

## PLANNING COMMISSION STAFF REPORT

### Buena Vista Subdivision Amendment, Street Closure, and Alley Closure Petition No's PLNSUB2008-000575, PLNPCM2009-00576, and PLNPCM2009-00577 Approximately 3400 West 500 South Public Hearing: June 23, 2010



Planning Division  
Department of Community &  
Economic Development

**Applicant:**

Allen Kimball, property owner

**Staff:**

Michael Maloy, AICP, (801) 535-7118 or  
[michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)

**Current Zone:**

M-2 Heavy Manufacturing District

**Master Plan Designation:**

Industrial, West Salt Lake Community  
Master Plan (Adopted March 21, 1995)

**Council District:**

District 2 – Van Turner

**Community Council District:**

Poplar Grove – Mike Harmon, Chair

**Lot Size:**

Approximately 22.1 ± acres

**Current Use:**

- Vacant, undeveloped

**Notification:**

- Notice mailed on June 10, 2010
- Agenda posted on SLC Planning Division and Utah State Public Meetings websites on June 10, 2010
- Property posted on June 10, 2010

**Applicable Land Use Regulations:**

- Chapter 2.58 City Owned Real Property
- Chapter 14.52 Disposition of City Owned Alleys
- Title 20 Subdivisions
- Chapter 21A.28.030 M-2 Heavy Manufacturing District
- Section 21A.34.040 AFPP Airport Flight Path Protection Overlay District

**Attachments:**

- A. Subdivision Amendment Plan
- B. Applicant's Narrative
- C. Community Council Comments
- D. Citizen Letter
- E. Department Comments
- F. Closure Map and Descriptions

**Request**

Allen Kimball, property owner, is requesting approval of a subdivision amendment, street closures, and alley closures affecting 22.1 acres of property located approximately between Gladiola Street (3400 West) and Fulton Street (3000 West), and between 500 South and 625 South. The purpose for the petitions is to consolidate and improve parcels for future industrial land uses.

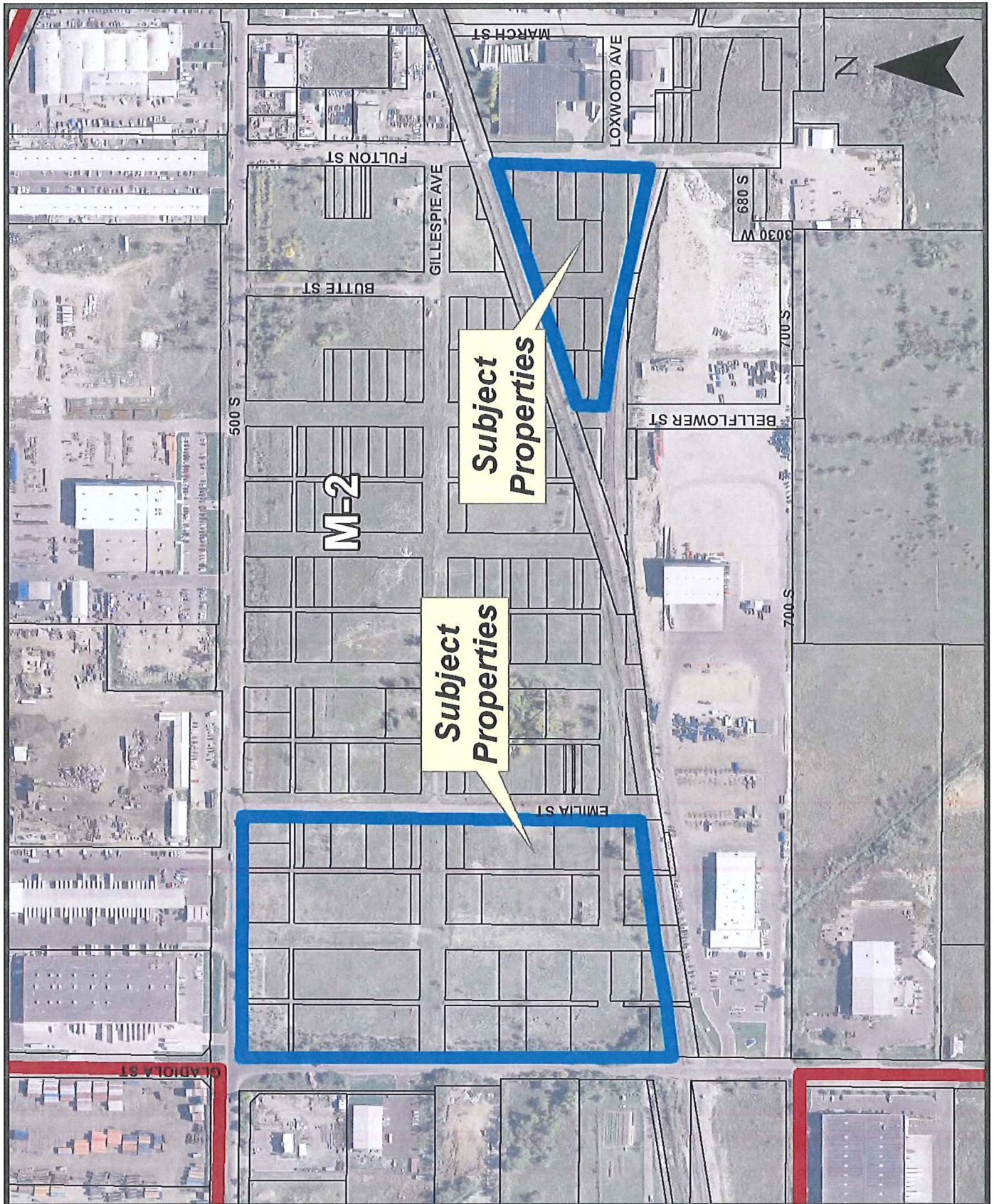
**Staff Recommendation**

Staff recommends the Planning Commission forward to the City Council a recommendation for approval of petitions PLNSUB2009-00576 for subdivision amendment, PLNPCM2010-00576 for street closure, and PLNPCM2009-00577 for alley closure based on the enclosed analysis and findings subject to compliance with the following conditions:

1. Approval is subject to compliance with all applicable Department comments (see Attachment E – Department Comments).
2. Applicant shall dedicate to the City property necessary for widening and improvements along 500 South (which is approximately 51.2 feet from existing center line or 18.2 feet from existing right of way) as per the City Engineer (see Attachment E – Department Comments).
3. All emergency vehicle turn-around improvements shall be contained within the boundaries of the subdivision amendment, and constructed upon dedicated public property (which eliminates the proposed temporary turn-around and cul-de-sac encroachment on private property outside the subdivision amendment boundary).
4. Prior to recording the final subdivision plat, the property owner (i.e. the applicant) shall enter into an avigation easement agreement with Salt Lake City for development of the subject property.
5. Final subdivision plat shall be recorded with the Salt Lake County Recorder within 18 months of preliminary approval, unless an extension of time is granted by the Planning Commission.
6. Any future development associated with the subject properties 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.
7. The proposed method of disposition for the public streets and alleys shall be consistent with Section 14.52.020 Method of Disposition, and Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.



## Vicinity Map





## **Background**

The applicant is requesting approval of a subdivision amendment that includes a series of public street and alley closures for 22.1 ± acres of property located approximately between Gladiola Street (3400 West) and Fulton Street (3000 West), and between 500 South and 625 South (see Attachment A – Subdivision Amendment Plan). The purpose for the petitions is to consolidate 38 existing parcels into three new parcels for future industrial land uses (see Attachment B – Applicant’s Narrative). All of the new parcels within the proposed subdivision amendment exceed the minimum zoning standards for lot size and width. All of the public streets or alleys proposed for closure are interior to the subdivision (i.e. subdivision amendment) and have never been constructed.

The original Buena Vista subdivision plat was approved for recording on December 18, 1888. The subdivision plat contained 24 blocks, 8 of which were originally bisected by the Utah & Nevada Railway. The plat contained 806 individual parcels that generally measured 25 feet wide by 139.125 feet deep, which were apparently intended for residential development. The average parcel contained 3,478 square feet or 0.079 of an acre. In 1927, Salt Lake City zoned the subdivision “A – Residential.” Although the subdivision was never developed, over time many of the parcels were consolidated into larger lots and used for outside storage and various agricultural land uses.

## **Comments**

**Community Council Comments.** The applicant appeared before the Poplar Grove Community Council on May 28, 2008 to discuss the proposed subdivision amendment, which included public street and alley closures. Approximately 27 people attended the meeting. At the conclusion of the discussion, a motion to support the development proposal was approved (see Attachment C – Community Council Comments).

**Public Comments.** Prior to publication of this report, staff received one letter from a nearby property owner who is opposed to the petitions (see Attachment D – Citizen Letter). The respondent, Ms. Nina Miller, owns a vacant undeveloped 0.42 acre parcel located at 583 S Bellflower Street (3110 West), which is within the Buena Vista Subdivision, however the parcel is not within or adjacent to the proposed subdivision amendment.

**City Department Comments.** Notice of the petition was routed to each affected City department or division on April 20, 2010 for comment and recommendation. All departments or divisions of the City recommended approval subject to compliance with existing City standards and policies (see Attachment E – Department Comments).

## **Analysis and Findings**

**Subdivision Amendment Standards.** According to Section 20.31.090 of the Salt Lake City Subdivision Ordinance, the Planning Commission may recommend to the City Council approval of a subdivision amendment involving streets if the following standards are met:

### **A. The amendment will be in the best interests of the city.**

**Analysis:** The original Buena Vista Subdivision was intended for residential development; however the current M-2 Heavy Manufacturing District encourages various commercial and industrial land uses. The West Salt Lake Generalized Future Land Use map classifies the property as Industrial. The proposed minor subdivision will consolidate 38 existing lots into 3 new lots, with an average lot size of 6.65 ± acres that will be suitable for development consistent with the West Salt Lake Community Master Plan and Salt Lake City Zoning Map.

**Finding:** Staff finds that the proposed minor subdivision is in the best interest of the city.

**B. All lots comply with all applicable zoning standards.**

**Analysis:** City Code 21A.28.050, Summary Table of Yard and Bulk Requirements (for) Manufacturing Districts, summarizes the following yard and bulk regulations for the M-2 Heavy Manufacturing District:

District Symbol	District Name	Minimum Lot Area	Minimum Lot Width	Minimum Front And Corner Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Landscape Yard	Maximum Building Height	Landscape Buffer Yards
M-2	Heavy manufacturing	20,000 sf	80'	35'	20'	35'	The first 15' of all required front and corner side yards	80' except chimneys and smokestacks: up to 120'	50'

The property is also located within Airport Influence Zone B, which is described by City Code as an “area exposed to high levels of aircraft noise, and having specific height restrictions.” Although the current proposal does not include any specific land uses, the subject property will be subject to the following additional zoning overlay restriction:

**21A.34.040.V.2. Airport Influence Zone B:** The following uses are incompatible in this zone and are prohibited:

- Residential uses, except residences in agricultural zones with air circulation systems and at least twenty five (25) dBs of sound attenuation;
- Institutional uses such as schools, hospitals, churches and rest homes, except those constructed with air circulation systems and at least twenty five (25) dBs of sound attenuation;
- Hotels and motels except those constructed with air circulation systems, and at least twenty five (25) dBs of sound attenuation, in sleeping areas.

**Finding:** Staff finds that the proposed lots comply with the minimum lot size and frontage requirements of the M-2 District. Furthermore, any subsequent petition for a building permit or business license for parcels described within Attachment A – Subdivision Amendment Plan will be required to comply with all other applicable zoning standards, including Section 21A.34.040 AFPP Airport Flight Path Protection Overlay District.

**C. All necessary and required dedications are made.**

**Analysis:** The proposed subdivision amendment has been reviewed by the City Engineer, Public Utilities, and Transportation Division for compliance with current and future public right-of-way improvements. As described in Attachment E – Department Comments, additional right-of-way dedications will be required along 500 South and Gladiola Street (3400 West).

**Finding:** All necessary and required dedications will be made prior to final subdivision approval.

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

8. **Analysis:** Randy Drummond, Engineer IV in the Salt Lake City Engineering Division, has reviewed the proposed subdivision amendment and civil engineering plans, and recommends approval subject to compliance with all applicable City regulations and policies as noted in Attachment E – Department Comments.

Additionally, staff recommends as a condition of approval that all emergency vehicle turn-around improvements be contained within the boundaries of the proposed subdivision amendment, and located



within dedicated public property. This condition would eliminate the proposed temporary turn-around at the end of Gillespie Avenue and the modified cul-de-sac encroaching on private property at the end of Emilia Street, which improvements are currently shown as outside the boundary of the proposed subdivision amendment (see Attachment A – Subdivision Amendment Plan).

**Finding:** Staff finds that provisions for construction of any required public improvements will be included as part of the final amended subdivision plat.

**E. The amendment complies with all applicable laws and regulations.**

**Analysis:** The proposed subdivision has been forwarded to all pertinent City Departments for review, which have recommended approval subject to compliance with City Code (see Attachment E – Department Comments).

**Finding:** Staff finds that the subdivision amendment will comply with all applicable laws and regulations.

**F. The amendment does not materially injure the public or any person and there is good cause for the amendment.**

**Analysis:** As stated previously, staff received a letter from Ms. Nina Miller who is opposed to the subdivision amendment. Ms. Miller claims the development will “lower property value” and “deny...access” to her property located at 583 S Bellflower Street (3110 West). Ms. Miller’s parcel is located at the southeast intersection of two undeveloped streets; Gillespie Avenue (which extends southward from 500 South) and Bellflower Street (which extends westward from Fulton Street), neither of which will be closed by the proposed subdivision amendment.

The proposed subdivision amendment will reconfigure 22.1 ± acres of undeveloped property for industrial land uses, which is consistent with the West Salt Lake Community Master Plan and Salt Lake City Zoning Map. Furthermore, the proposed development will improve access and increase values of both public and private property.

**Finding:** Staff finds the proposal will not materially injure the public or any person and there is good cause for the amendment.

**Street Closure Standards.** Pursuant to Chapter 2.58 (City Owned Real Property) of City Code, the Planning Commission is required to review the associated street closure request as it relates to the following Salt Lake City Council Policy Guidelines for Street Closures and Findings:

**1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.**

**Analysis:** No property owners would be denied access to their property (see Attachment F – Closure Map and Descriptions).

**Finding:** The proposed street closure will not deny access to adjacent properties and the underlying property will be sold.

**2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.**



**Discussion:** The applicant has agreed to purchase (or exchange real property for) the property at fair market value. The applicant is currently engaged in discussing the valuation of the property with John Spencer, Real Property Manager, of Property Management.

**Finding:** The right-of-way will be sold at fair market value.

- 3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.**

**Discussion:** The portion of public streets in question is unimproved and is not scheduled for improvement. All right-of-ways are interior to the development and only used to access properties immediately adjacent to the right-of-ways. This closure will allow the adjacent property owner to consolidate 38 existing parcels into 3 new parcels suitable for commercial development.

**Finding:** The right-of-ways in question are not utilized as streets and the proposed closure and sale will not impact traffic flow in the area. There is sufficient public policy to justify the closure and sale of the subject right-of-ways.

- 4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.**

**Discussion:** The alternatives to closure are to leave the right-of-ways as is (unimproved) or to improve the right-of-ways. Either alternative provides the applicant with access to his property. However, allowing the applicant to close the streets and purchase the property will allow for better development of the subject property.

**Finding:** While denial of the petition will allow access to the applicant's property, it is the finding of staff that the public policy reasons outweigh the alternatives to closure of the street. This request complies with this standard.

**Alley Closure Standards.** Chapter 14.52 of the Salt Lake City Code outlines the procedure for the disposition of City owned alleys and establishes criteria for evaluating the public's interest in an alley. Chapter 2.58 of City Code regulates the disposition of surplus City-owned real property. When evaluating requests to close or vacate a public alley, the City considers whether or not the continued use of the property as a public alley is in the City's best interest. To accomplish this, noticed public hearings are held before both the Planning Commission and City Council to consider the potential adverse impacts created by a proposal. Once the Planning Commission has reviewed the request, a recommendation from the Commission is forwarded to the City Council for consideration.

The Planning Commission must also make a recommendation to the Mayor regarding the disposition of the property. If the Commission recommends that the alley property be declared surplus, the property should be disposed of according to Section 2.58 City-Owned Real Property of the Salt Lake City Code. The City Council has the authority to make the final decision with respect to alley closures.

A recommendation from the Planning Commission requires analysis of the following ordinances with respect to the requested alley closures (see Attachment F – Closure Map and Descriptions):

**Salt Lake City Code, Section 14.52.020: Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys.** The City will not consider disposing of its interest in an alley, in whole or in part, unless it



receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack of Use:** The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on-site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way.
- B. Public Safety.** The existence of the alley substantially contributes to crime, unlawful activity or unsafe conditions, public health problems, or blight in the surrounding area.
- C. Urban Design.** The continuation of the alley does not serve as a positive urban design element.
- D. Community Purpose.** The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.

**Analysis:** The platted public alleys being requested for closure by the applicant do not currently exist. As such, the alleys do not contribute to crime nor do they serve as a positive urban design element. As stated previously, the purpose for the petition is to incorporate the property within a new commercial subdivision development.

**Finding:** Based on the applicant's redevelopment plan, the public alleys are not necessary for continued use as a public right-of-way nor do they serve as a positive urban design element. The request satisfies at least one of the policy considerations listed above as required by Section 14.52.02 of the Salt Lake City Code.

**Salt Lake City Code, Section 14.52.030B Processing Petitions—Public Hearing and Recommendation from the Planning Commission.** Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

- 1. The City Police Department, Fire Department, Transportation Division, and all other relevant City departments and divisions have no objection to the proposed disposition of the property;**

**Analysis:** Staff requested input from pertinent City departments and divisions. Comments were received from the City Engineer, Property Management, Transportation Division, Building Services and Licensing Division, and the Public Utilities Department. These comments are contained within Attachment E – Department Comments.

**Finding:** The appropriate City Departments and Divisions have reviewed this request and have no objections to the proposed disposition of the alley property.

- 2. The petition meets at least one of the policy considerations stated above;**

**Analysis:** The proposed alley closure satisfies the "Lack of Use" and "Urban Design" policy considerations as described above.

**Finding:** The petition meets at least one of the policy considerations stated in Section 14.52.020 of the Salt Lake City Code.

- 3. The petition must not deny sole access or required off-street parking to any adjacent property;**



**Analysis:** It has been a general policy of the City to deny petitions for alley closure if such action would eliminate sole access or required off-street parking for any adjacent property owner. Although all parcels within the related subdivision amendment are owned by the applicant, there is one parcel adjacent to the development not owned by the applicant—562 S Emilia Street—which is owned by Mr. Michael Layton. Although Mr. Layton’s parcel abuts one of the public alleys proposed for closure, the parcel will be accessible from Emilia Street following construction of the subdivision.

**Finding:** The applicant has requested full closure of approximately 2,606 linear feet of eight public alleys. Closure of the alleys as requested will not deny sole access or required off-street parking to any owner of property adjacent to the alley.

**4. The petition will not result in any property being landlocked;**

**Analysis:** Should the requested alley closures be approved, the property would be sold to the adjacent owners (or the developer) at fair market value, which value is yet to be determined, and no parcel would become landlocked.

**Finding:** The proposed alley closures would not create any landlocked parcels.

**5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;**

**Analysis:** The alley has not been designated for use as a future trail or some other alternative transportation system in either the Open Space Master Plan or the West Salt Lake Community Master Plan. The proposed reuse of the alley and adjacent properties is for commercial development, which is consistent with the West Salt Lake Generalized Future Land Use map.

**Finding:** The disposition of the alley would not be contrary to any stated transportation plan or policy of the City.

**6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;**

**Analysis:** As stated previously, there is one abutting property—located at 562 S Emilia Street—that is not owned or controlled by the applicant. However, staff has not received any communication from the abutting property owner regarding intent to develop.

**Finding:** Prior to publication of this report, the abutting property owner has not stated any intent to build a garage requiring access from the property, or has made application for a building permit.

**7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and**

**Analysis:** The applicant has requested full closure of all public alleys included within the proposed Buena Vista Subdivision Phase 1 amendment.



**Finding:** The petition furthers the City's preference for disposing of an entire alley rather than a small segment of it.

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

**Analysis:** As stated previously, none of the alleys proposed for closure have been developed, nor are there any property owners that will be denied access to a residence or accessory use.

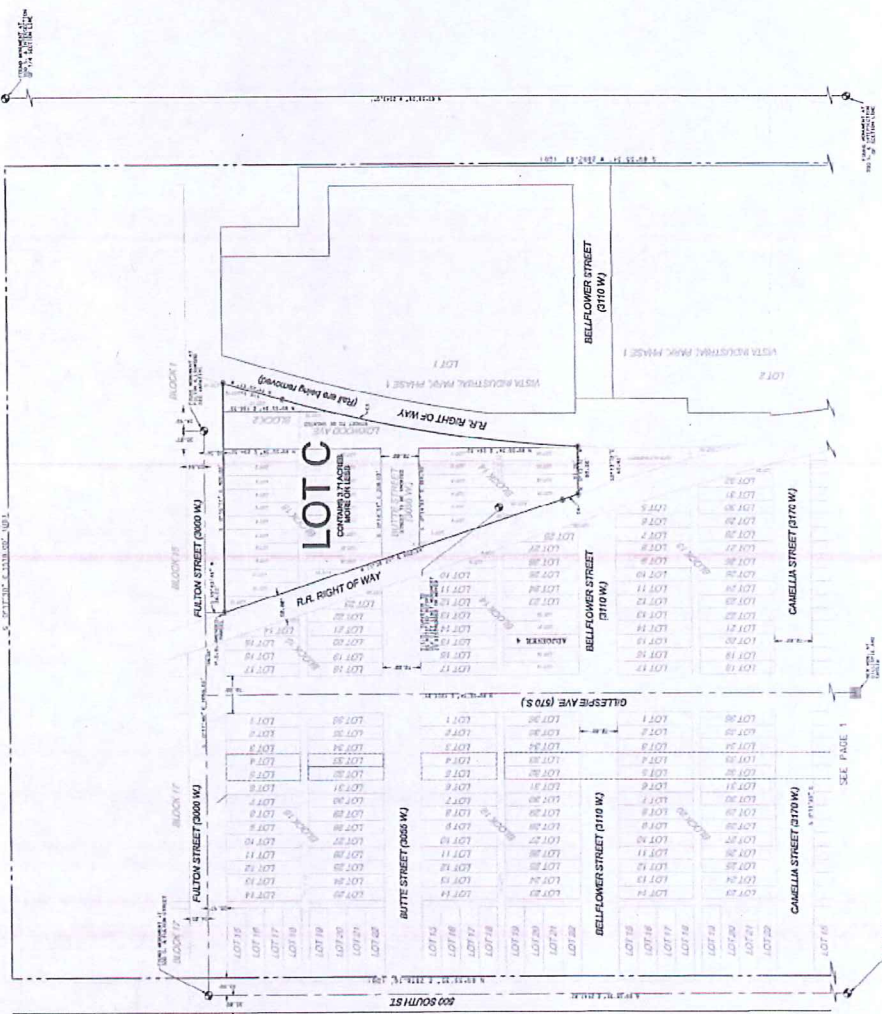
**Finding:** The alleys that have been requested for closure are not necessary for actual or potential rear access to a residence or accessory use.



## **Attachment A Subdivision Amendment Plan**







**MONUMENT DETAILS**

MONUMENT AT 300 SOUTH AND CLARKIA STREET

MONUMENT AT 300 SOUTH AND FULTON STREET

MONUMENT AT FULTON STREET AND LUTWICK AVE.

MONUMENT AT CLARKIA STREET AND 300 SOUTH

MONUMENT AT 300 SOUTH AND THE INTERSECTION OF THE SECTION LINE

MONUMENT AT 300 SOUTH AND THE INTERSECTION OF THE SECTION LINE

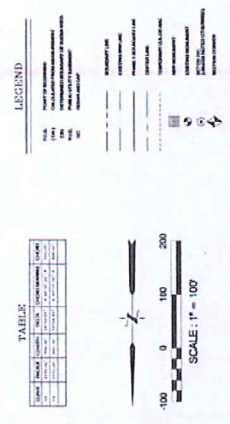
117' ALUM. CAP TYPICAL (SEE NOTES)

**SURVEY NARRATIVE**

The purpose of this plan is to show the location of the original Buena Vista Subdivision as amended in the Salt Lake County Recorder's Office, Book 11, Page 100, and to show the location of the original Buena Vista Subdivision as amended in the Salt Lake County Recorder's Office, Book 11, Page 100, and to show the location of the original Buena Vista Subdivision as amended in the Salt Lake County Recorder's Office, Book 11, Page 100.

# **BUENA VISTA AMENDED SUBDIVISION PHASE 1**

Amending all of Blocks 9, 10, 23 & 24 & Lots 17-19 in Block 6 & Lots 15-21 in Block 7 & Lots 13-23 in Block 8 & Lots 1-8, 29-34 in Block 14 & Lots 1-13, 24-34 in Block 15 Located in the SE 1/4 Section 5, & the SW 1/4 Section 4, T.1S. R.1W., S.L.B.&M Salt Lake City, Utah



PREPARED BY

**ESI ENGINEERING**

CORPORATION

2000 WEST 1000 SOUTH

SALT LAKE CITY, UTAH 84115

TEL: (801) 333-1728

RECORDED

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE \_\_\_\_\_ TIME \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$ \_\_\_\_\_

COUNTY NO. 001 SALT LAKE COUNTY RECORDER

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**Attachment B**  
**Applicant's Narrative**





**ESI Engineering, Inc.**

3500 South Main Suite 206  
Salt Lake City, Utah 84115

Tel: (801) 263-1752  
Fax: (801) 263-1780  
www.esieng.com  
Email: esi@esieng.com

March 14, 2008

Mayor Ralph Becker  
451 South State Street, Room 306  
Salt Lake City, UT 84111

Re: Request for Subdivision Amendment

Dear Mayor Becker,

This is a request for a subdivision amendment to the Buena Vista Subdivision at 2900 West and 700 South Street, Salt Lake City. The current plat for the subdivision includes various right-of-ways for alleys and streets across the property. The proposed subdivision amendment will close some of the streets and alleys in order to better utilize the property. Please consider this request for subdivision amendment.

Very truly yours

ESI ENGINEERING, INC.

Brian Campbell, PE

CC: Allen Kimball



CIVIL ENGINEERING

STRUCTURAL ENGINEERING

LAND SURVEYING

GPS



## **Attachment C Community Council Comments**



**Petition 400-08-11 Alley Closures & Petition 400-08-13 Street Closures  
Community Council / Citizen Group Input**

TO: Mike Harman, Chair of Poplar Grove Community Council

FROM: Michael D. Maloy, AICP, Planning Division Staff

DATE: May 6, 2008

RE: Alley and Street Closures

Applicant Allen Kimball, represented by Brian Campbell of ESI Engineering, is requesting the Salt Lake City Council approve petitions for alley closures and street closures affecting property located approximately between Fulton Street and Gladiola Drive (2900 West) and south of 500 South Street to the Union Pacific Railroad (north of 700 South Street). The purpose for the petitions is to facilitate development of an industrial subdivision. As part of this process, the applicant is required to solicit comments from the Poplar Grove Community Council. The purpose of the Community Council review is to inform the community of the project and solicit comments / concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. (Please note that the vote in favor or against is not as important to the Planning Commission as relevant issues that are raised by the Community Council for their review.) I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will present information at the meeting. Planning Staff may attend to clarify regulations, policies, and processes.

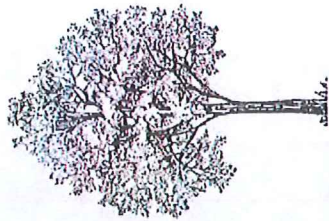
If the Community Council chooses to have a project presented to them, the applicant will only be required to meet with the Community Council once before the Planning Staff will begin processing the application. Where a project is located within the boundaries of more than one Community Council or where the project is within six hundred feet of the boundaries of other Community Councils, the Planning Division will hold an Open House. Community Council Chairs will be notified of the meeting and asked to notify the members about the meeting. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the Planning Commission. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the Planning Commission, via the Planning Division, for their review prior to the Planning Commission Public Hearing. I will also attend the meeting to answer any questions and listen to the comments made by the Community Council members.

Following are City adopted criteria that the Planning Commission will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below:

1. The request is made due to one of the following concerns: Lack of Use; Public Safety; Urban Design; Community Purpose.
2. Vacating the alley will not deny sole access or required off-street parking to any adjacent property.
3. Vacating the alley will not result in any property being landlocked
4. Vacating the alley will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner (if any) intends to build a garage requiring access from the property or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. Vacating the Alley furthers the City preference for disposing of an entire alley, rather than a small segment of it
7. The alley is not necessary for actual or potential rear access to residences or for accessory uses.

Please submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, PO BOX 145480, SLC, UT 84111; or by fax at (801) 535-6174, or by e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).

If you have any questions, please call me at 535-7118 or e-mail me at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).



# Poplar Grove Community Council

Meeting Agenda – 28 May 2008

Pioneer Police Precinct

1040 W. 700 S. Salt Lake City, Utah

6:30 p.m. – Land Use Issue

Permanent Street Closures in the Buena Vista Subdivision – *Kimball Equipment*

7:00 p.m. – Convene Community Council Meeting – *Mike Harman*

■ Welcome

7:05 p.m. – Police Report – *Detective Eldard*

7:20 p.m. – City Council Update – *Councilman Turner*

7:30 p.m. – Mayor's Report – *Michael Stott*

7:40 p.m. – Neighborhood Watch- Eagle Project – *Javier Cortez*

7:45 p.m. – Neighborhood House Celebration– *Jacob Brace*

7:55 p.m. – Partners in the Park – *Joel Arriaga*

8:05 p.m. – Unity Center Opening – *Angela Romero*

8:15 p.m. – Community Announcement

8:20 p.m. – Adjourned until 25 June 2008 (Neighborhood Watch Training)

Respectfully Submitted by J. Michael Clára – Secretary → 521-3223



COMMUNITY COUNCIL COMMENTS:

The above referenced applicant met with the Poplar Grove Community / Neighborhood Council on 5/28/08, 2008. Approximately 5 people attended the meeting. Those in attendance made the following comments relating to the project:

Street & Alley Closures in Buena  
Vista Subdivision. Those in attendance were supportive  
of this project. ~~Also~~ The comment "anything out there  
is better than what is there now." A  
motion was made during our Community Council  
Meeting to support this project. That motion  
passed.

In general, was the group supportive of the project?

yes

Signature of the Chair or Group Representative:

Paul Han

**Attachment D  
Citizen Letter**



June 15, 2010

To: Salt Lake City Planning Commission

Attention: Michael Maloy

Subject: Parcel number 15-04-357-001-0000  
at 583 S. Bellflower Street.

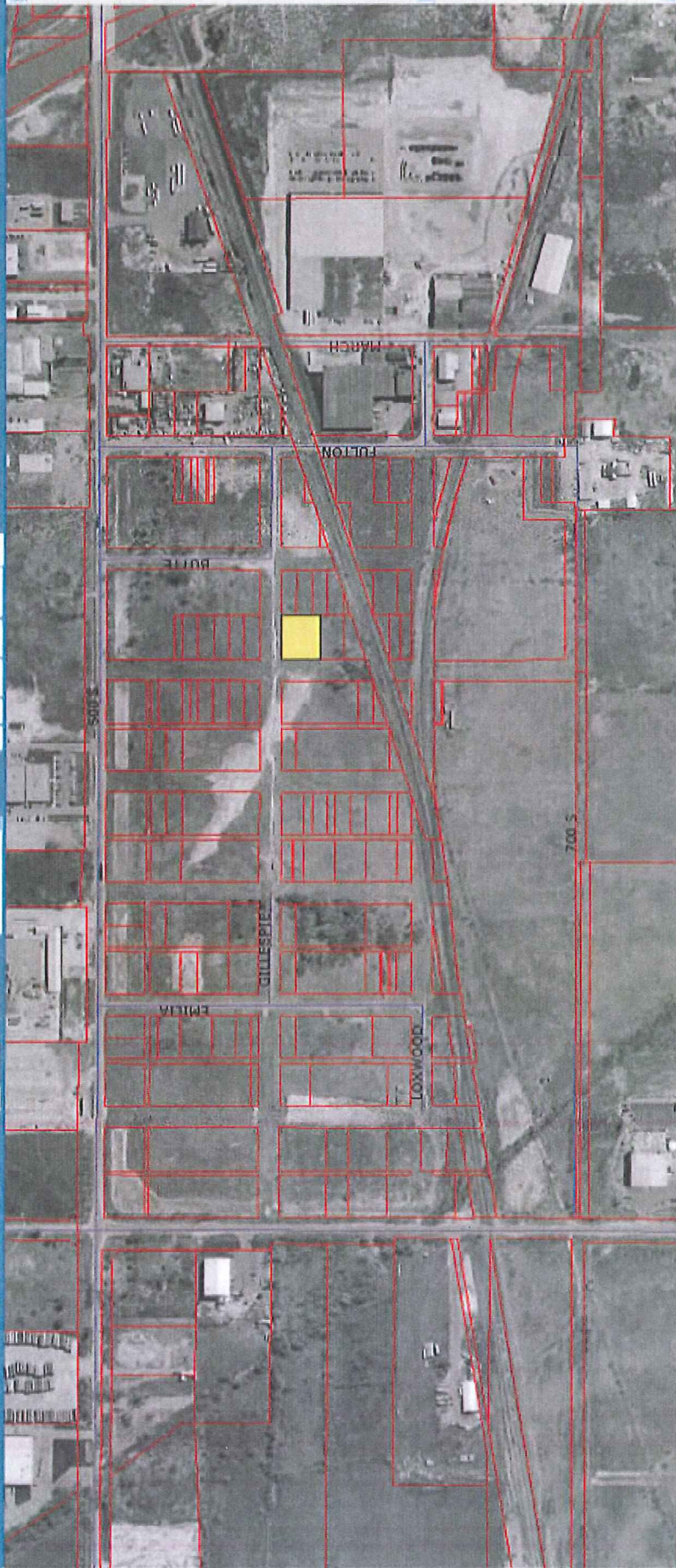
As per our phone conversation on June 15, 2010,  
regarding property in Buena Vista Subdivision.  
Our family would object to closure of  
streets & alleys around our property as  
it might lower property value. Also  
would deny us access.

We have attempted to sell at below  
assessed value to neighboring land  
owner and they said no.

Please send confirmation back of  
receiving this letter. If there is any  
need to contact us please call at  
623-561-6891.

Thank You,  
Nina Miller





### Address Information

#### Parcel Info

##### Swan

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
583 S BELLFLOWER ST	15-04-357-001-0000	VACANT LAND (INDUSTRIAL)	M-2 HEAVY MANUFACTURING DISTRICT
Parcel Sub Structure Addresses			
Owner: MILLER, NINA D; ET AL			
6910 W KIMBERLY WAY			
GLENDALE, AZ 85308-			
Legal BUENA VISTA			
DESC: LOTS 18 THRU 22, BLK 14, BUENA VISTA, TOGETHER WITH 1/2			
VACATED ALLEY ABUTTING ONE 4677-1424 6141-2507 9372-4647			
*** MILLER, NINA D 1/4 INT			
*** GRIGG, EDWARD J 1/4 INT			
*** MILLER, NINA D; TR 1/4 INT (CEGFTNM)			
*** MILLER, NINA D; TR 1/4 INT (CEGFTTM)			
1108			
C.C.: POPULAR GROVE			
C.D.: COUNCIL DISTRICT 2			
		Acreage:	0.42
		Land Value:	\$72400.00
		Taxable Value:	\$72400.00
		Bldg. Value:	\$0.00
		Final Value:	\$72400.00
		Green Belt value:	\$0.00



## **Attachment E Department Comments**

## Maloy, Michael

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**From:** Itchon, Edward  
**Sent:** Monday, May 04, 2009 10:49 AM  
**To:** Maloy, Michael  
**Subject:** 490-08-14 Subdivision amendment

**Categories:** Other

Issues:

The following issues are:

- Fire hydrants shall be within 400 feet of all exterior walls.
- Fire Department access roads shall be within 150 feet of all parts the building.
- Tbe basic road width shall be 20 foot clear and 13 foot 6 inches high.
- The turning radius is 45 feet out side and 20 foot inside.
- The road design is SH20.
- Dead ends shall not exceed 150 feet with out a turnaround.



# MEMORANDUM

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**DATE:** MAY 13, 2009  
**TO:** Michael Maloy, Planning Division  
**FROM:** Alan R. Michelsen, Building Services Division  
**SUBJECT:** Petition 490-08-14—Buena Vista Subdivision Amendment

---

I have reviewed the proposal for an amendment to the Buena Vista Subdivision. The Building Services Division has the following comments.

1. The properties are located in the airport influence zone B. An aviation easement is required.

Alan R. Michelsen  
Development Review Planner  
Building Services & Licensing  
(801) 535-7142  
[Alan.michelsen@slcgov.com](mailto:Alan.michelsen@slcgov.com)

## Maloy, Michael

---

**From:** Stoker, Justin  
**Sent:** Wednesday, June 10, 2009 1:47 PM  
**To:** Maloy, Michael  
**Cc:** Garcia, Peggy  
**Subject:** PLNPCM2009-00577 & PLNPCM2009-00576 Street closures and ally vacations

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

While it appears that there are no public utilities are located in the effected streets, as a condition of approval if any public water, storm drain, or sanitary sewer mains located in the effected streets are known or found to exist, those mains will either need to be abandoned with SLCPU approval and/or an easement the width of the roadway to remain with any exiting public utilities.

**Justin D. Stoker, PE, LEED® AP**  
**Salt Lake City Public Utilities**  
1530 S. West Temple, SLC, UT 84115  
ph. (801) 483-6786 - [justin.stoker@slcgov.com](mailto:justin.stoker@slcgov.com)



Please consider the environment before printing this e-mail



## Maloy, Michael

---

**From:** Stoker, Justin  
**Sent:** Wednesday, May 05, 2010 4:31 PM  
**To:** Maloy, Michael  
**Cc:** Garcia, Peggy  
**Subject:** Buena Vista Subdivision (Amendment PLNSUB2009-00575, Street Closure PLNPCM2009-00577 and -00576)

**Categories:** Other

I have finished reviewing the proposal for the Buena Vista Subdivision and offer the following comments:

We have no objection to the proposal to vacate the proposed streets. There are no public utilities in those streets that would be effected by the proposed vacation.

We have no objection to the proposed amendment to the subdivision plat. Our concerns are with the subdivision plans. Understand that our review here was in regards to the subdivision amendment and not for the subdivision improvements. For review and permits on the subdivision improvements please make a proper submittal to our department with 100% civil drawings having addressed the following comments.

- Retention basins are typically not allowed. This area is prone to high ground water and is not suitable for retention basins. Please provide infiltration calculations and seepage data to support a retention basin.
- A Technical Drainage Study is required for the project to show that the retention basin is sized appropriately and that the storm drain pipes are sized appropriately. If there is to be additional detention/retention onsite as part of the individual lot developments, then this should be addressed in this Master Drainage Study. The drainage should comply with the City's restrictive discharge policy.
- Grading and Drainage plans should identify the FEMA designated flood zones for the project and design accordingly. The plat will need to identify the minimum finish floor elevations of the structures in the project based upon the 100-year water surface elevation of the Gladiola drainage ditches.
- Master Plan improvements are proposed along Gladiola Street. This project will need to incorporate the master planned facilities along Gladiola into the improvements of this subdivision. Coordinate with Bernard Mo at 801-483-6835 regarding the improvements and timing of construction of those improvements.
- A 12-inch sanitary sewer main is proposed to be connected to the trunk line in Gladiola. The connection to Gladiola will need to be made via manhole, but will need to be done above the spring line of the pipe, not at the invert. The new 12-inch sewer line will lead to backups and clogging if connected below the normal flow elevation of the trunk line.
- Other comments may be forthcoming when full-size, complete set of plans are submitted to us for review.

**Justin D. Stoker, PE, LEED® AP, CFM**  
**Salt Lake City Public Utilities**  
1530 S. West Temple, SLC, UT 84115  
ph. (801) 483-6786 - [justin.stoker@slcgov.com](mailto:justin.stoker@slcgov.com)



Please consider the environment before printing this e-mail

## Maloy, Michael

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**From:** Faulkner, Shari  
**Sent:** Wednesday, May 05, 2010 3:12 PM  
**To:** Maloy, Michael  
**Cc:** Nielson, Paul  
**Subject:** Buena Vista Subdivision

**Categories:** Other

Michael:

Paul and I have reviewed the above proposed plat. As I mentioned on the phone, we prefer to have a title report to do the review. Otherwise we are unable to refer to specific requirements, such as proper owner's declarations, the identification of easements, consents of secured parties, payment of taxes and other such information that is reflected in the title report. This helps prevent the requirement of re-doing a mylar and other delays when the final plat is submitted.

With that said, we have the following generic recommendations for this proposed plat:

1. The mylar is to be 22" x 34" with the top of the sheet facing North or West;
2. Corners of adjoining subdivisions are to be identified;
3. Sidelines of all easements are to be shown by fine dashed lines;
4. High water line, if adjacent to a waterway, is to be shown with a continuous line;
5. Lots subject to a 100-year storm are to be shown with fine, continuous lines;
6. Date of the survey is to be reflected in the surveyor's certificate;
7. The name of the owner(s) is to be reflected in the owner's dedication;
8. Underground and overhead easements are to be reflected;
9. Utility easements are to be identified; and
10. Signatures and notary blocks in Consent(s) to Record by holder(s) of a security interest are to be included.

Please let Paul or me know if you have any questions.

*Shari D. Faulkner*  
*Paralegal*  
*Salt Lake City Attorney's Office*  
*(801) 535-7632*

**IMPORTANT:** E-mail from the City Attorney's Office is likely to contain confidential and privileged material for the sole use of the intended recipient. The use, distribution, transmittal or re-transmittal of any such communication is prohibited without the express approval of the City Attorney or a Deputy City Attorney in writing or by e-mail. If you are not the intended recipient, please contact the sender and delete all copies.

**Maloy, Michael**

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**From:** Drummond, Randy  
**Sent:** Thursday, June 04, 2009 9:21 AM  
**To:** Maloy, Michael  
**Cc:** Weiler, Scott; Walsh, Barry; Stewart, Brad; Adams, Jeff  
**Subject:** Street Closures and Alley Vacations - proposed Buena Vista Subdivision - Engineering Division Comments - PLNPCM2009-00577 & PLNPCM2009-0576

**Categories:** Other

Inasmuch as this proposed vacation and closure request facilitates the development of the proposed Buena Vista Subdivision Amendment, we have no concerns in this regard.



TO: MICHAEL MALOY, AICP, PRINCIPAL PLANNER, PLANNING  
DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: MAY 3, 2010

SUBJECT: **Buena Vista Amended Subdivision - Phase 1**  
**600 South Gladiola Street and 600 South Fulton Street**  
**Preliminary Plat – PLNSUB2009-00575**

City Engineering review comments dated May 6, 2009 are *revised* as follows:

1. *This is a 3 lot industrial subdivision. Based on the information submitted with the lot layout, the applicant is proposing to develop 2 industrial lots with frontage on Gladiola Street, 500 South, Emilia Street and Gillespie Avenue, and another industrial lot with frontage on Fulton Street, and Bellflower Street (Emilia Street and Gillespie Street are platted but un-improved streets). Lots A and B have frontage on Flordale Street and Loxwood Street, and the developer is proposing closure of these two streets and existing alleys within the Buena Vista Subdivision as shown on the plat. Lot C, as shown, will also require closure of Butte Street and Loxwood Avenue. Lots A and B will require the improvement of Gillespie Avenue and Emilia Street with curb, gutter, sidewalk and full-width asphalt pavement along both Gillespie Avenue and Emilia Street, plus the inclusion of all of Emilia Street on the plat. As per SLC Transportation, a portion of both Emilia Street and Gillespie Avenue can be closed. This request will also include the pavement of a temporary turn-around at the south end of Emilia Street, but not one on the east end of Gillespie Avenue, that is shown on the plat. Lot C will also require the improvement of Fulton Street with curb, gutter, sidewalk and asphalt pavement.*
2. A Standard Form Agreement for Waiver of Public Way Improvements (Waiver Form) is required for Gladiola Street and 500 South along the frontage of the Lots A and B. Improvements on each of these streets will be installed as a Special Assessment Area (SAA) at a future time.
3. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of constructing the roadway improvements. The agreement also requires the payment of a stepped fee based on the estimated cost of roadway improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.

Michael Maloy  
Buena Vista Subdivision Amendment Phase 1  
May 3, 2010  
Page 2

4. SLC Transportation must review and approve street geometrics and street lighting.
5. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.
6. The plan & profile drawings for the proposed new streets must comply with Salt Lake City Engineering design regulations. Some of the significant requirements are as follows:

Minimum design grade is 0.50%.

The profile view for top of curb on each side and centerline must be shown.

The horizontal scale shall be 1"=20', 1"=30' or 1"=40'. The vertical scale shall be one-tenth the horizontal scale.

The minimum size lettering shall be 1/10" and capital letters shall be used.

The north arrow shall point toward the top or left of the sheet with stationing progressing from west to east or from **north to south**.

The following approval signatures are required on the cover sheet for the project:

SLC Transportation for approval of street geometrics and street lighting.

SLC Fire Department

SLC Public Utility Department (sewer, water & drainage improvements)

SLC Engineering Division (street design)

7. Sewer and water improvements must conform to the requirements of the SLC Public Utility Department and a permit is required from the SLC Public Utility Department for their installation in the public way.
10. The drainage design must also conform to the requirements of the SLC Public Utility Department. The drainage from Gillespie Avenue, and Emilia Street shall comply with the drainage plan for Gladiola Street as contained in the plans on file with our Division, prepared by Lochner.
11. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan (SWPP) must also be submitted to SLC Public Utilities.

cc: Scott Weiler  
Brad Stewart  
Barry Walsh  
Vault



**Maloy, Michael**

---

**From:** Walsh, Barry  
**Sent:** Thursday, June 04, 2009 10:23 AM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin; Weiler, Scott; Itchon, Edward; Garcia, Peggy; Curt, Lynn; Butcher, Larry; Spencer, John  
**Subject:** Pet PLNPCM2009-00577 00576 Alley Street closures  
**Categories:** Other

June 4, 2009

Michael Maloy, Planning

Re: Petition PLNPCM2009-00576 and PLNPCM2009-00577 - to close streets and vacation/closure of alleys located in the area of 500 South to 700 South and 3000 West to Gladiola.

The division of transportation review comments and recommendations are as follows:

The proposed vacation and closure of the alleys and roadways shown is in keeping with current Buena Vista Subdivision proposal phase I, petition 490-08-14 to develop three lots.

The corridors noted for vacation and closure have not been improved.

There is a discrepancy as to roadway names per the submitted drawings and the county Sid well GIS data base.

We recommend approval subject to full subdivision development per the proposed plans to current city standards.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Scott Weiler, P.E.  
Ted Itchon, Fire  
Peggy Garcia, Public Utilities  
Lynn Curt, city Surveyor.  
Larry Butcher, Permits  
John Spencer, Property Management  
File

## Maloy, Michael

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**From:** Walsh, Barry  
**Sent:** Wednesday, May 06, 2009 1:48 PM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin; Weiler, Scott; Drummond, Randy; Garcia, Peggy; Itchon, Edward; Spencer, John; Butcher, Larry  
**Subject:** Pet 490-08-14 Buena Vista Amendment  
**Categories:** Program/Policy

May 6, 2009

Michael Maloy, Planning

Re: Buena Vista Subdivision Amendment Phase I – Three Lot development at 500 South, Gladiola Avenue, Emilia, Gillespie and Fulton frontages. Petition 490-08-14 for Allen Kimball.

The division of transportation review comments and recommendations are as follows:

For lots 1 and 2, right of way dedications for a 42 foot half width is required along Gladiola Avenue and 500 South. The roadway improvements are subject to SID agreements with Engineering.

Full roadway development is required for Emilia Street and Gillespie Avenue as; 44 foot industrial locals on 66 foot right of ways with the south cul de sac portion of Emilia Street being a 40 foot roadway on 56 foot ROW terminating with a 55 foot radii curb in a 63' radii ROW.

For Lot 3, half width roadway development is required for Fulton Street as a 44 foot industrial local on 66 foot right of way with a minimum of 30 foot pavement development.

All improvements include sidewalks and street lighting. Arterial roadways require walks on both sides of the roadway, and local roadway may be limited to the south and west sides of the roadway, but are incurraged on both sides.

All platted but un-improved street and alleys with in the Phase I 3 lot proposed subdivision amendment will require the closure and vacation as contained within the existing, platted Buena Vista Subdivision.

The drawings submitted are conceptual only. They need full dimensions etc. and the details conflict with the plans as to park strip or sidewalk as back of curb.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Scott Weiler, P.E.  
Randy Drummond, P.E.  
Peggy Garcia, Public Utilities  
Ted Itchon, Fire  
John Spencer, Property Management  
Larry Butcher, permits  
File



# **SALT LAKE CITY CORPORATION**

JOHN P. SPENCER  
REAL PROPERTY MANAGER

DEPARTMENT OF CAPITAL ASSET MANAGEMENT  
PROPERTY MANAGEMENT

RALPH BECKER  
MAYOR

---

## **INTERNAL M E M O R A N D U M**

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**To: Michael Maloy, AICP, Principal Planner, Planning Division, PO Box 145480**

**cc: Paul Nielson, Senior City Attorney  
Larry Butcher, Building Services  
Peggy Garcia, Public Utilities  
Scott Weiler, Engineering  
Ted Itchon, Fire Protection Engineer  
Orion Goff, Business Licensing/Permitting  
Barry Walsh, Transportation  
Rich Brede, Police (Fusion Division)**

**ALLEY VACATION/CLOSURE AND STREET CLOSURE (PLNCPCM2009-005577 AND  
PLNPCM2009-0576)  
500 South 2900 West**

Property Management has reviewed the petition request and has the following comments. Even though the streets and alleys exist on the plat only, it will still be necessary for the petitioner to pay for those closures per City policy. Property Management can determine an approximate value using the method of "over the fence", or the petitioner can engage an MAI appraiser from the City's approved list to make that determination. Either way, City code requires fair market consideration for any conveyance, and this should be a requirement contained within the ordinance.

John P. Spencer,  
Property Manager  
Capital Assets Management

LOCATION: 451 SOUTH STATE STREET, ROOM 225, SALT LAKE CITY, UTAH 84111-3104

MAILING ADDRESS: PO BOX 145460, SALT LAKE CITY, UTAH 84114-5460

TELEPHONE: 801-535-7133 FAX: 801-535-6690

WWW.SICPURCHASING.COM

## Maloy, Michael

---

**From:** Miller, David  
**Sent:** Thursday, June 17, 2010 11:16 AM  
**To:** Maloy, Michael  
**Cc:** McCandless, Allen  
**Subject:** RE: Airport Comments on Buena Vista Sub Amend PLNSUB2009-00575

**Categories:** Other

Mike,

Thank you for a notice regarding *Buena Vista Subdivision Phase 1* which is ) located approximately between Gladiola Street (3400 West) and Fulton Street (3000 West), and between 500 South and 625 South. This address is in the Salt Lake City's airport influence zone "B" and is listed as a high noise impact zone. Salt Lake City requires an avigation easement for new development in this zone. The owner or developer should contact me at the address or email below, to complete the avigation easement. This project is in the One Engine Inoperable (OEI) slope for Runway 34R& Runway 35 and has a height restriction of approximately 100' above ground level (AGL) and is approximately 4327'(MSL).

David Miller  
Airport Principal Planner  
Salt Lake City Department of Airports  
P.O. Box 145550  
Salt Lake City, UT 84114-5550  
801.575.2972  
[david.miller@slcgov.com](mailto:david.miller@slcgov.com)

---

**From:** Maloy, Michael  
**Sent:** Thursday, June 17, 2010 10:21 AM  
**To:** Miller, David  
**Cc:** McCandless, Allen  
**Subject:** Airport Comments on Buena Vista Sub Amend PLNSUB2009-00575  
**Importance:** High

David:

Thank you for returning my call this morning. As per our conversation, I would like confirmation that the following comments will be required for City approval of a pending subdivision amendment known as the *Buena Vista Subdivision Phase 1* (Petition PLNSUB2009-00575) located approximately between Gladiola Street (3400 West) and Fulton Street (3000 West), and between 500 South and 625 South (see attached documents):

**Department of Airports:** Airport Planning reviewed the proposed subdivision amendment request and provided the following comments:

1. The subject property is in Salt Lake City's Airport Influence Zone B and is listed as an area exposed to high levels of aircraft noise, and having specific height restrictions.
2. Salt Lake City requires an avigation easement for new development in this zone. The owner or developer should contact David Miller at 575-2972 to complete the avigation easement.

3. This project creates no observed impacts to airport operations.

To facilitate the aviation easement agreement, the applicant is Allen Kimball and can be reached at (801) 972-2121.

For your information, this petition has been scheduled for a public hearing on June 23, 2010.

Thank you for your consideration and I look forward to receiving your response.

Sincerely,

Michael Maloy, AICP  
Principal Planner  
Salt Lake City Corp  
PO Box 145480  
451 S State Street Rm 406  
Salt Lake City, Utah 84114-5480  
(801) 535-7118 Office  
(801) 535-6174 Fax  
[michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)



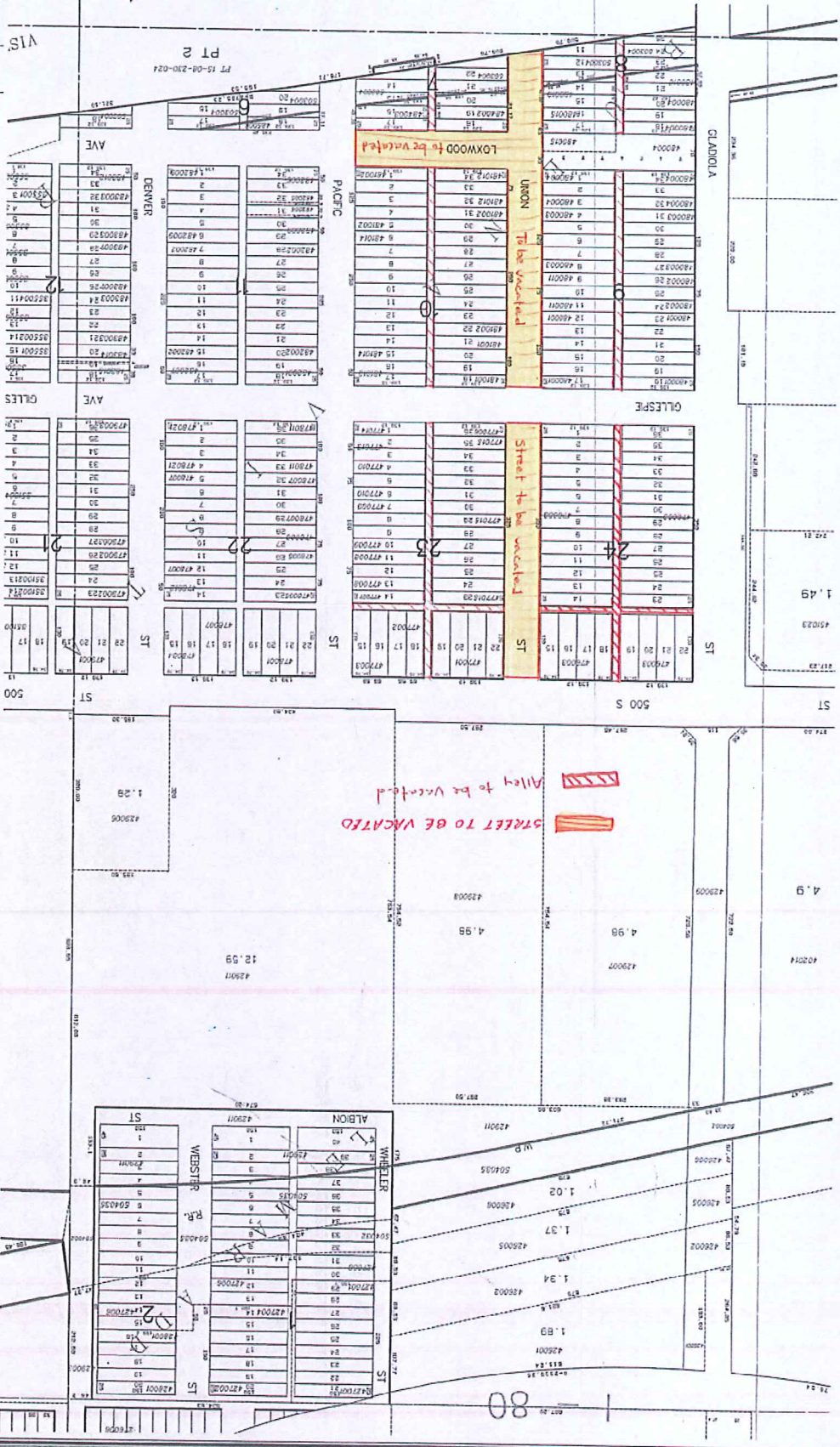
## **Attachment F Street and Alley Closure Map**

15-05-42

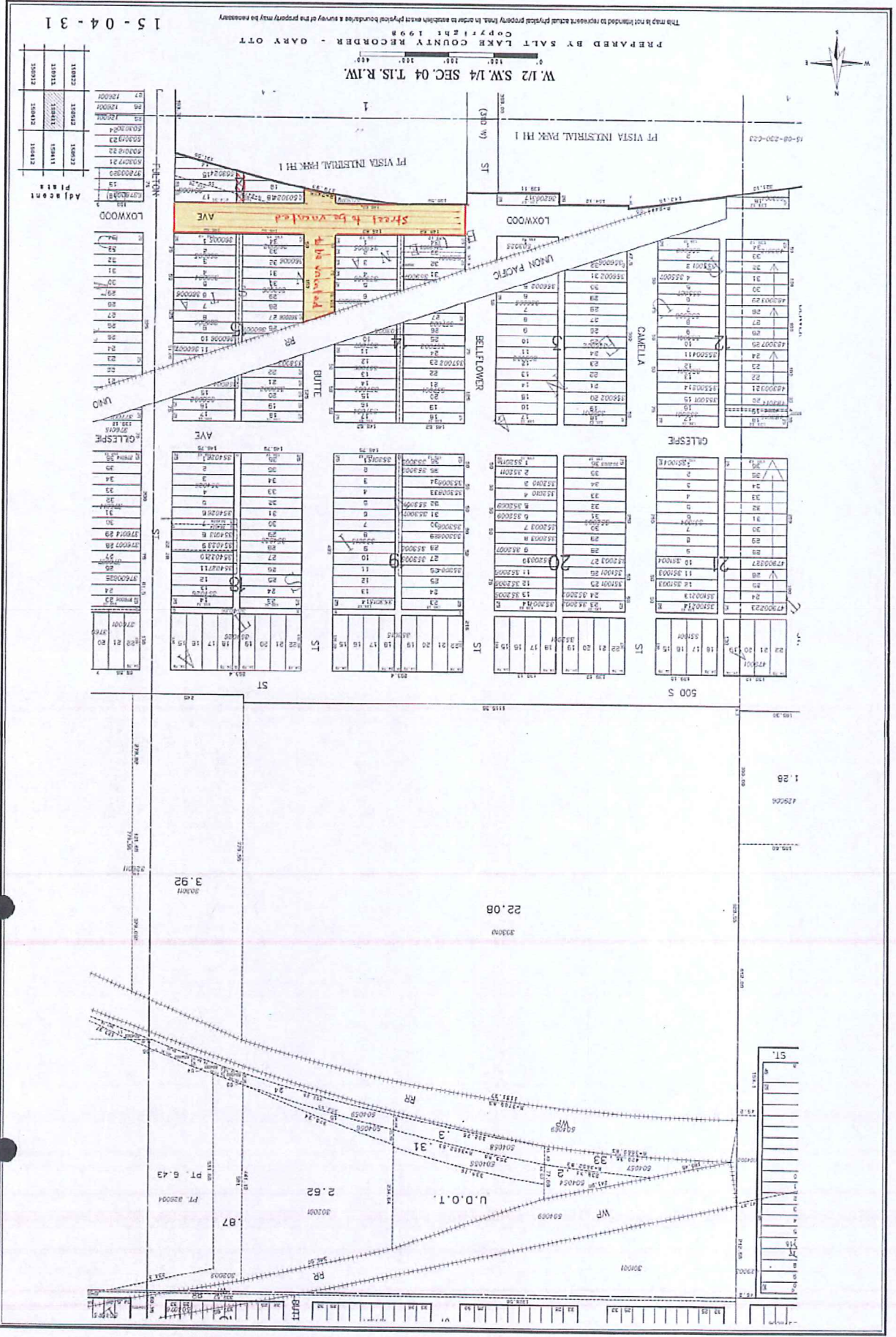
PREPARED BY SALT LAKE COUNTY RECORDER - GARY OTT  
COPYRIGHT 1998  
E. 1/2 S.E. 1/4 SEC. 05 T.15 S. R.1W.



150823	150814	150823
150822	150813	150822
150821	150812	150821







PREPARED BY SALT LAKE COUNTY RECORDER - GARY OTT  
COPYRIGHT 1998  
This map is not intended to represent actual physical property lines. In order to establish exact physical boundaries a survey of the property may be necessary.

15-04-31

Adjacent Plots

150022	150023	150024	150025
150026	150027	150028	150029
150030	150031	150032	150033
150034	150035	150036	150037



**Streets & Alleys to be Vacated for the Proposed Amended Lots of Buena Vista  
Amended Subdivision Phase 1**

**Floradale Street Located in the Amended Lot A**

All of Floradale Street located between 500 South Street and the northerly right of way line of Gillespie Ave. in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said portion of street being described as follows:

Beginning at the Northwest Corner of Block 23 of said subdivision, said corner is N. 89°55'35" E. 397.25 feet coincident with the monument line of said 500 South Street, and S. 0°08'28" E. 33.00 feet coincident with the extension of the westerly block line of said Block 23 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°08'28" E. 493.00 feet; thence S. 89°55'34" W. 70.00 feet to the southeast corner of Block 24; thence N. 0°08'28" W. 493.00 feet; thence N. 89°55'35" E. 70.00 feet coincident with the southerly right of way line of 500 South Street to the point of beginning. The above described part of Floradale Street contains 34,511 square feet or 0.792 acre more or less.

**Alley of Block 23 Located in the Amended Lot A**

All of the alleys located in Block 23 in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said alleys being described as follows:

Beginning at the Northwest Corner of Lot 18 in Block 23 of said subdivision, said corner is N. 89°55'35" E. 551.88 feet coincident with the monument line of said 500 South Street, and S. 0°09'14" E. 33.00 feet coincident with the extension of the westerly lot line of said Lot 18 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°09'14" E. 130.00 feet; thence N. 89°55'34" E. 139.67 feet; thence S. 0°10'01" E. 13.00 feet; thence S. 89°55'34" W. 139.67 feet; thence S. 0°09'14" E. 350.00 feet to the southwest corner of Lot 1 of said block; thence S. 89°55'34" W. 15.00 feet; thence N. 0°09'14" W. 350.00 feet; thence S. 89°55'34" W. 139.67 feet; thence N. 0°08'28" W. 13.00 feet; thence N. 89°55'34" E. 139.67 feet; thence N. 0°09'14" W. 130.00 feet; thence N. 89°55'35" E. 15.00 feet coincident with the southerly right of way line of 500 South Street to the point of beginning. The above described alleys in Block 23 contain 11,026 square feet or 0.253 acre more or less.

**Alley of Block 24 Located in the Amended Lot A**

All of the alleys located in Block 24 in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said alleys being described as follows:

Beginning at the Northwest Corner of Lot 18 in Block 24 of said subdivision, said corner is N. 89°55'35" E. 187.62 feet coincident with the monument line of said 500 South Street, and S. 0°07'41" E. 33.00 feet coincident with the extension of the westerly lot line

of said Lot 18 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°07'41" E. 130.00 feet; thence N. 89°55'34" E. 139.67 feet; thence S. 0°08'28" E. 13.00 feet; thence S. 89°55'34" W. 139.67 feet; thence S. 0°07'41" E. 350.00 feet to the southwest corner of Lot 1 of said block; thence S. 89°55'34" W. 15.00 feet; thence N. 0°07'41" W. 350.00 feet; thence S. 89°55'34" W. 139.65 feet; thence N. 0°06'56" W. 13.00 feet; thence N. 89°55'34" E. 139.65 feet; thence N. 0°07'41" W. 130.00 feet; thence N. 89°55'35" E. 15.00 feet coincident with the southerly right of way line of 500 South Street to the point of beginning. The above described alleys in Block 24 contain 11,026 square feet or 0.253 acre more or less.

#### **Loxwood Ave. Located in the Amended Lot B**

All of Loxwood Ave. located between the vacated portion of Loxwood Ave. as recorded at the Salt Lake County Recorder's Office Entry #2176944 and the westerly right of way line of Emilia Street in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said portion of street being described as follows:

Beginning at the Southeast Corner Lot 1, Block 9 of said subdivision, said corner is N. 89°55'35" E. 327.25 feet coincident with the monument line of 500 South Street, and S. 0°08'28" E. 1021.00 feet coincident with the easterly block line of said Block 9 and the extension thereof from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence N. 89°55'34" E. 364.72 feet; thence S. 0°10'01" E. 70.00 feet to the northeast corner of Lot 17 of Block 7; thence S. 89°55'34" W. 364.76 feet; thence N. 0°08'28" W. 70.00 feet coincident with the easterly line of said vacated Loxwood Ave. to the point of beginning. The above described part of Loxwood Ave contains 25,532 square feet or 0.586 acre more or less.

#### **Floradale Street Located in the Amended Lot B North of Loxwood**

All of Floradale Street located between the southerly right of way line of Gillespie Ave. and the northerly right of way line of Loxwood Ave in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said portion of street being described as follows:

Beginning at the Northwest Corner of Block 10 of said subdivision, said corner is N. 89°55'35" E. 397.25 feet coincident with the monument line of 500 South Street, and S. 0°08'28" E. 596.00 feet coincident with the extension of the westerly block line of said Block 10 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°08'28" E. 425.00 feet; thence S. 89°55'34" W. 70.00 feet to the southeast corner of Lot 1 of Block 9 of said subdivision; thence N. 0°08'28" W. 425.00 feet; thence N. 89°55'34" E. 70.00 feet coincident with the southerly right of way line of said Gillespie Ave. to the point of beginning. The above part of Floradale Street contains 29,750 square feet or 0.683 acre more or less.

#### **Floradale Street Located in the Amended Lot B South of Loxwood**



All of Floradale Street located between the southerly right of way line of Loxwood Ave. and the northerly railroad right of way line in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said portion of street being described as follows:

Beginning at the Northwest Corner of Block 7 of said subdivision, said corner is N. 89°55'35" E. 397.25 feet coincident with the monument line of 500 South Street, and S. 0°08'28" E. 1091.00 feet coincident with the extension of the westerly block line of said Block 7 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°08'28" E. 86.09 feet to said northerly railroad right of way line; thence S. 81°53'58" W. 70.68 feet coincident with said northerly railroad right of way line; thence N. 0°08'28" W. 95.96 feet; thence N. 89°55'34" E. 70.00 feet coincident with the southerly right of way line of said Loxwood Ave. to the point of beginning. The above described part of Floradale Street contains 6,372 square feet or 0.146 acre more or less.

#### **Alley of Block 7 Located in the Amended Lot B**

All of the alley located in Block 7 north of the northerly railroad right of way line in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said alley being described as follows:

Beginning at the Northwest Corner of Lot 17 in Block 7 of said subdivision, said corner is N. 89°55'35" E. 551.88 feet coincident with the monument line of 500 South Street, and S. 0°09'14" E. 1091.00 feet coincident with the extension of the easterly alley line of said Block 7 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°09'14" E. 64.25 feet to said railroad right of way line; thence S. 81°53'58" W. 15.15 feet coincident with said railroad right of way line; thence N. 0°09'14" W. 66.37 feet; thence N. 89°55'34" E. 15.00 feet coincident with the southerly right of way line of Loxwood Ave. to the point of beginning. The above described alley in Block 7 contains 980 square feet or 0.022 acre more or less.

#### **Alley of Block 8 Located in the Amended Lot B**

All of the alley located in Block 8 north of the northerly railroad right of way line in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said alley being described as follows:

Beginning at the Northwest Corner of Lot 17 in Block 8 of said subdivision, said corner is N. 89°55'35" E. 187.62 feet coincident with the monument line of 500 South Street, and S. 0°07'41" E. 1091.00 feet coincident with the extension of the easterly alley line of said Block 8 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°07'41" E. 115.68 feet to said railroad right of way line; thence S. 81°53'58" W. 15.15 feet coincident with said railroad right of way line; thence N. 0°07'41" W. 117.80 feet; thence N. 89°55'34" E. 15.00 feet coincident with the southerly right of way line of Loxwood Ave. to the point of



beginning. The above described alley in Block 8 contains 1,751 square feet or 0.040 acre more or less.

**Alley of Block 9 Located in the Amended Lot B**

All of the alley located in Block 9 in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said alley being described as follows:

Beginning at the Northwest Corner of Lot 17 in Block 9 of said subdivision, said corner is N. 89°55'35" E. 187.62 feet coincident with the monument line of 500 South Street, and S. 0°07'41" E. 596.00 feet coincident with the extension of the easterly alley line of said Block 9 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°07'41" E. 425.00 feet; thence S. 89°55'34" W. 15.00 feet coincident with the vacated northerly right of way line of Loxwood Ave. said vacating ordinance recorded at the Salt Lake County Recorder's Office Entry #2176944; thence N. 0°07'41" W. 425.00 feet; thence N. 89°55'34" E. 15.00 feet coincident with the southerly right of way line of Gillespie Ave. to the point of beginning. The above described alley in Block 9 contains 6,375 square feet or 0.146 acre more or less.

**Alley of Block 10 Located in the Amended Lot B**

All of the alley located in Block 10 in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said alley being described as follows:

Beginning at the Northwest Corner of Lot 17 in Block 10 of said subdivision, said corner is N. 89°55'35" E. 551.88 feet coincident with the monument line of 500 South Street, and S. 0°09'14" E. 596.00 feet coincident with the extension of the easterly alley line of said Block 10 from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S. 0°09'14" E. 425.00 feet; thence S. 89°55'34" W. 15.00 feet coincident with the northerly right of way line of Loxwood Ave.; thence N. 0°09'14" W. 425.00 feet; thence N. 89°55'34" E. 15.00 feet coincident with the southerly right of way line of Gillespie Ave. to the point of beginning. The above described alley in Block 10 contains 6,375 square feet or 0.146 acre more or less.

**Butte Street Located in the Amended Lot C**

All of Butte Street located between the southerly railroad right of way line and the northerly right of way line of Loxwood Ave. in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said portion of street being described as follows:

Beginning at the Southeast Corner of Block 14 of said subdivision, said corner is N. 89°55'35" E. 2148.56 feet coincident with the monument line of 500 South Street, and S. 0°16'13" E. 1021.00 feet coincident with the easterly block line of said Block 14 and the extension thereof from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence N. 0°16'13" W. 185.28 feet to said southerly railroad right of way line; thence N. 71°38'21" E. 73.64 feet coincident with

said railroad right of way line; thence S.  $0^{\circ}16'13''$  E. 208.38 feet; thence S.  $89^{\circ}55'34''$  W. 70.00 feet coincident with said right of way line of Loxwood Ave. to the point of beginning. The above described part of Butte Street contains 13,778 square feet or 0.316 acre more or less.

**Loxwood Ave. Located in the Amended Lot C**

All of Loxwood Ave. located between the westerly right of way line of Fulton Street, the easterly right of way line of Bellflower Street, and northerly of the northerly railroad right of way line in Buena Vista Subdivision as recorded in the Salt Lake County Recorder's Office. Said portion of street being described as follows:

Beginning at the Southeast Corner of Block 15 of said subdivision, said corner is N.  $89^{\circ}55'35''$  E. 2512.82 feet coincident with the monument line of 500 South Street, and S.  $0^{\circ}17'47''$  E. 1021.00 feet coincident with the easterly block line of said Block 15 and the extension thereof from the Salt Lake City Street Monument at the intersection of said 500 South and Gladiola Street; and running thence S.  $0^{\circ}17'47''$  E. 70.00 feet coincident with said right of way line of Fulton Street; thence S.  $89^{\circ}55'34''$  W. 197.78 feet to said northerly railroad right of way line; thence westerly 467.59 feet along the arc of a 2475.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears N.  $81^{\circ}42'28''$  W. for a distance of 466.90 feet) coincident with said railroad right of way; thence N.  $0^{\circ}14'40''$  W. 2.07 feet coincident with said right of way line of Bellflower; thence N.  $89^{\circ}55'34''$  E. 659.45 feet to the point of beginning. The above described part of Loxwood Ave. contains 27,044 square feet or 0.621 acre more or less.