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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
PO BOX 145455
SALT LAKE CITY UT 84114
BY: ADA, DEPUTY - MI & P.

SALT LAKE CITY ORDINANCE
No. 10 of 2021

(Amending the zoning map pertaining to parcels of property located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys to rezone the parcel from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District)

An ordinance amending the zoning map pertaining to parcels of property located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys to rezone the parcels from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District pursuant to petition numbers PLNPCM2019-01137 and PLNPCM2020-00442.

WHEREAS, Maximilian Coreth submitted applications to rezone parcels of property located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District pursuant to petition numbers PLNPCM2019-01137 and PLNPCM2020-00442; and

WHEREAS, at its April 8, 2020 meeting, the Salt Lake City Planning Commission held a public hearing on petition number PLNPCM2019-01137 to rezone parcels located at 717 to 739 West Genesee Avenue, 706 to 740 West 900 South Street, and a portion of city-owned alley situated between 739 West Genesee Avenue and 740 West 900 South Street and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application. At its October 14, 2020 meeting, the planning commission held a public hearing on petition number

PLNPCM2020-00442 to rezone parcels located at 710 and 715 West Genesee Avenue and a portion of city-owned alley abutting the west side of 740 West 900 South Street and voted in favor of forwarding a positive recommendation to the city council on said application; and

WHEREAS, after a public hearing on this matter, the city council has determined that adopting this ordinance is in the city's best interests.

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys, as they are more particularly described on Exhibit "A" attached hereto, are rezoned from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District.


SECTION 2. Condition. This zoning map amendment is conditioned upon the applicant satisfying the following conditions:

1. The rezone of the portions of city-owned alley identified herein is subject to the petitioner entering into a purchase agreement with the city to acquire the vacated portions of alleys that are the subjects of Petition Nos. PLNPCM2019-00813 and PLNPCM2020-00268 provided that those petitions are approved by the city council.
2. Design standards for the D-2 zone shall be applied to any new development on the properties subject to this zoning map amendment. To ensure that this requirement is followed, this ordinance shall be recorded against the affected parcels and Salt Lake City Corporation shall retain the right to pursue all legal remedies to ensure compliance with this requirement.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The Salt Lake City Recorder is instructed not to publish this ordinance or cause it to be recorded until condition 1 identified above has been met as certified by the Salt Lake City Real Estate Services Division.


SECTION 4. Time. If condition 1 identified above has not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the condition(s) identified above.

Passed by the City Council of Salt Lake City, Utah, this 4th day of May, 2021.


Amy Fowler (May 26, 2021 12:17 MDT)

CHAIRPERSON

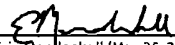
ATTEST AND COUNTERSIGN:


Cindy Trilman (May 27, 2021 14:25 MDT)


CITY RECORDER

Transmitted to Mayor on 05/26/2021.

Mayor's Action: Approved. Vetoed.


Erin Menchenhall (May 26, 2021 16:19 MDT)

MAYOR


Cindy Trilman (May 27, 2021 14:25 MDT)

CITY RECORDER
(SEAL)

Bill No. 10 of 2021
Published: September 27, 2021.




APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: December 4, 2020
By: 
Paul Nielson, Senior City Attorney

Exhibit "A"

Legal description of the properties:

Tax ID No. 15-11-278-001-0000:

LOT 40 & THE W 7 FT OF LOT 41, CUMMINGS SUB.

Tax ID No. 15-11-278-002-0000:

E 18 FT OF LOT 41 & ALL LOTS 42 & 43 CUMMING'S SUB OF BLK 2 PLAT C

Tax ID No. 15-11-278-003-0000:

LOT 44 & W 5 FT OF LOT 45 CUMMINGS SUB OF BLK 2 PLAT C

Tax ID No. 15-11-278-004-0000:

E 20 FT OF LOT 45 & ALL LOT 46 CUMMINGS SUB OF BLK 2 PLAT C

Tax ID No. 15-11-278-005-0000:

LOT 47 & W 10 FT OF LOT 48 CUMMINGS SUB OF BLK 2 PLAT C

Tax ID No. 15-11-278-006-0000:

CUMMINGS SUB 0722 BEG 10 FT E OF NW COR LOT 48 CUMMINGS SUB; E 30 FT; S 141 FT W 30 FT; N 141 FT TO BEG TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON S.

Tax ID No. 15-11-278-008-0000:

LOT 12 & 13, CUMMINGS SUB. LESS STREET & THAT PORTION CONVEYED TO ANDRUS

Tax ID No. 15-11-278-012-0000:

LOTS 3 & 4 CUMMINGS SUB OF BLK 2 PLAT C

Tax ID No. 15-11-278-013-0000:

LOTS 1 & 2 CUMMINGS SUB OF BLK 2 PLAT C

Tax ID No. 15-11-278-014-0000:

LOTS 5 THRU 12, CUMMINGS SUB OF BLK 2, PLAT C, SLC SURVEY. LESS RAILROAD.

Tax ID No. 15-11-278-016-0000:

BEG W 18 FT FR SE COR LOT 41, CUMMINGS SUB, BLK 2, PLAT C, SLC SUR; S 15 FT M OR L; E 178 FT; N 15 FT M OR L; W 178 FT TO BEG.

Tax ID No. 15-11-278-017-0000:

0712 BEG W 10 FT & S 7.5 FT FR SE COR LOT 49, CUMMINGS SUB, BLK 2, PLAT C, SLC SUR; S 7.5 FT; W 30 FT; N 7.5 FT; E 30 FT TO BEG.

Portion of unnamed, city-owned alley abutting the west edge of property located at 740 West 900 South Street:

A PORTION OF LOT 13, BLOCK 2, CUMMINGS SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, AND RUNNING THENCE NORTH $0^{\circ}03'47''$ WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 101.07 FEET TO A POINT ON THE ARC OF A 312.77 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}51'16''$ A DISTANCE OF 102.92 FEET, CHORD BEARS SOUTH $9^{\circ}30'03''$ EAST 102.46 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH $89^{\circ}56'03''$ WEST ALONG SAID SOUTH LINE 16.80 FEET TO THE POINT OF BEGINNING

CONTAINS 560 SQ. FT.

Portion of unnamed, city-owned alley situated between property located at 739 West Genesee Avenue and 740 West 900 South Street:

A PORTION OF THE 15.00 FOOT ALLEY LOCATED IN BLOCK 2, CUMMINGS SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 2, AND RUNNING THENCE NORTH $89^{\circ}56'22''$ EAST ALONG THE NORTH LINE OF SAID LOT 13 AND ALONG THE NORTH LINE OF LOT 12 OF SAID BLOCK 2 A DISTANCE OF 32.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE NORTH $0^{\circ}01'41''$ WEST 15.00 FEET TO A POINT ON THE SOUTH LINE OF LOT

41 OF SAID BLOCK 2; THENCE SOUTH 89°56'22" WEST ALONG THE SOUTH LINE OF SAID LOT 41 AND THE SOUTH LINE OF LOT 40 OF SAID BLOCK 2 A DISTANCE OF 32.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE SOUTH 0°03'47" EAST 15.00 FEET TO THE POINT OF BEGINNING

CONTAINS 481 SQ. FT.











Ordinance 10 of 2021 (900 W & Genesee Rezone) adopted 05-04-21

Final Audit Report

2021-05-27

Created:	2021-05-07
By:	Kory Solorio (kory.solorio@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOE0MEUYo0CtXh2KilItvjThz_szY9hvl

"Ordinance 10 of 2021 (900 W & Genesee Rezone) adopted 05-04-21" History

-  Document created by Kory Solorio (kory.solorio@slcgov.com)
2021-05-07 - 10:09:54 PM GMT- IP address: 204.124.13.222
-  Document emailed to Amy Fowler (amy.fowler@slcgov.com) for signature
2021-05-07 - 10:11:52 PM GMT
-  Email viewed by Amy Fowler (amy.fowler@slcgov.com)
2021-05-26 - 6:17:18 PM GMT- IP address: 204.124.13.151
-  Document e-signed by Amy Fowler (amy.fowler@slcgov.com)
Signature Date: 2021-05-26 - 6:17:24 PM GMT - Time Source: server- IP address: 204.124.13.151
-  Document emailed to Erin Mendenhall (erin.mendenhall@slcgov.com) for signature
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-  Email viewed by Erin Mendenhall (erin.mendenhall@slcgov.com)
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-  Document e-signed by Erin Mendenhall (erin.mendenhall@slcgov.com)
Signature Date: 2021-05-26 - 10:19:51 PM GMT - Time Source: server- IP address: 204.124.13.151
-  Document emailed to Cindy Trishman (cindy.trishman@slcgov.com) for signature
2021-05-26 - 10:19:53 PM GMT
-  Document e-signed by Cindy Trishman (cindy.trishman@slcgov.com)
Signature Date: 2021-05-27 - 8:25:35 PM GMT - Time Source: server- IP address: 204.124.13.151
-  Agreement completed.
2021-05-27 - 8:25:35 PM GMT



POWERED BY
Adobe Sign

ÉRIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

September 27, 2021

MEMORANDUM

TO: Cindy Lou Trishman
City Recorder

FROM: Shellie Finan
Real Estate Services Manager

SUBJECT: Ordinance certification

Notice is hereby given that Condition 1 identified in Ordinance 10 of 2021 has now been satisfied and the City Recorder is instructed to publish and record the ordinance with the Salt Lake County Recorder.

Sincerely,

Shellie Finan

Shellie Finan
Real Estate Services Manager