



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com

Date: March 11, 2020

Re: PLNPCM2019-00567 – Maplewood Addition Street Closure
PLNSUB2019-00755 – NT Redevelopment Subdivision Amendment

Street Closure & Subdivision Amendment

PROPERTY ADDRESS: Approximately 6780 W North Temple
MASTER PLAN: Northwest Quadrant Master Plan
ZONING DISTRICT: M-1 Light Manufacturing
OVERLAY DISTRICT: IP Inland Port

REQUEST: Corbin Bennion, the engineer representing the School and Institutional Trust Lands Administration, adjacent property owner, is requesting to close the streets dedicated in the Maplewood Addition subdivision located north of Interstate I-80 and west of the Salt Lake International Airport. The subdivision was platted in 1911 but never developed as intended. The applicant would like to close the streets to incorporate it into the adjacent parcel.

The Planning Commission's role in this application is to provide a recommendation to the City Council for the street closure request. The City Council will make the final decision regarding the requests.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council for the request to close the sections of the subject streets and to amend the associated subdivision with the following condition:

1. The applicant shall submit a final plat application for the subdivision amendment.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Property Photographs](#)
- C. [Maplewood Subdivision Plat](#)
- D. [Application Materials](#)
- E. [Analysis of Standards – Street Closure](#)
- F. [Analysis of Standards – Subdivision Amendment](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

BACKGROUND: The proposed street closure involves six unimproved streets dedicated in the Maplewood Addition subdivision, platted in 1911. All dedicated streets were designed to connect to the existing road network on eastern portions of the city through future subdivisions. The streets running east to west were named South Temple, First and Second Avenues to reflect the street nomenclature existing in the Avenues neighborhood.

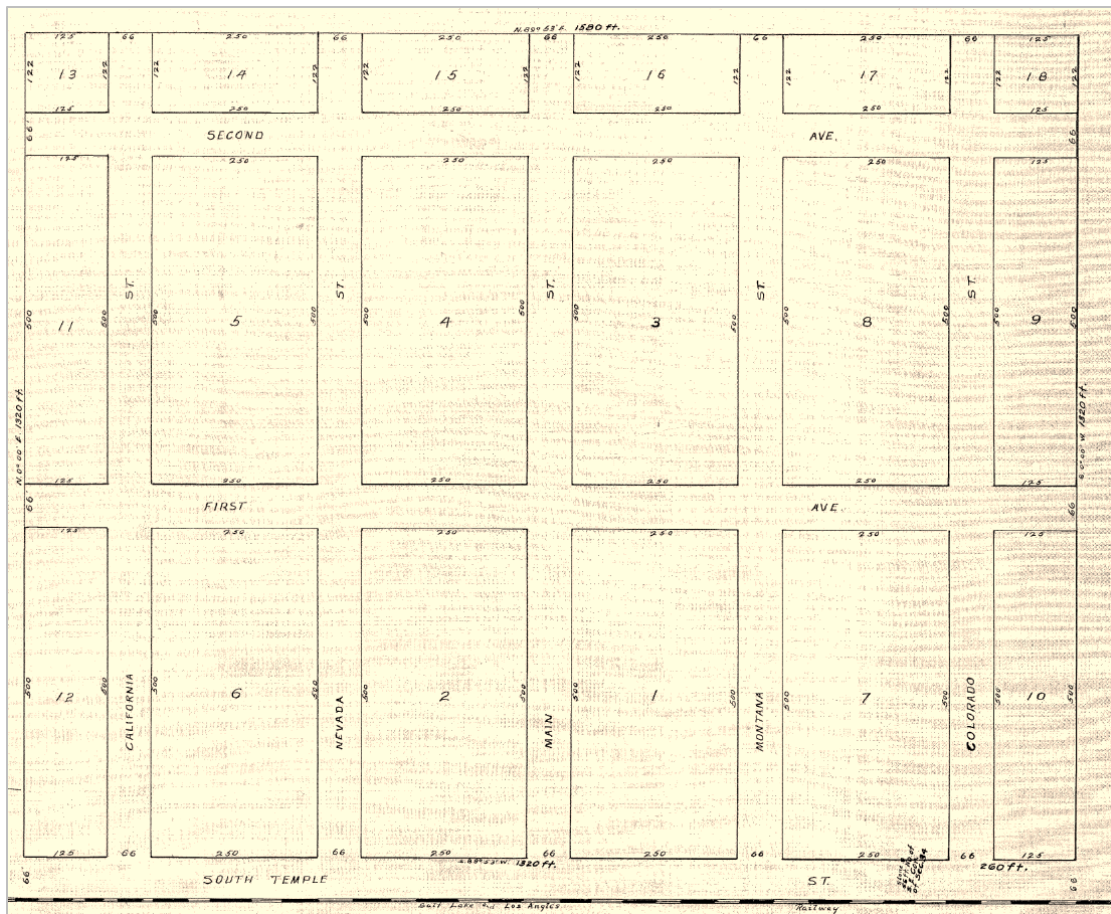


Figure 1 – Original plat

None of the blocks or the streets in the Maplewood Addition subdivision were ever developed. The connection to eastern portions of the city was hindered by development that occurred after the plating of the subdivision and directed the northwest quadrant area to industrial development rather than residential. Similar subdivisions east of the property were vacated through city processes to give room to the airport and its associated infrastructure.

Likewise, between the late 1950s and late 1970s, Interstate I-80 was constructed through the area. The interstate bisected the configuration of the original plat and eliminated the street designated as First Street, as well as large portions of the platted blocks. The result is portions of the Maplewood Subdivision located on both sides of the interstate. This request impacts only the north portion of the subdivision.

The Maplewood Addition subdivision was likely platted for residential uses, which are not permitted uses under the current M-1 zoning district. Development in the area is predominately industrial, including heavy commercial and light manufacturing. These uses typically require larger blocks than those designated in the Maplewood Addition subdivision. Given the zoning restrictions, market demand and current configuration of the plat, it is unlikely that any portion of the subdivision will ever be developed.

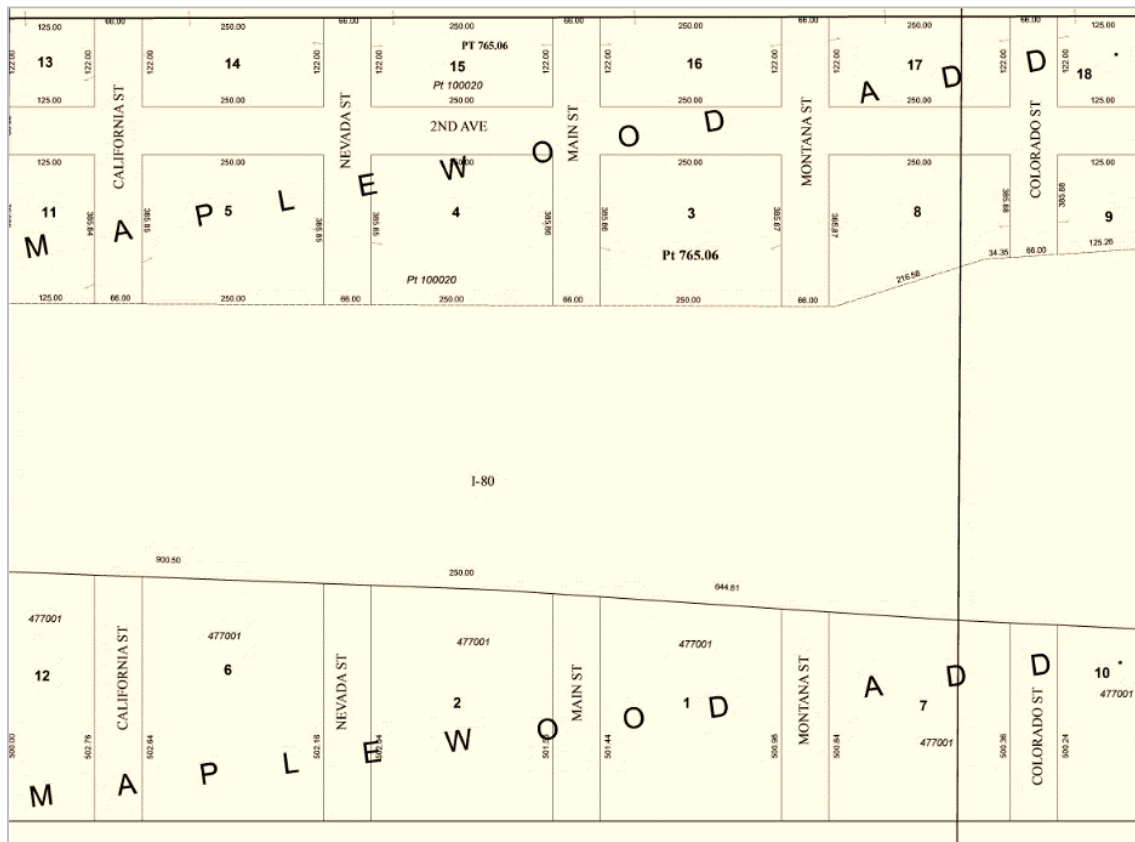


Figure 2 – Sidwell map showing how I-80 bisected the original plat

The School and Institutional Trust Lands Administration (SITLA) owns all the land adjacent to the dedicated streets north of I-80, including the land surrounding the subdivision and the blocks within the subdivision. SITLA would like to close the sections of the streets that prevent their property from being a contiguous piece of land. [Attachment D](#) includes a highlighted map and the descriptions of the sections of the streets to be vacated.

KEY CONSIDERATIONS:

Consideration 1: City Goals and Policies

Although none of the City master plans specifically address street closures, the city's master plans help to determine if the request is in line with city goals and is in the city's best interest.

The **Northwest Quadrant Master Plan**, adopted in 2016, indicates that new infrastructure is required north of I-80 to adequately serve future development. It suggests that infrastructure is the biggest deterrent to economic development in the area due to the cost of its construction and maintenance. To help manage these costs and minimize public service expenses, the plan establishes as a goal that development be concentrated along major transportation corridors, where infrastructure is existing.

The master plan's future land use map designates the area as light industrial. To support these uses, the plan recommends complementing access from I-80 with a road system that can handle a variety of vehicles, including large trucks. It states that *new infrastructure not abutting existing infrastructure should be appropriately and reasonably sized to account for future development that may occur on the extension*. The plan suggests that new streets be constructed as development occurs, with 7200 West and John Cannon Drive (860 North) as key streets to guide future local surface roads in a grid layout.

The citywide master plan, ***Plan Salt Lake***, adopted in 2015, contains sections that align with the Northwest Quadrant vision. One of the guiding principles of that plan is to grow responsibly, which includes *minimizing our impact on the natural environment* by locating new development in areas with existing infrastructure and amenities. The plan also recommends prioritizing the maintenance of existing transportation infrastructure and supporting the growth of industrial areas in the city to promote a balanced local economy.

The City's Major Street Plan, updated in 2018, proposes arterial streets that are spaced out creating large blocks in the area. The plan, which is part of the City's ***Transportation Master Plan***, does not propose future local streets in the city and makes no inclusion of any streets where the Maplewood Addition subdivision is located.

These adopted plans show that expectations for development in the area has changed since the Maplewood Subdivision Plat was approved. Cost of construction and maintenance of roads now undermine streets that are relatively close together and that might not serve the needs of new development. The plans support building infrastructure as development occurs to adequately respond to the demand.

The streets in the Maplewood Addition subdivision exist only on paper. They were never developed as an infrastructure system and does not currently support development in the area. These platted streets rather work as an impediment to the use of the surrounding land, because it prevents land from being a contiguous parcel and does not follow the pattern of development in the area. As recommended in the master plans, a more appropriate approach is to plat new roads as development occurs.

Consideration 2: Lack of Connectivity



Figure 1 – Aerial view showing that one the dedicated streets matches 6500 W (private access)

The streets dedicated in the Maplewood Addition subdivision are isolated. Development in the area did not follow the street pattern the plat created, leaving the dedicated streets disconnected from a road network system. The construction of I-80 added to the issue by interrupting and even eliminating streets within the subdivision. The interstate cut through the streets running north-south and eliminated one of the three streets running east-west.

The street designated as Main Street in the subdivision currently matches an existing private road named 6500 W. A small section of this road is shown in the City's Major Street Plan, however, nothing in that plan suggests that the road will be expanded as a public right of way. Instead, 6600 W is proposed as an arterial street to connect to the surrounding street network. It is important to note that the Transportation Department reviewed the proposal and found no issues with the street closure request and that any future development in the area will need to accommodate the construction of the arterial street as appropriate.

DISCUSSION:

The Maplewood Addition subdivision was recorded in 1911 when expectations of development in the area were different. The subdivision was likely platted for residential uses, which are no longer permitted in the district. In recent decades, the development pattern in the area has changed to larger industrial lots that can accommodate multiple buildings, larger structures and ample parking. This present scenario, coupled with the current lack of connectivity of the dedicated streets, puts in question the likelihood of these streets ever being developed as intended.

The public benefit of maintaining city ownership of these dedicated streets in its current situation is close to none, because they only exist on paper and therefore, do not serve a transportation or public purpose. That is especially relevant when considering that with the current development pattern, these "paper streets" have become obstacles to future development. Given the development potential, eliminating these dedicated streets could help fulfill the goals of applicable master plans.

NEXT STEPS:

After the Planning Commission reviews the request, their recommendation will be forwarded to the City Council for consideration. The City Council will make the final decision with respect to these requests.

ATTACHMENT A: VICINITY MAP



 Streets proposed to be vacated

ATTACHMENT B: PROPERTY PHOTOGRAPHS



ATTACHMENT C: MAPLEWOOD SUBDIVISION PLAT

MAPLEWOOD ADDITION TO SALT LAKE CITY

SURVEYORS CERTIFICATE

Thereby certify that the tract of land shown on this map and owned by THE HOMER REALTY Co. is bounded and described as follows to wit: Beginning at the S.E. Cor. of Section 34 Township 1 north, Range 2 West of S.L.B. & M. thence S. 89° 53' W. 1320 ft. thence north 1320 ft. thence N. 89° 53' E. 1580 ft. thence south 1320 ft. thence S. 89° 53' W. 260 ft. to place of beginning containing 47.88 acres. That I have by authority of said owners thereof subdivided the same into blocks, streets and avenues to be known as MAPLEWOOD ADDITION TO SALT LAKE CITY, that the same has been correctly staked out upon the ground as represented hereon and that the steel tape used in making the survey thereof was of correct length.

PARCELS OF LAND DESIGNATED FOR PUBLIC USE

STREETS

Avenues and street are 66 ft wide and 1580 ft long running east and west. Streets are 66 ft wide and 125 ft long running north and south.

DIMENSIONS OF BLOCKS

Blocks one to eight inclusive are 500 ft by 250 ft.
" nine - twelve " 500 " " 125 "
" fourteen - seventeen " 250 " " 122 "
" thirteen and eighteen " 125 " " 122 "

OWNERS DEDICATION

Know all men by these presents that THE HOMER REALTY COMPANY owners of the above described land having caused the same to be subdivided into blocks, streets and avenues to be hereafter known as MAPLEWOOD ADDITION TO SALT LAKE CITY, do hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyors Certificate and shown on this map as intended for public uses. In witness whereof we have hereunto set our hands and seals this 30th day of January A.D. 1911.

In presence of

scale 1 in. = 100 ft.

R. L. Benton
Surveyor

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

State of Utah
County of Salt Lake } s.s.

On this 30th day of January A.D. 1911 personally appeared before me the undersigned Notary Public in and for said Salt Lake County, Thomas Homer and E.W. Evans who being by me duly sworn, did severally say that they are the President and Secretary respectively of The Homer Realty Company and that the above instrument was signed in behalf of said Corporation, by authority of a resolution of the Board of Directors and the said Thomas Homer and E.W. Evans acknowledged to me that said Corporation executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

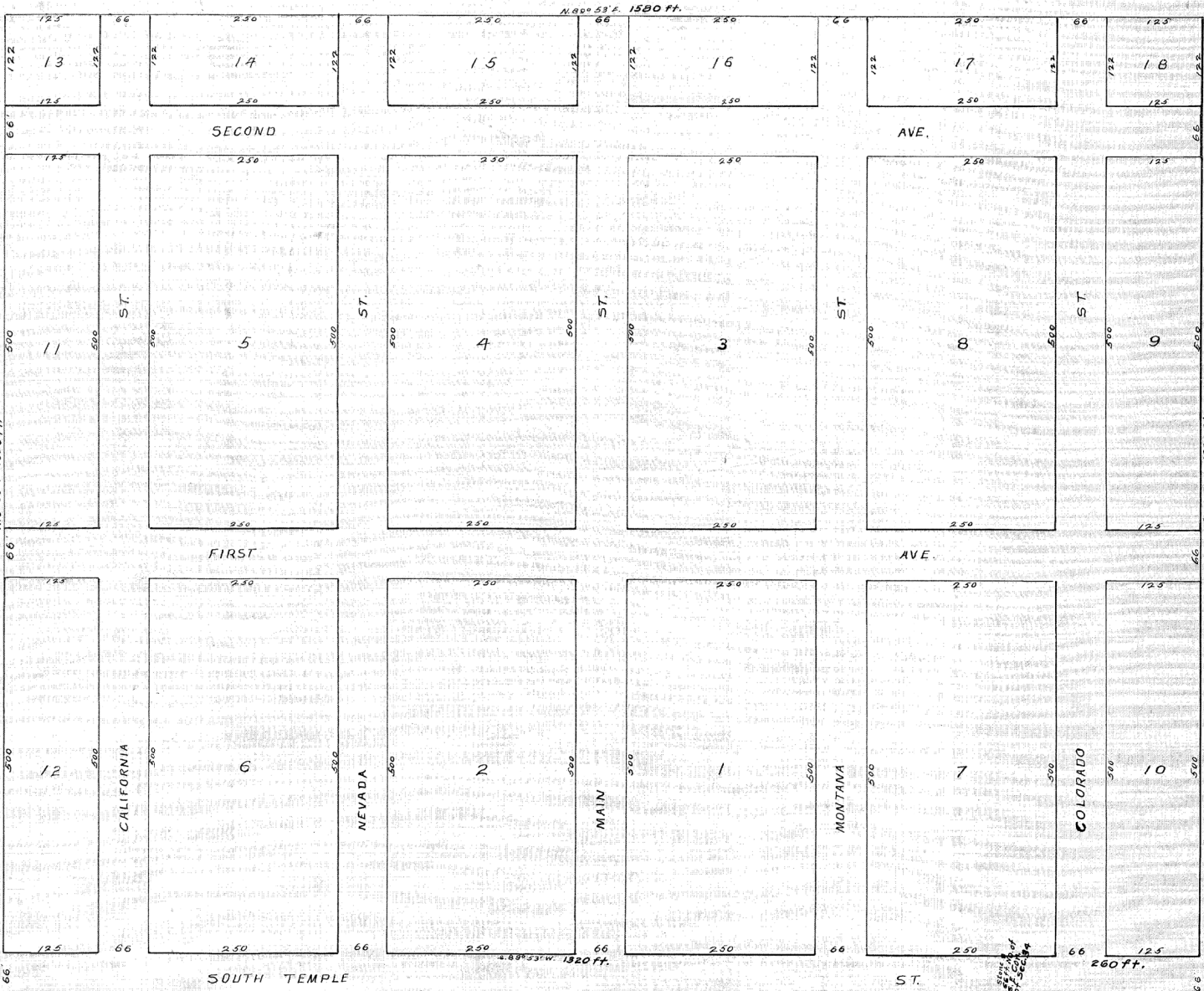
Stanley Whitteback
Notary Public

COUNTY SURVEYOR'S CERTIFICATE.
I hereby certify that I have examined and checked the dimensions given on this map and found the same correct.

A. Allen Gardner
County Surveyor.

Approved by the Board of
County Commissioners this 6th
day of February A.D. 1911.

Thomas J. W. Hatcher
County Clerk.



F 70

F-70

ATTACHMENT D: APPLICATION MATERIALS



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By: <i>CHRIS EARL</i>	Date Received: <i>6/25/2019</i>	Project #: <i>PLAN 2019-00567</i>
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Project Name:

MAPLEWOOD ADDITION STREET CLOSURE

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street: California; Nevada; Main; Montana; Colorado & Second Avenue in the Maplewood Addition

Name of Applicant:

Dominion Engineering Attn: Corbin Bennion

Phone:

(801) 713-3000

Address of Applicant:

5684 S. Green Street, Murray, UT 84123

E-mail of Applicant:

corbin@dominioneng.net

Cell/Fax:

Fax (801) 713-3030

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Engineer

Name of Property Owner abutting the street (if different from applicant):

State of Utah School & Institutional Trust Lands Administration (SITLA)

E-mail of Property Owner:

therold@utah.gov

Phone:

(801) 538-5170

→ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

→ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:

Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person:

Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

→ Filing fee of \$344.51, plus additional cost of postage for mailing notice.

SIGNATURE

→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

[Signature]

Date:

6/14/19

PETITION TO CLOSE A STREET

Name of Applicant:

Dominion Engineering

Address of Applicant:

5684 S. Green Street, Murray, UT 84123

Date:

June 5, 2019

As an owner of property adjacent to the street, I agree to the proposed street closure. I also understand that I have the option to purchase the portion of the street adjacent to my property at fair market value.

SITLA 675 E 500 S, Suite 500, SLC UT

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

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Print Name

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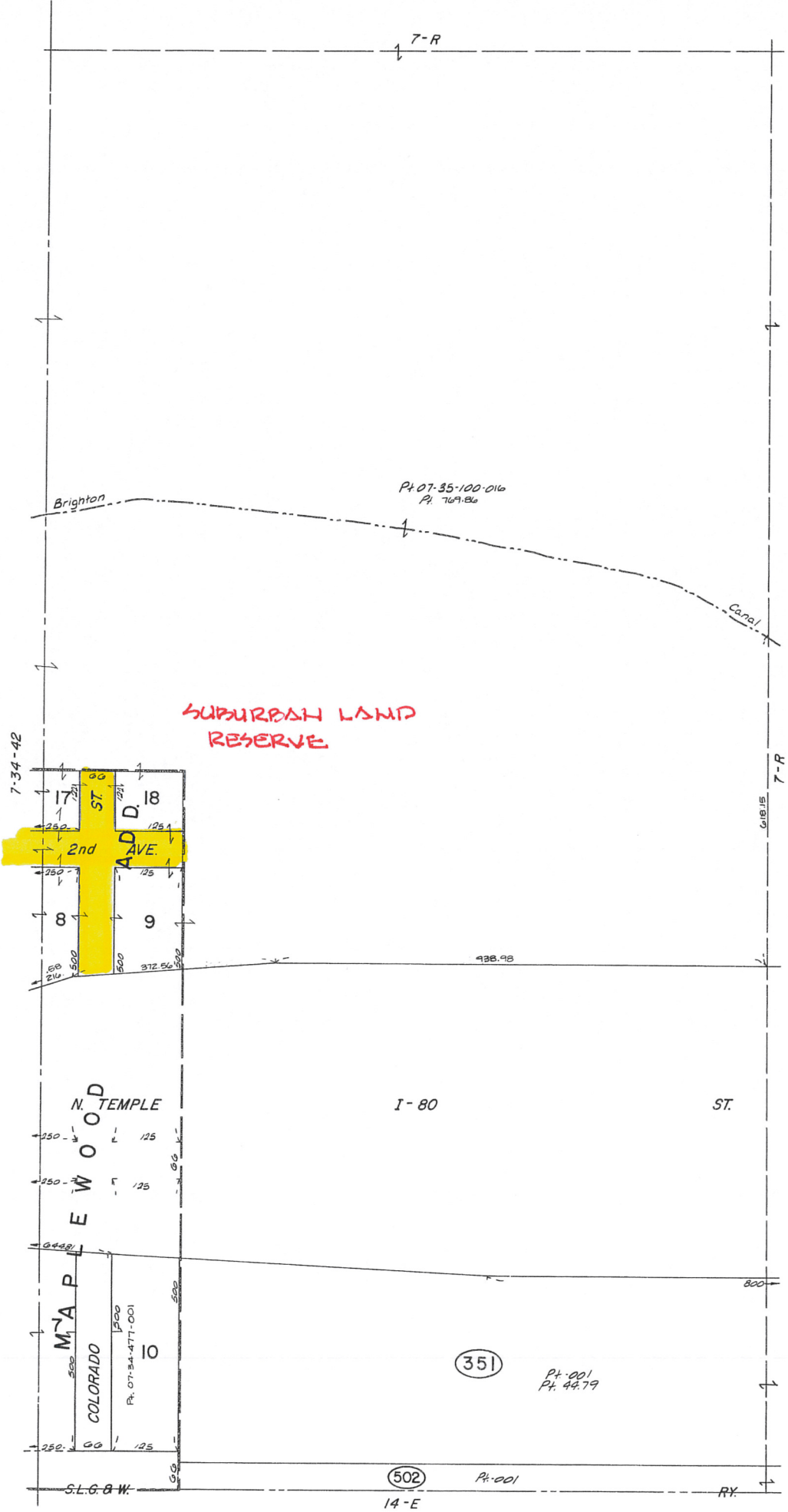
Signature

Date

SALT LAKE COUNTY, Utah, Geographic Information Office, COPYRIGHT ©1996
 PREPARED BY SALT LAKE COUNTY RECORDER
 This map is not intended to represent actual property lines. In order to establish exact physical boundaries a survey of the property may be necessary.



SCALE: 1" = 100'



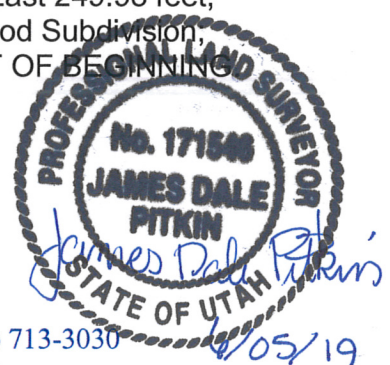
June 5, 2019

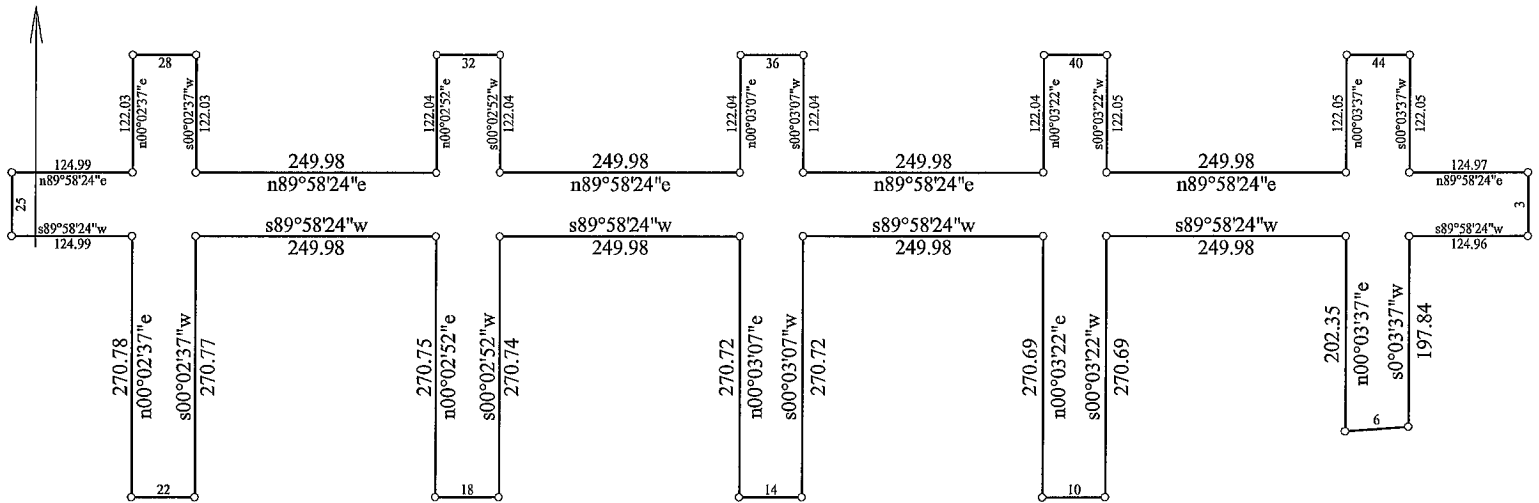
DESCRIPTION OF STREETS TO BE VACATED

All Streets within the Maplewood Addition to Salt Lake City recorded in Book "F" of Plats at Page 70 in the Office of the Salt Lake County Recorder and lying north of Interstate 80, U.D.O.T. Project No. I-80-3(12)105 and located in the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

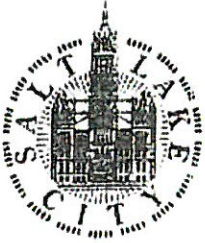
BEGINNING at the Northwest corner of Block 18 of said Maplewood Addition, which is 1320.44 feet North 00°04'33" East and 134.74 feet North 89°58'29" East from the Southeast corner of said Section 34, and running thence South 00°03'37" West 122.05 feet; thence North 89°58'24" East 124.97 feet to the East line of said Maplewood Subdivision; thence South 00°03'44" West 66.00 feet along said East line; thence South 89°58'24" West 124.96 feet; thence South 0°03'37" West 197.84 feet to the Northerly Right-of-Way line of said Interstate I-80; thence South 86°03'41" West 66.16 feet along said Interstate I-80; thence North 00°03'37" East 202.35 feet thence South 89°58'24" West 249.98 feet; thence South 00°03'22" West 270.69 feet to the Northerly line of said Interstate I-80; thence South 89°58'06" West 66.00 feet along said Interstate I-80; thence North 00°03'22" East 270.69 feet; thence South 89°58'24" West 249.98 feet; thence South 00°03'07" West 270.72 feet to the Northerly line of said Interstate I-80; thence South 89°58'06" West 66.00 feet along said Northerly line; thence North 00°03'07" East 270.72 feet; thence South 89°58'24" West 249.98 feet; thence South 00°02'52" West 270.74 feet to the Northerly line of said Interstate I-80; thence South 89°58'06" West 66.00 feet along said Interstate I-80; thence North 00°02'52" East 270.75 feet; thence South 89°58'24" West 249.98 feet thence South 00°02'37" West 270.77 feet to the Northerly line of said Interstate I-80; thence South 89°58'06" West 66.00 feet along said Interstate I-80; thence North 00°02'37" East 270.78 feet; thence South 89°58'24" West 124.99 feet to the West line of said Maplewood Subdivision; thence North 00°02'29" East 66.00 feet along said West line; thence North 89°58'24" East 124.99 feet; thence North 00°02'37" East 122.03 feet to the North line of said Maplewood Subdivision; thence North 89°58'21" East 66.00 feet along said North line; thence South 00°02'37" West 122.03 feet; thence North 89°58'24" East 249.98 feet; thence North 00°02'52" East 122.04 feet to the North line of said Maplewood Subdivision; thence North 89°58'21" East 66.00 feet along said North line; thence South 00°02'52" West 122.04 feet; thence North 89°58'24" East 249.98 feet; thence North 00°03'07" East 122.04 feet to the North line of said Maplewood Subdivision; thence North 89°58'21" East 66.00 feet along said North line; thence South 00°03'07" West 122.04 feet; thence North 89°58'24" East 249.98 feet; thence North 00°03'22" East 122.04 feet to the North line of said Maplewood Subdivision; thence North 89°58'21" East 66.00 feet along said North line; thence South 00°03'22" West 122.05 feet along said East line; thence North 89°58'24" East 249.98 feet; thence North 00°03'37" East 122.05 feet to the North line of said Maplewood Subdivision; thence North 89°58'21" East 66.00 feet along said North line to the POINT OF BEGINNING.

Containing 5.26 acres, more or less.





Title: MAPLEWOOD ADDITION - STREET VACATION DESCRIPTION		Date: 06-05-2019
Scale: 1 inch = 200 feet	File:	
Tract 1: 5.263 Acres: 229235 Sq Feet: Closure = n47.3451e 0.02 Feet: Precision =1/402283: Perimeter = 7078 Feet		
001=s00.0337w 122.05	016=s89.5824w 249.98	031=n00.0252e 122.04
002=n89.5824e 124.97	017=s00.0252w 270.74	032=n89.5821e 66.00
003=s00.0344w 66.00	018=s89.5806w 66.00	033=s00.0252w 122.04
004=s89.5824w 124.96	019=n00.0252e 270.75	034=n89.5824e 249.98
005=s0.0337w 197.84	020=s89.5824w 249.98	035=n00.0307e 122.04
006=s86.0341w 66.16	021=s00.0237w 270.77	036=n89.5821e 66.00
007=n00.0337e 202.35	022=s89.5806w 66.00	037=s00.0307w 122.04
008=s89.5824w 249.98	023=n00.0237e 270.78	038=n89.5824e 249.98
009=s00.0322w 270.69	024=s89.5824w 124.99	039=n00.0322e 122.04
010=s89.5806w 66.00	025=n00.0229e 66.00	040=n89.5821e 66.00
011=n00.0322e 270.69	026=n89.5824e 124.99	041=s00.0322w 122.05
012=s89.5824w 249.98	027=n00.0237e 122.03	042=n89.5824e 249.98
013=s00.0307w 270.72	028=n89.5821e 66.00	043=n00.0337e 122.05
014=s89.5806w 66.00	029=s00.0237w 122.03	044=n89.5821e 66.00
015=n00.0307e 270.72	030=n89.5824e 249.98	



Preliminary Subdivision Plat

☐ New Lots

☒ Amendment

OFFICE USE ONLY

Project #: PLNSUB2019-00755 Received By: ML Date Received: 8/13/19 Zoning: M-1

Proposed Subdivision Name:

NT Redevelopment

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):

6780 W. N. Temple Frontage Road

Name of Applicant:

Corbin Bennion- Dominion Engineering

Phone:

801-713-3000

Address of Applicant:

5684 So. Green Street Murray, Utah 84123

E-mail of Applicant:

corbin@dominioneng.net

Cell/Fax:

801-450-0604

Applicant's Interest in Subject Property:

☐ Owner ☒ Engineer ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

School & Institutional Trust Lands Adm. (SITLA)

E-mail of Property Owner:

therold@utah.gov

Phone:

801-538-5170

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

- Filing fee of \$388 plus \$121 for each new lot created.
- Plus additional fee for required public notices

SIGNATURE

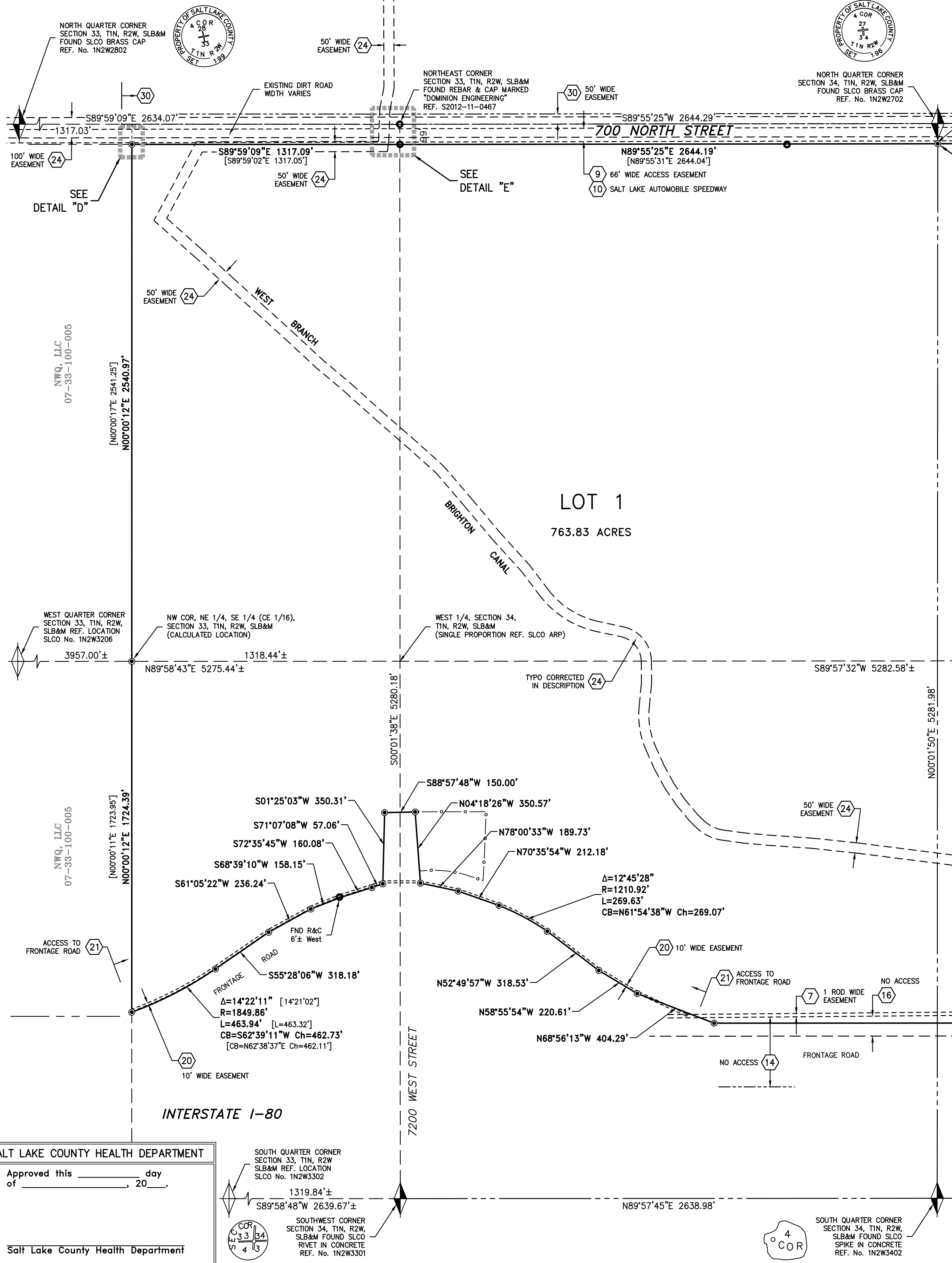
- If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

8/12/19

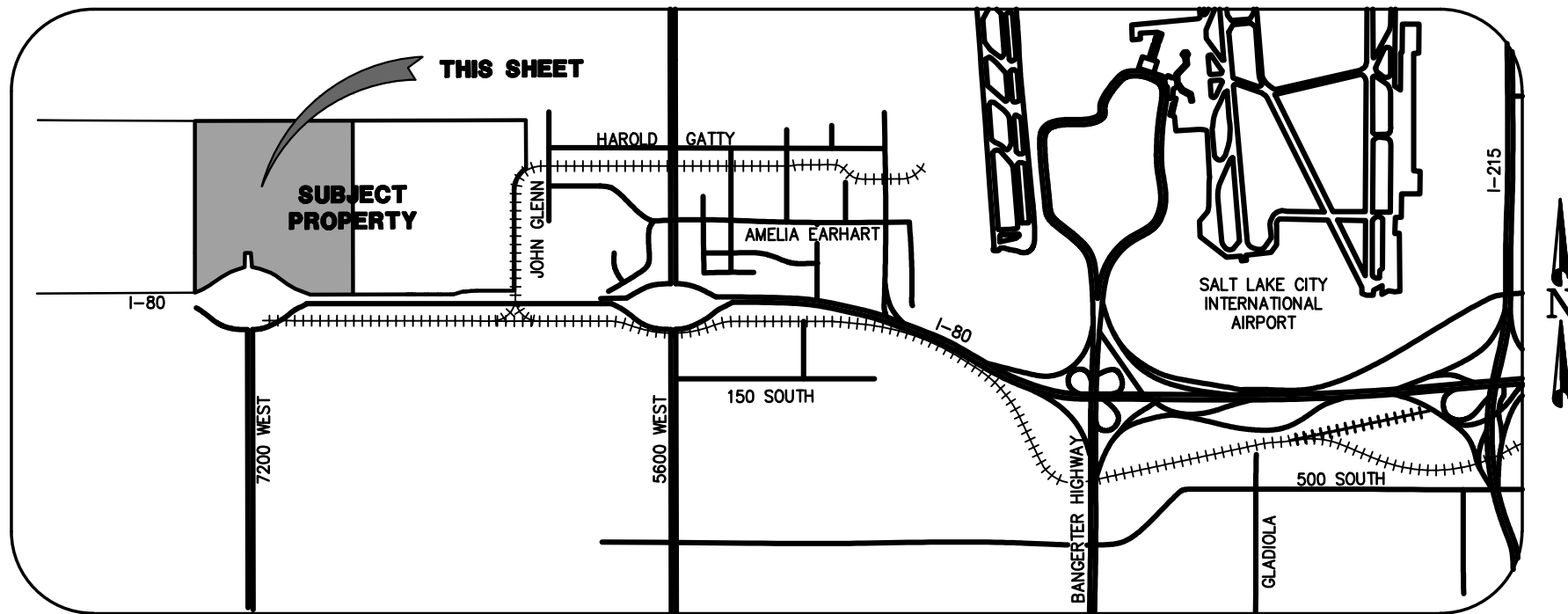
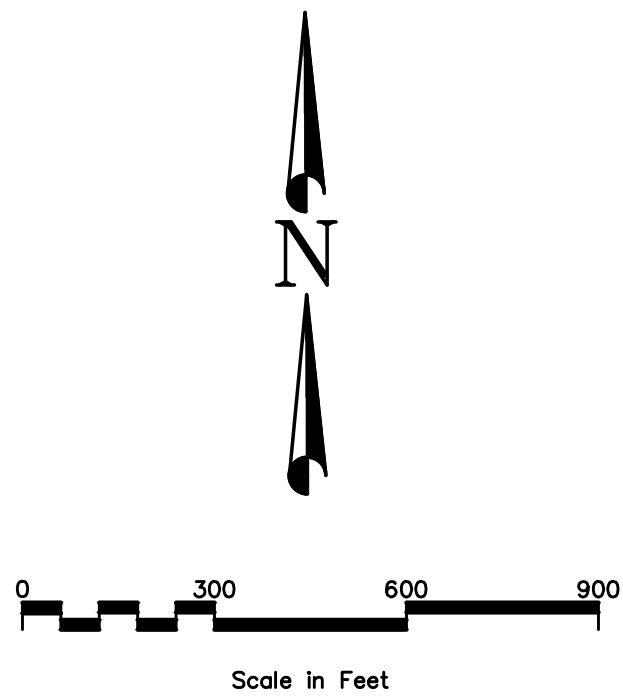
Path: P:\SITLA N TEMPLE LANDFILL 2871\SURVEY\dwg\NT Redevelopment Plat.dwg | plot date: August 08, 2019 | plotted by: jmp



NT REDEVELOPMENT

AMENDING AND VACATING ALL STREETS AND BLOCKS IN
THAT PORTION OF THE MAPLEWOOD ADDITION TO SALT LAKE
RECORDED IN BOOK F OF PLATS AT PAGE 70 &
LYING NORTH OF INTERSTATE 80, UDOT PROJECT NO. 1-80-3(12)105

LOCATED IN THE
NORTHWEST 1/4 & NORTHEAST 1/4 & SOUTHEAST 1/4 & SOUTHWEST 1/4, SECTION 34
AND IN THE NORTHEAST 1/4 & SOUTHEAST 1/4, SECTION 33
AND IN THE NORTHWEST 1/4 & SOUTHWEST 1/4, SECTION 35,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



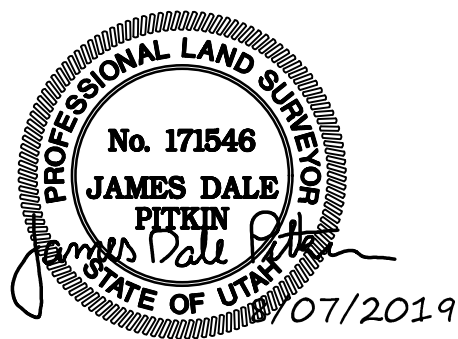
VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, an employee of Dominion Engineering Associates, L.C., do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into a lot hereafter to be known as **NT REDEVELOPMENT** and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

Date: August 7, 2019

James D. Pitkin, PLS
No. 171546



OWNER'S DEDICATION AND CONSENT TO RECORD

State of Utah acting by and through School and Institutional Trust Lands Administration, the owners of the described tract of land to be hereafter known as:

NT REDEVELOPMENT

do hereby dedicate for the perpetual use of the easements and other property as shown on this plat to be dedicated for public use and hereby consents and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my/our hand this _____ day of _____, 20____.

School & Institutional Trust Lands Administration (Owner)

Print Name _____ Title _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } ss

On this _____ day of _____, in the year 20____, before me, _____ a notary public, personally appeared the _____ of the School and Institutional Trust Lands Administration, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding the NT REDEVELOPMENT subdivision and was signed by him/her on behalf of said School and Institutional Trust Lands Administration and acknowledged that he/she/they executed the same.

Commission Number _____

My Commission Expires _____

Signature _____

(Printed Name)
A Notary Public Commissioned in Utah

NT REDEVELOPMENT

AMENDING AND VACATING ALL STREETS AND BLOCKS IN
THAT PORTION OF THE MAPLEWOOD ADDITION TO SALT LAKE
RECORDED IN BOOK F OF PLATS AT PAGE 70 &
LYING NORTH OF INTERSTATE 80, UDOT PROJECT NO. 1-80-3(12)105

LOCATED IN THE
NORTHWEST 1/4 & NORTHEAST 1/4 & SOUTHEAST 1/4 & SOUTHWEST 1/4, SECTION 34
AND IN THE NORTHEAST 1/4 & SOUTHEAST 1/4, SECTION 33
AND IN THE NORTHWEST 1/4 & SOUTHWEST 1/4, SECTION 35,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY HEALTH DEPARTMENT	
Approved this _____ day of _____, 20____.	
Salt Lake County Health Department	

SOUTH QUARTER CORNER SECTION 33, T1N, R2W SLB&M REF. LOCATION SLOCO No. 1N2W3302	
1319.84'± S89°58'48"W 2639.67'±	
SOUTHWEST CORNER SECTION 34, T1N, R2W, SLB&M FOUND SLOCO RIVET IN CONCRETE REF. No. 1N2W3301	
4 COR	

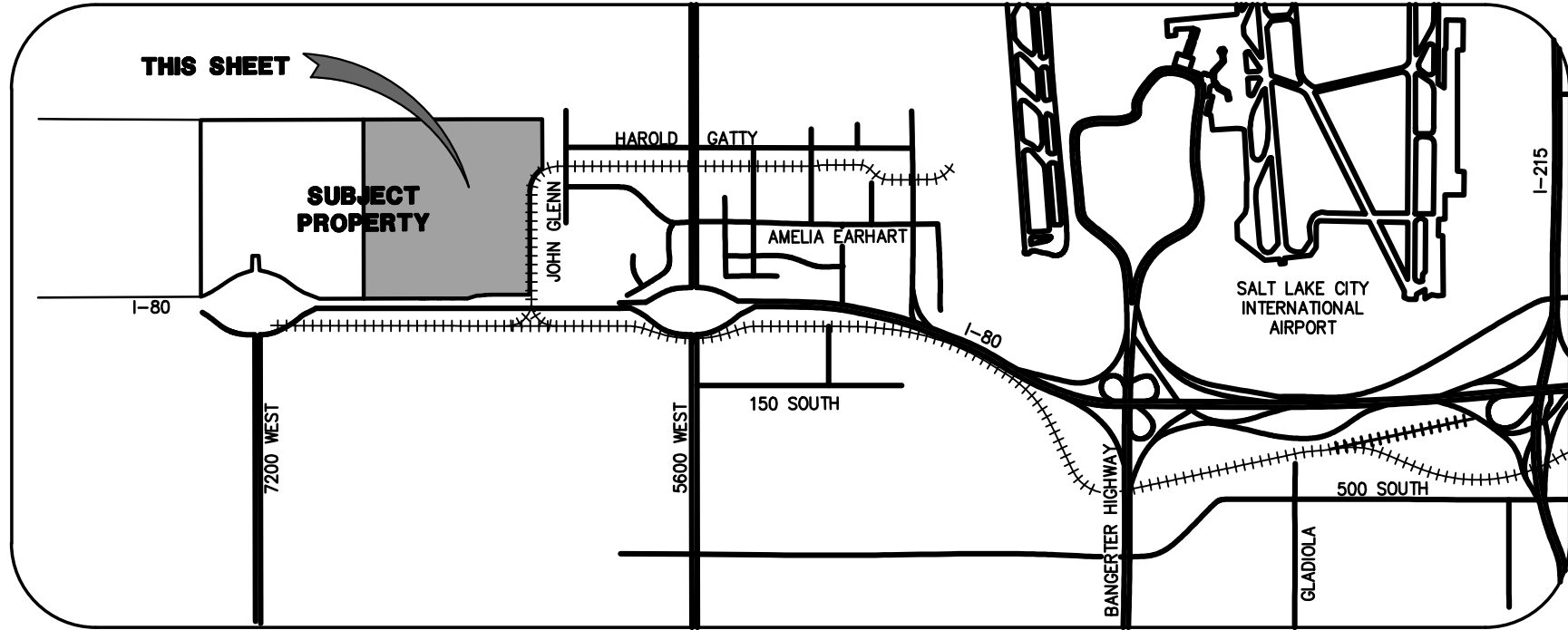
SOUTH QUARTER CORNER SECTION 34, T1N, R2W, SLB&M FOUND SLOCO SPIKE IN CONCRETE REF. No. 1N2W3402	
4 COR	

NUMBER _____	PREPARED BY:	PUBLIC UTILITIES DEPARTMENT	CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____	 Dominion Engineering Associates, L.C. 5884 South Green Street Murray, Utah 84123 801-713-3000	Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this _____ day of _____, 20____.	Approved this _____ day of _____, 20____ by the Salt Lake City Planning Commission.	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file.	Approved as to form this _____, of _____ 20____.	Presented to Salt Lake City this _____, of _____ 20____, and is hereby approved.	State of Utah, County of Salt Lake, recorded and filed at the request of _____	ACCOUNT _____
SHEET <u>1</u>		Salt Lake City Public Utilities Director	Salt Lake City Planning Director	City Engineer _____ Date _____	Salt Lake City Attorney _____	Salt Lake City Mayor _____	Date _____ Time _____ Book _____ Page _____	SHEET <u>1</u>
OF <u>2</u> SHEETS				City Surveyor _____ Date _____		Affest: Salt Lake City Recorder _____	\$ Fees _____ Salt Lake County Recorder	OF <u>4</u> SHEETS

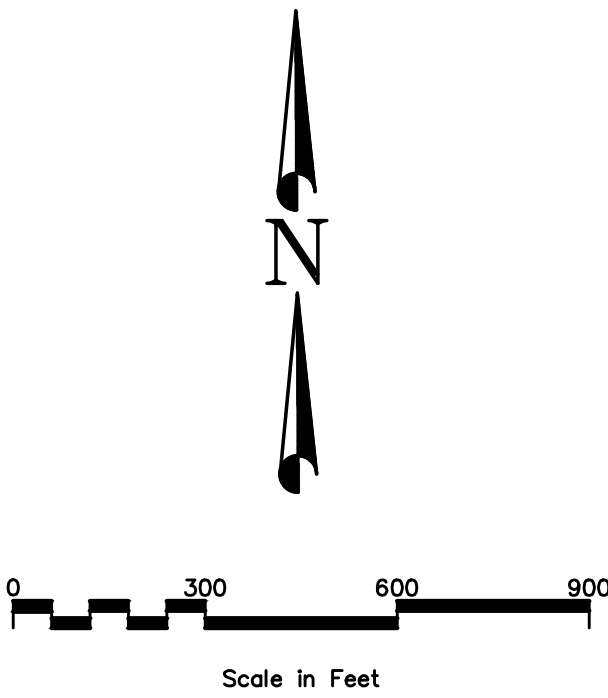
NT REDEVELOPMENT

AMENDING AND VACATING ALL STREETS AND BLOCKS IN
THAT PORTION OF THE MAPLEWOOD ADDITION TO SALT LAKE
RECORDED IN BOOK F OF PLATS AT PAGE 70 &
LYING NORTH OF INTERSTATE 80, UDOT PROJECT NO. 1-80-3(12)105

LOCATED IN THE
NORTHWEST 1/4 & NORTHEAST 1/4 & SOUTHEAST 1/4 & SOUTHWEST 1/4, SECTION 34
AND IN THE NORTHEAST 1/4 & SOUTHEAST 1/4, SECTION 33
AND IN THE NORTHWEST 1/4 & SOUTHWEST 1/4, SECTION 35,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S.



NT REDEVELOPMENT - DESCRIPTION

A parcel of land located in Sections 33, 34 and 35 of Township 1 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South right-of-way line of 700 North Street, which is 99.00 feet South 00°01'43"W by deed) from the North Quarter Corner of said Section 34 (Basis of Bearings is North 89°55'15" East 2642.84 feet or N89°55'07"E 2642.96 feet by deed) measured between the North Quarter corner and the Northeast corner of said Section 34, and running thence along said right-of-way line the following two courses: 1) North 89°55'15" East 2642.7 feet (N89°55'07"E 2642.89 feet by deed); 2) North 89°58'50" East 1609.43 feet (N89°55'07"E 1609.28 feet by deed) to the Northwest corner of Bonneville Center Plat B Subdivision as recorded in the Salt Lake County Recorder's Office; thence along the west line of said subdivision South 00°02'41" East 1319.66 feet (1437.44 feet by deed) to a point on a 630.00 foot radius (530.00 foot by deed) non-tangent curve to the left, said point being on the westerly boundary of the Salt Lake Garfield & Western Railroad right of way as deeded in that certain Quitclaim Deed, recorded Oct. 5, 1981 as Entry No. 3611374 in Book 5299 at Page 579; thence southwesterly 671.63 feet (507.86 feet by deed) along the arc of said curve and said deed line through a central angle of 61°04'56" (54°54'10" by deed), chord bears South 30°26'53" West 640.28 feet (S27°21'30"W 488.66 feet by deed); thence South 00°05'35" East 2360.77 feet (S00°05'35"E 1760.25 feet; thence North 79°05'24" West 27.57 feet; thence North 61°51'57" West 26.02 feet; thence South 00°05'35" East 618.15 feet by deed) along said deed line to a point on the North right-of-way line of Interstate 80 - Project No. 1-80-3 (12) 105; thence along said right-of-way line the following nineteen courses: 1) South 89°58'06" West 888.97 feet (South 89°58'06" West 938.98 feet by deed); 2) South 86°03'41" West 372.56 feet; 3) South 72°13'59" West 216.58 feet; 4) South 89°58'06" West 3565.09 feet; 5) North 68°56'13" West 404.29 feet; 6) North 58°55'54" West 220.61 feet; 7) North 52°49'57" West 318.53 feet to a point on a 1210.92 foot radius non-tangent curve to the left, 8) thence northwesterly 269.63 feet along the arc of said curve through a central angle of 12°45'28", chord bears North 61°54'38" West 269.07 feet; 9) North 70°35'54" West 212.18 feet; 10) North 78°00'33" West 189.73 feet; 11) North 04°18'26" West 350.57 feet; 12) South 88°57'48" West 150.00 feet; 13) South 01°25'03" West 350.31 feet; 14) South 71°07'08" West 57.06 feet; 15) South 72°35'45" West 160.08 feet; 16) South 68°39'10" West 158.15 feet; 17) South 61°05'22" West 236.24 feet; 18) South 55°28'06" West 318.18 feet to a point of curvature with a 1849.86 foot radius curve to the right, 19) thence southwesterly 463.94 feet (463.32 feet by deed) along the arc of said curve through a central angle of 14°22'11" (14°21'02" by deed) chord bears South 62°39'11" West 462.73 feet (S62°38'37"W 462.11 feet by deed) to a point on the Sixteenth Section line; thence along said Sixteenth line North 00°00'12" East 1724.39 feet (N00°00'11"E 1723.95 feet by deed) to the Sixteenth corner (CE 1/16); thence North 00°00'12" East 2540.97 feet (N00°00'17"E 2541.25 feet by deed) along said Sixteenth line to a point on the South right-of-way line of said 700 North Street; thence along said right-of-way line the following two calls: 1) South 89°59'09" East 1317.09 feet (S89°59'02"E 1317.05 feet by deed); 2) North 89°55'25" East 2644.19 feet (N89°55'31"E 2644.04 feet by deed) to the POINT OF BEGINNING.

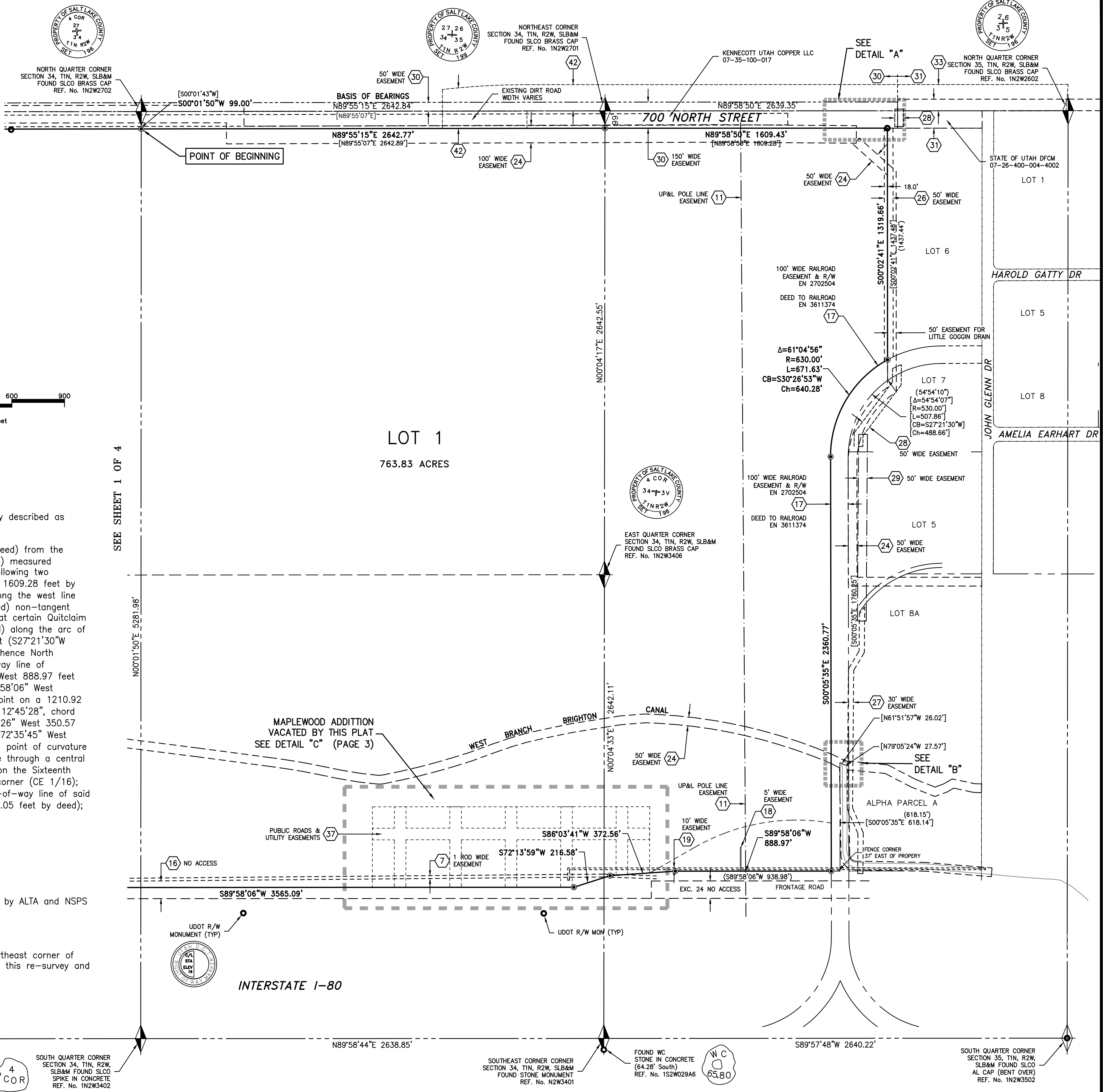
Contains 763.83 acres, more or less.

STATEMENT OF ACCURACY

The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification.

GENERAL NOTES

The basis of bearings is North 89°55'15" East 2642.84 feet measured along the Section line between the North Quarter corner and Northeast corner of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian. There are slight differences in bearings and distances were in this re-survey and are noted. Record bearings and distances are shown in parentheses. All others are measured or calculated based on measured values.



NUMBER _____
ACCOUNT _____
SHEET 1
OF 2 SHEETS



PREPARED BY:

SALT LAKE COUNTY RECORDER _____		NUMBER _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____		ACCOUNT _____
Date _____	Time _____	Book _____
Page _____		SHEET <u>2</u>
\$ _____	Fees _____	OF <u>4</u> SHEETS
Salt Lake County Recorder		

Path: P:\STILA N TEMPLE LANDFILL 2971\SURVEY.dwg\NT Redevelopment Plat.dwg | plot date: August 08, 2019 | plotted by: jmg

NT REDEVELOPMENT

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AND IN THE NORTHEAST 1/4 & SOUTHEAST 1/4, SECTION 33
AND IN THE NORTHWEST 1/4 & SOUTHWEST 1/4, SECTION 35,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NOTICE TO PURCHASERS AND OTHERS:

- 1 An Application for Assessment and Taxation of Agricultural Land recorded April 27, 2009 as Entry No. 10683629 in Book 9714 at Page 1492 describes the entire area of the subject property.
- 2 The Easements, notes and restrictions shown on Maplewood Addition to Salt Lake City subdivision plat recorded February 6, 1911 as Entry No. 276527 in Book F of Plats at Page 70. No easements or restrictions are indicated and the entire area of the subdivision within the bounds of this property are being vacated by this plat.
- 3 The Right–of–Way Deed in favor of Salt Lake County, recorded March 3, 1932 as Entry No. 691360 in Book 104 at Page 170 plots outside of and south of the subject property.
- 4 The Easement granted to The American Telephone and Telegraph Company of Wyoming, recorded September 9, 1942 as Entry No. 936708 in Book 321 at Page 618 describes a 1 rod wide easement blanket in nature across the subject property. A specific location is not indicated.
- 5 The Easement granted to The American Telephone and Telegraph Company of Wyoming, recorded September 9, 1942 as Entry No. 936709 in Book 321 at Page 609 describes a 1 rod wide easement, but the document provided is illegible.
- 6 The Easement granted to The American Telephone and Telegraph Company of Wyoming recorded September 9, 1942 as Entry No. 936710 in Book 321 at Page 609 describes a 1 rod wide easement blanket in nature across Section 35 of which the subject property is a part. A specific location is not indicated.
- 7 The 1 Rod wide Easement to the American Telegraph and Telephone Company of Wyoming, recorded September 09, 1942 as Entry No. 936714 in Book 321 at Page 615 describes a 1 rod wide communications easement approximately 891 feet North of the South lines of Sections 33, 34 and 35 which plots along the south side of the subject property and is shown.
- 8 The 10 foot wide Easement to the Telegraph and Telephone Company of Wyoming recorded October 05, 1942 as Entry No. 938535 in Book 324 at Page 382. The document provided is Illegible.
- 9 The 66’ wide Easement in favor of the United States of America for an access road to the Army Air Base Target Range recorded March 31, 1944 as Entry No. 972409 in Book 377 at Page 41 plots within the right–of–way of 700 North Street as shown. An "Exhibit A" is described, but was not included in the document provided.
- 10 The Deed in favor of Salt Lake County, recorded November 03, 1950 as Entry No. 1222827 in Book 813 at Page 10 describes the same easement as above in Exception No. 18 of this survey but calls it the "Salt Lake Automobile Speedway". A "Tract Map" is described, but was not included in the document provided.
- 11 An Electrical Pole Line easement granted to Utah Power and Light Company, recorded January 12, 1954 as Entry No. 1357259 in Book 1058 at Page 630 plots on the east side of the subject property along an existing power line. A width was not specified.
- 12 Limited access to I–80 per Quit Claim Deed to the State Road Commission of Utah, recorded April 29, 1955 as Entry No. 1423856 in Book 1191 at Page 197 plots on the southerly side of Interstate 80 and does not affect the subject property.
- 13 Limited access to I–80 per Quit Claim Deed recorded April 29, 1955 as Entry No. 1423861 in Book 1191 at Page 202 the described area plots south of the subject property within the bounds of the existing Frontage Road.
- 14 Access to I–80 restricted to use of frontage roads per Final Order of Condemnation recorded May 07, 1958 as Entry No. 1590240 in Book 1502 at Page 304. Parts of the descriptions plot along the southerly side of the subject property.
- 15 Controlled access to I–80 per Quit Claim Deeds, recorded July 20, 1962 as Entry No. 1858660 which plots southerly of the subject property; and Entry No. 1858661 in Book 1944 at Pages 634 and 635 was not provided.

NOTICE TO PURCHASERS CONTINUED

- 16 Controlled access to I–80 per Quit Claim Deed recorded July 20, 1962 as Entry No. 1858662 in Book 1944 at Page 636 plots along the southerly side of the subject property.
- 17 The Railroad Easement granted to Salt Lake Garfield and Western Railway Company, recorded April 24, 1975 as Entry No. 2702504 in Book 3842 at Page 122 is adjacent to the east side of the subject property.

Note: A Quit Claim Deed in favor of Hogle Associates, recorded October 5, 1981 as Entry No. 3166374 in Book 5299 at Page 579 deeds the area of the easement to the railroad. The Abandonment of Easement and Right of Way as Entry No. 3611375 in Book 5299 at Page 581 plots easterly of the subject property.
- 18 A 5' wide Communications easement granted to The Mountain States Telephone and Telegraph Company by Instrument recorded May 16, 1979 as Entry No. 3280021 in Book 4863 at Page 221 plots in the southeasterly side of the subject property.
- 19 The 10' wide Communications easement granted to The Mountain States Telephone and Telegraph Company by Instrument recorded May 16, 1979 as Entry No. 3280024 in Book 4863 at Page 224 plots in the southeasterly side of the subject property.
- 20 The 10' Communications easement granted to The Mountain States Telephone and Telegraph Company by Instrument recorded June 08, 1979 as Entry No. 3291232 in Book 4877 at Page 255 plots inside and along the southwesterly side of the subject property at 7200 West Street along the Frontage Road.
- 21 Access to the Frontage Road as described in that certain Warranty Deed to the Utah Department of Transportation recorded November 01, 1979 as Entry No. 3358729 in Book 4977 at Page 113 plots along the southwesterly side of the subject property at the intersection with 7200 West Street.
- 22 The Easement for the Brighton–North Point Canal described in the Resolution recorded March 24, 1981 as Entry No. 3546750 in Book 5227 at Page 1403 plots southeasterly of the subject property and does not affect it.
- 23 Easement to Use Distribution System in favor of the State of Utah, acting through the Board of Water Resources, to use existing water distribution system of the Brighton and North Point Irrigation Company recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404 is blanket over the entire area of the subject property.
- 24 The Right of Way and Easement Agreement in favor of Brighton and North Point Irrigation Company recorded July 17, 1996 as Entry No. 6407862 in Book 7445 at Page 850 indicates several easements that plot on the subject property and are shown.
- 25 Lease Rights in favor of Dale Jolley in the Application for Assessment and Taxation of Agricultural Land recorded September 19, 2004 as Entry No. 9174733 in Book 9038 at Page 1917 and also that Application for Assessment and Taxation of Agricultural Land recorded September 16, 2004 as Entry No. 9174733 in Book 9038 at Page 1917 affect the subject property as described therein.
- 26 The 50’ wide Pipeline easement granted to UNEV Pipeline, LLC, by Instrument recorded May 29, 2009 as Entry No. 10715677 in Book 9729 at Page 3680 plots along the northeasterly side of the subject property.
- 27 A 30’ wide Permanent Pipeline and Temporary Construction Easement Agreement in favor of UNEV Pipeline recorded September 16, 2009 as Entry No. 10798528 in Book 9763 at Page 4175 plots east of the subject property along the east side and is shown. Other easements described plot off the subject property and are not shown.
- 28 The 50’ wide Permanent Pipeline and Temporary Construction Easement Agreement in favor of UNEV Pipeline, LLC recorded September 16, 2009 as Entry No. 10798552 in Book 9763 at Page 4302. Two of the easements plot easterly and northeasterly of the subject property.

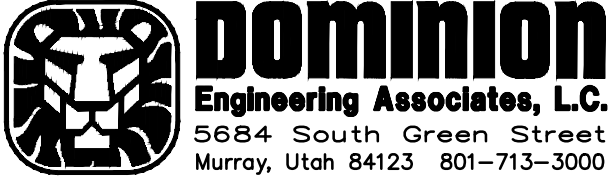
NOTICE TO PURCHASERS CONTINUED

- 29 The Pipeline permit in favor of UNEV Pipeline, LLC recorded May 25, 2010 as Entry No. 10958390 in Book 9827 at Page 9295 of Official Records is 50’ wide and plots easterly of the subject property.
- 30 Easement Agreement recorded September 28, 2012 as Entry No. 11481850 in Book 10061 at Page 4535 of Official Records and Assignment of Easement Agreement recorded March 1, 2018 as Entry No. 12725788 in Book 10651 at Page 6968 plots north of the subject property on the north side of 700 North Street, and is adjacent to the subject property at the northeasterly side.
- 31 Easement Agreement recorded September 28, 2012 as Entry No. 11481851 in Book 10061 at Page 4551. The described Easement plots in 700 North Street Northeasterly of the subject property.
- 32 Memorandum of Right of First Offer in favor of Kennecott Utah Copper LLC, recorded September 28, 2012 as Entry No. 11481854 in Book 10061 at Page 4598 describes the subject property.
- 33 Use Approval and Indemnification Agreement recorded June 12, 2017 as Entry No. 12554167 in Book 10566 at Page 8861 describes an Access Right–of–way in 700 North Street adjacent to the subject property.
- 34 Indemnity Agreement recorded March 1, 2018 as Entry No. 12725789 in Book 10651 at Page 6979 describes the subject property.
- 35 Consent and Standstill Agreement recorded March 2, 2018 as Entry No. 12726629 in Book 10652 at Page 1257 describes the subject property.
- 36 Declarations recorded March 2, 2018 as Entry No. 12726630 in Book 10652 at Page 1262 shows No Build and Restricted Build Areas in an Exhibit, but contains no dimensions to plot them.
- 37 The rights of the public and others in and to that portion within the historic roadways located within Maplewood Addition, for uses as a public thoroughfare, an easement or right of way for access (ingress and egress) and for utility lines and incidental rights and purposes thereunder. The described roads are shown, but are being vacated by this plat.

NT REDEVELOPMENT

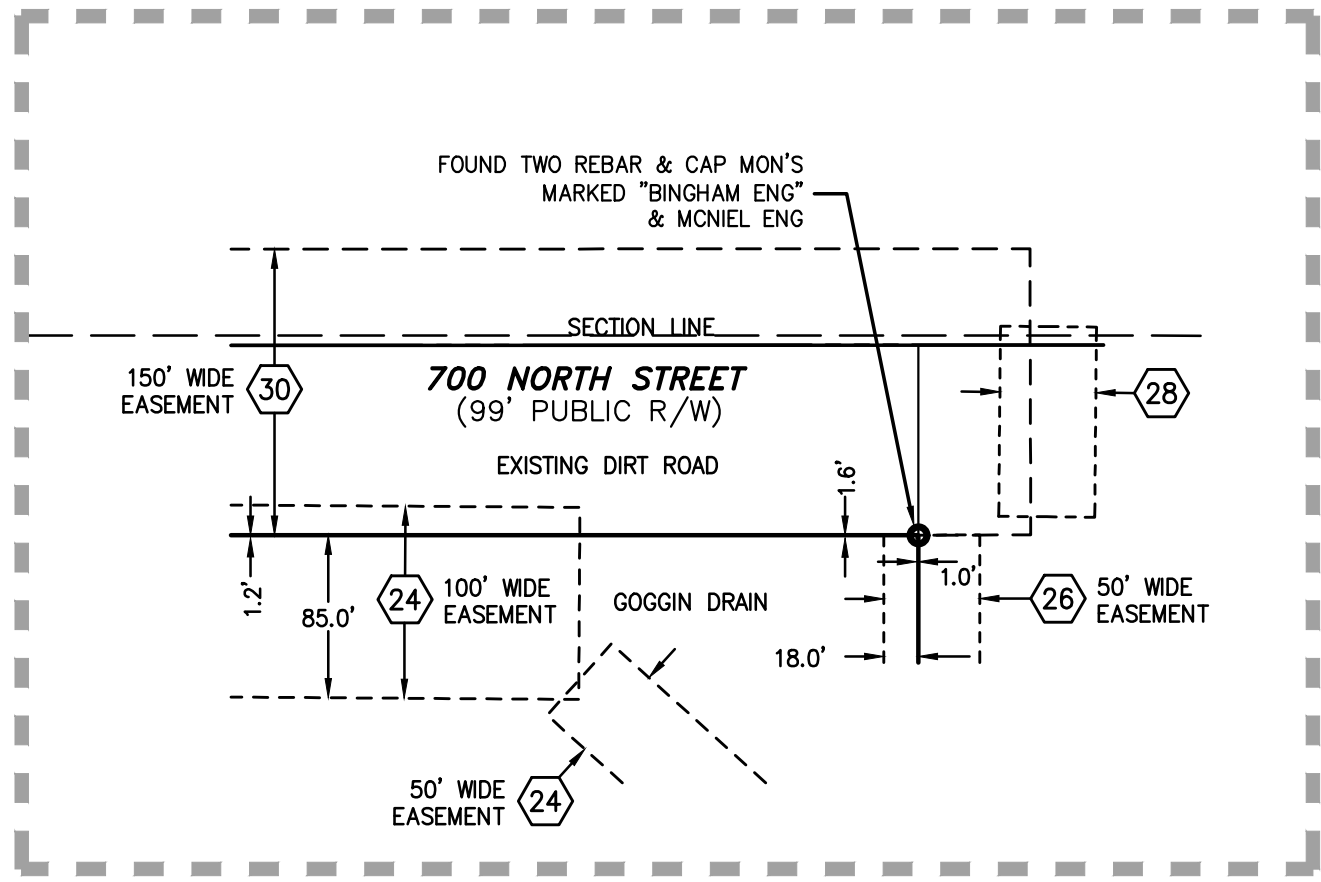
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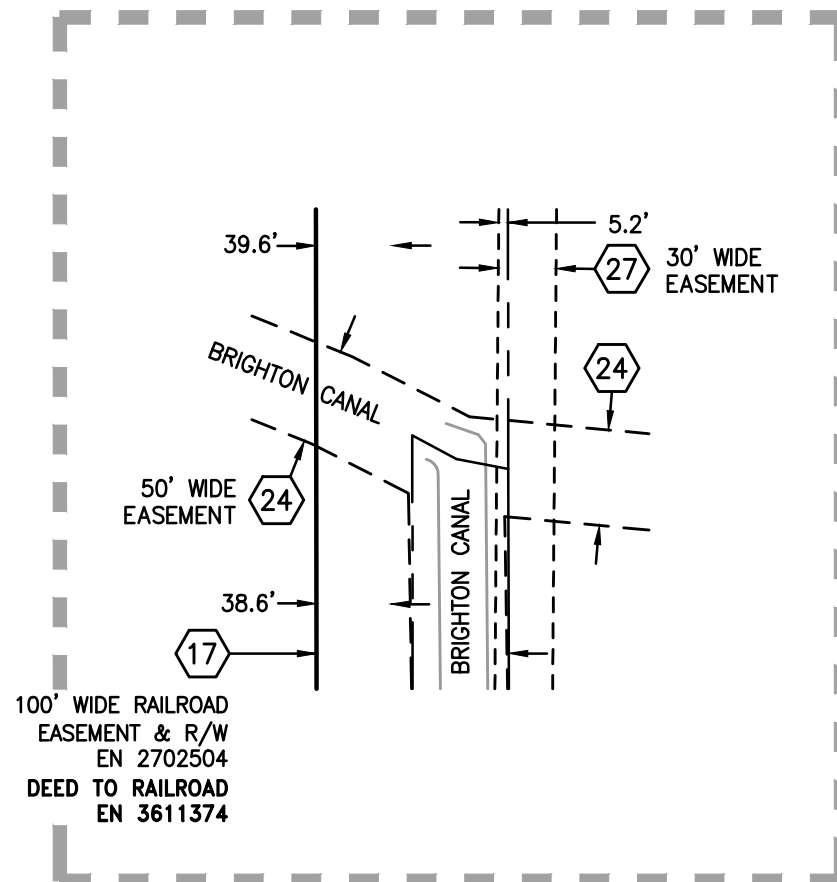
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NUMBER _____	
ACCOUNT _____	
SHEET <u>2</u>	
OF <u>3</u> SHEETS	

SALT LAKE COUNTY RECORDER _____		NUMBER _____
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Date _____	Time _____ Book _____ Page _____	SHEET <u>3</u>
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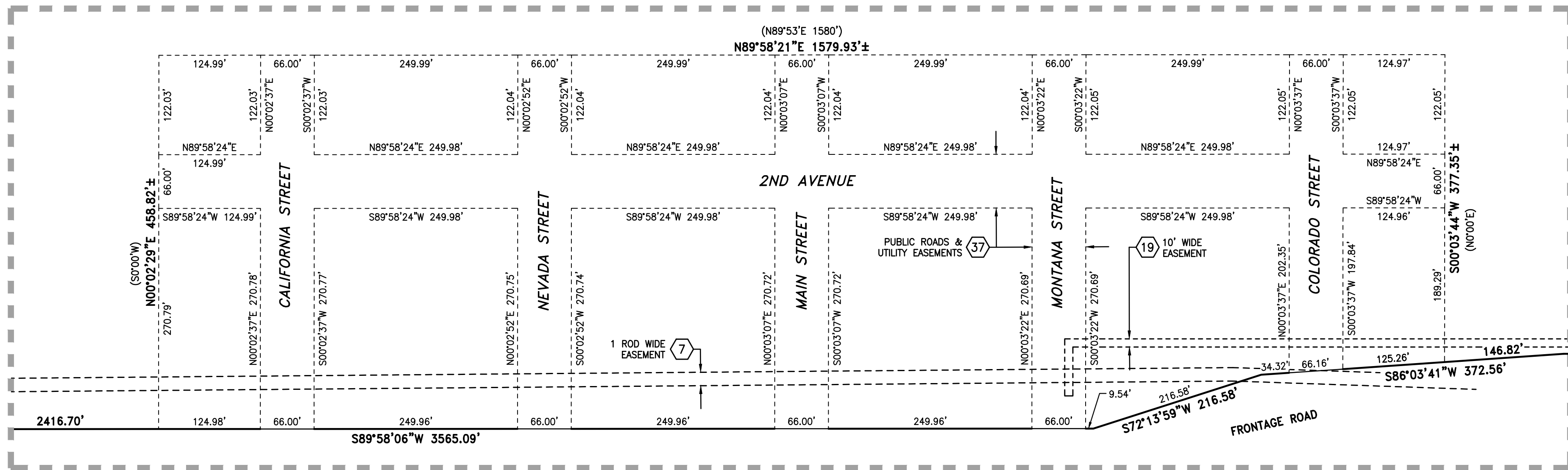
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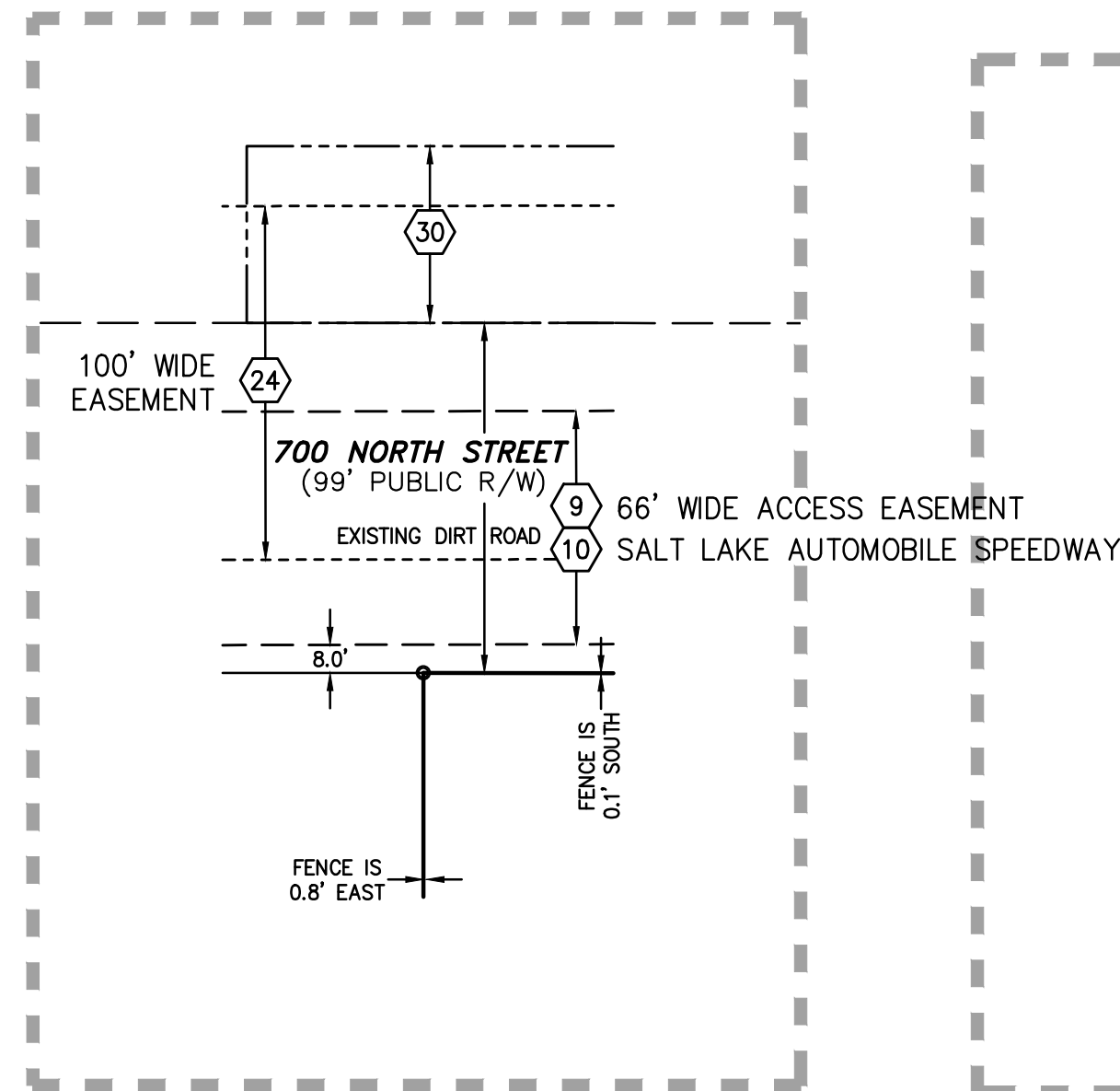
DETAIL "A"
1"=100'



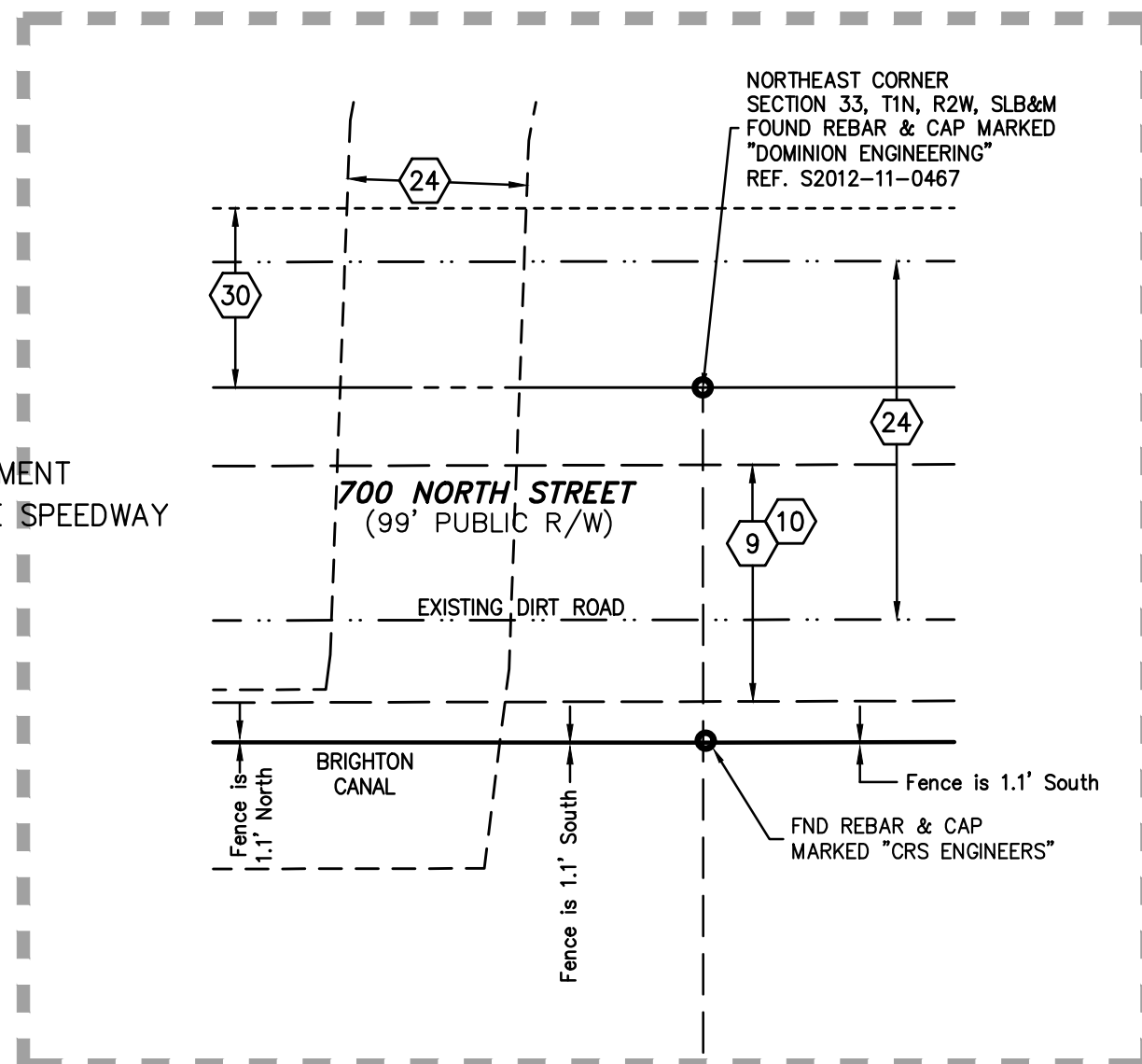
DETAIL "B"
1"=100'



DETAIL "C"
MAPLEWOOD ADDITION - VACATED BY THIS PLAT
1"=100'



DETAIL "D"
1"=50'



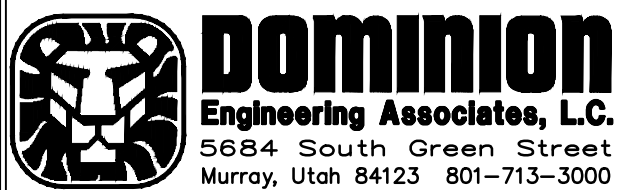
DETAIL "E"
1"=50'

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SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NUMBER _____
ACCOUNT _____
SHEET 2
OF 3 SHEETS



PREPARED BY:

SALT LAKE COUNTY RECORDER				NUMBER _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____				ACCOUNT _____
Date _____	Time _____	Book _____	Page _____	SHEET <u>4</u>
\$ _____	Salt Lake County Recorder			OF <u>4</u> SHEETS

ATTACHMENT E: ANALYSIS OF STANDARDS – STREET CLOSURE

In 1999, the City Council adopted a street closure policy that includes the following provisions:

Factor	Analysis	Finding
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.	The streets only exist on paper. Thus, they do not provide access to adjacent private property and do not serve a broader connectivity function. The land adjacent to the streets are owned by SITLA, which is willing to buy that land if the closure is approved by the City Council.	Complies
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.	The adjacent property owner initiated this petition to obtain the vacated streets and to incorporate into his parcel. The applicant is willing to pay fair market value for the land.	Complies
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.	Adopted master plans take into consideration the development pattern and the cost of building and maintaining infrastructure in the area. These plans propose minimizing impact in the environment while supporting new industrial development. To do so, the plans recommend using existing infrastructure and building new infrastructure as development occurs. As discussed in the Key Consideration of this staff report, the streets in Maplewood Addition Subdivision are disconnected from the existing road network system and do not reflect the current development pattern of the area.	Complies
4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.	The alternative to this request is to maintain the property as it currently exists. However, there is no public benefit in maintaining city ownership of these dedicated streets because they do not serve a transportation or public purpose. Eliminating these streets could allow for development to occur on the consolidated property and help achieve city goals.	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS – SUBDIVISION AMENDMENT

20.16.100: Standards of Approval for Preliminary Plats

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Factor	Rationale	Finding
A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;	The subject property complies and conforms to the design standards and requirements as set forth in Section 20.12 of the Salt Lake City Code. Staff forwarded the proposed plat to other city departments for review. Another review will be done to the final plat, which will need to comply with all other department requirements.	Complies
B. All buildable lots comply with all applicable zoning standards;	The vacated streets will be consolidated into the adjacent parcel in the subdivision plat and will comply with the minimum lot width required in the M-1 zoning district.	Complies
C. All necessary and required dedications are made;	The subject property does not require dedications to be made.	Complies
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	No water or sewage is being proposed for the properties at this time. Any future improvements will need to comply with Public Utilities requirements, and the final plat will require approval from the public utilities department director.	Complies
E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;	No public improvements have been proposed or required in connection with the preliminary subdivision plat.	Complies
F. The subdivision otherwise complies with all applicable laws and regulations;	The proposed subdivision amendment complies with all other applicable laws and regulations.	Complies
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or	As discussed in the staff report, the dedicated streets serve no transportation or public purpose. The streets are on paper only and do not provide access to adjacent properties. Therefore, the	Complies

<p>easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</p>	<p>subdivision amendment to close the streets will not have any negative impact to the adjacent property owner and general public.</p>	
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ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Notices:

- Notice of the project and request for comments sent to the Chairs of the Jordan Meadows and Poplar Grove Community Councils on July 8, 2019 in order to solicit comments. No comments were received.
- Open House notice was mailed on July 9, 2019.
- Open House was held at the City & County Building on July 18, 2019. Staff did not receive any comments at the meeting.

Public Hearing Notice:

- Public hearing notice mailed on February 28, 2020.
- Public hearing notice posted on City and State websites on February 28, 2020.
- Sign posted on the property on February 27, 2020.

Public Comments:

- At the time of the publication of this staff report, no public comment was received. Any comments received after the publication of this staff report will be forwarded to the Commission.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Public Utilities – Jason Draper

- The North Temple Drainage needs to be shown on the plat.
- Water and sewer service will need to be extended to service any development of this property.
- There may be soil or groundwater contamination on this property.
- Contribution to storm drain improvements will be required for any building permit or development.

Transportation, Engineering, Building, Zoning, Fire and Police found no issues with the requests.

Real Estate Services and **Sustainability** did not provided comments.