

SALT LAKE CITY ORDINANCE

No. 55 of 2006

(Rezoning Properties on the East and West Sides of 300 West Street, Between 500 North Street and 600 North Street, and Amending the Capitol Hill Master Plan)

REZONING PROPERTIES GENERALLY LOCATED ON THE EAST AND WEST SIDES OF 300 WEST STREET, BETWEEN 500 NORTH STREET AND 600 NORTH STREET, FROM THEIR RESPECTIVE ZONING DESIGNATIONS, INCLUDING SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT (SR-1), COMMUNITY SHOPPING DISTRICT (CS), MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (RMF-45), MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (RMF-35), AND MIXED USE DISTRICT (MU), TO RESIDENTIAL/MIXED USE DISTRICT (R-MU), AND AMENDING THE CAPITOL HILL MASTER PLAN, PURSUANT TO PETITION NO. 400-05-40.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed amendments to the Master Plan and change of zoning for the properties generally located on the East and West sides of 300 West Street, between 500 North Street and 600 North Street, is appropriate for the development of the community in that area and in the best interest of the city.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. REZONING OF PROPERTIES. The properties generally located on the East and West sides of 300 West Street, between 500 North Street and 600 North Street, which

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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
ISL CITY RECORDER  
PO BOX 145455  
SALT LAKE CITY UT 84114  
BY: KLD, DEPUTY - 01 5 P.

are more particularly described on Exhibit "A" attached hereto and identified therein as the "East Parcel" and "West Parcel," shall be and hereby are rezoned from their respective zoning designations, including: 1) Special Development Pattern Residential District (SR-1), 2) Community Shopping District (CS), 3) Moderate/High Density Multi-Family Residential District (RMF-45), 4) Moderate Density Multi-Family Residential District (RMF-35), and 5) Mixed Use District (MU), to Residential/Mixed Use District (R-MU).

SECTION 2. AMENDMENT TO ZONING MAP. The Salt Lake City Zoning Map, adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning of properties identified above.

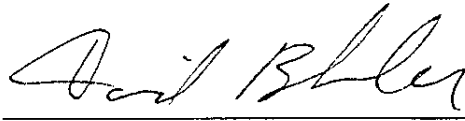
SECTION 3. AMENDMENT OF MASTER PLAN. The Capitol Hill Master Plan, as previously adopted by the Salt Lake City Council, shall be, and hereby is amended consistent with the rezoning set forth herein and shall be further amended to reflect "high density mixed use" rather than "general commercial" for the properties located on the East side of 300 West Street, between 500 North Street and 600 North Street, which are more particularly described on Exhibit "A" attached hereto and identified therein as the "East Parcel."

SECTION 4. CONDITIONS. This Ordinance is conditioned upon a Development Agreement executed by the RDA Board and confirmed by resolution of the City Council.

SECTION 5. EFFECTIVE DATE. The City Recorder is instructed not to publish or record this Ordinance until the Director of the RDA has identified that the conditions set forth herein have been satisfied. If the conditions set forth herein have not been satisfied within one year after adoption, the Ordinance shall become null and void.

SECTION 6. TIME. The City Council may, by resolution, for good cause shown, extend the deadlines set forth herein.

Passed by the City Council of Salt Lake City, Utah this 8<sup>th</sup> day of AUGUST, 2006.

  
CHAIRPERSON

ATTEST:

  
CHIEF DEPUTY CITY RECORDER

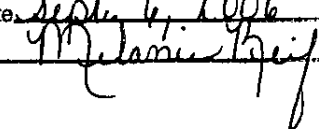
Transmitted to Mayor on 9-12-06.

Mayor's Action:  Approved.  Vetoed.

  
MAYOR

  
CHIEF DEPUTY CITY RECORDER



APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date: Sept 6, 2006  
By: 

(SEAL)

Bill No. 55 of 2006.

Published: 2-3-2011.

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Exhibit "A"  
Boundary Descriptions

Approximate Location:

Both Sides of 300 West Street, between 500 and 600 North Streets

Affected Sidwell Numbers:

East side: 08-36-205-001, -005, -006, -007, -008, -010, -012, -019, -020, -021, -022,  
-026, -027, -028, -031, -033, -035

West side: 08-36-204-019, -020, -022, -027, -028, -029, -030, -032

EAST PARCEL

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 00°01'28" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 132, 660.24 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 132; THENCE NORTH 89°59'33" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 132, 201.92 FEET; THENCE SOUTH 00°01'15" WEST 177.50 FEET; THENCE SOUTH 89°59'33" WEST 37.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTH 00°01'15" WEST ALONG SAID EASTERLY LINE 70.14 FEET; THENCE NORTH 89°59'33" EAST 20.00 FEET; THENCE SOUTH 00°01'15" WEST 82.50 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 132; THENCE NORTH 89°59'59" EAST ALONG SAID NORTHERLY LINE 144.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°01'02" WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 330.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°59'35" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 132, 329.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: 171,579 SQ.FT. OR 3.939 ACRES

WEST PARCEL

BEGINNING AT THE NORTHEAST CORNER BLOCK 133, PLAT A, SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00°02'52" WEST ALONG THE EASTERLY LINE OF SAID BLOCK 133, 521.82 FEET TO A POINT SOUTH 00°02'52" WEST ALONG SAID EASTERLY LINE 26.64 FEET FROM THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 133; THENCE NORTH 89°54'03" WEST 131.66; THENCE NORTH 00°02'45" EAST 155.06 FEET; THENCE NORTH 89°53'28" WEST 16.83 FEET; THENCE NORTH 00°02'45" EAST 73.33 FEET; THENCE SOUTH 89°53'28" EAST 16.83 FEET; THENCE NORTH 00°02'45" EAST 146.80 FEET; THENCE NORTH 89°53'11" WEST 16.52 FEET; THENCE NORTH 00°02'45" EAST 40.35 FEET; THENCE SOUTH 89°53'11" EAST 16.32 FEET; THENCE NORTH 00°02'45" EAST 106.33 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 133; THENCE SOUTH 89°52'54" EAST ALONG SAID NORTHERLY LINE 131.68 FEET TO THE POINT OF BEGINNING.

CONTAINS: 70,604 SQ.FT. OR 1.621 ACRES

CHRISTINE R. MEEKER  
CITY RECORDER

# SALT LAKE CITY CORPORATION

City Recorder

RALPH BECKER  
MAYOR

## STATE OF UTAH, City and County of Salt Lake,

I, Christine Meeker, City Recorder of Salt Lake City, Utah, do hereby certify that the attached Ordinance 55 of 2006, Rezoning properties on the East and west Sides of 300 West Street, between 500 North Street and 600 North Street, and amending the Capitol Hill Master Plan is a true and correct copy.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of said City, this 2nd day of February, 2011.



*Christine Meeker*  
City Recorder, Salt Lake City, Utah

LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111  
MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515  
TELEPHONE: 801-535-7671 FAX: 801-535-7681

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