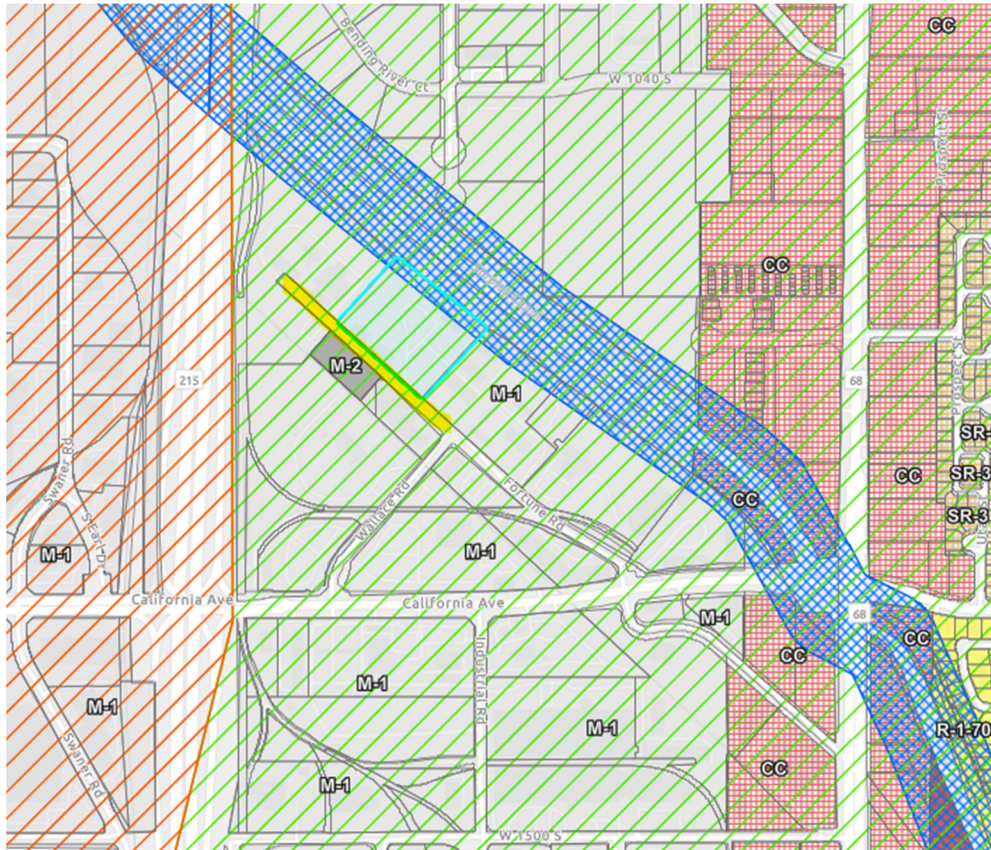
4. The vacation will not result in any property being landlocked.

Thatcher is anticipating approval to consolidate all the adjacent properties so no parcels will be landlocked. This petition will be initiated upon approval of this street vacation petition.

5. The vacation will not result in a use of the alley property which is otherwise contrary to the policies and goals of the City.

Thatcher anticipates the street parcel to continue to operate as a road indefinitely. It is anticipated to be rezoned to match the zoning of the adjacent properties. The area is zoned as M-1 (Light Manufacturing District). Thatcher company is operating on the property as legal nonconforming as a heavy industrial facility.

West fortune road (yellow) as seen on Salt Lake City Zoning Map.



6. No abutting property owner intends to build a garage requiring access from the alley;

Not applicable as Thatcher owns all adjacent parcels.

7. The petition is for an entire alley, rather than a small segment of it.

Yes, it is for the entire street going NW from the intersection of Wallace Rd and Fortune Rd.

8. The alley is not necessary for actual or potential rear access to residences or for accessory use.

Thatcher owns all adjacent properties and there are no rear accesses to other properties through the area.