

# Washington Street Alley Vacation



Planning Petition Information for PLNPCM2020-00572

**Request Type:** Alley Vacation

**Location:** Behind 1025 West North Temple, between Learned Avenue and North Temple

**Zone:** TSA-SP-T: Special Purpose Transit Station District, Transition Area

**Overlay District:** None

## What is the request?

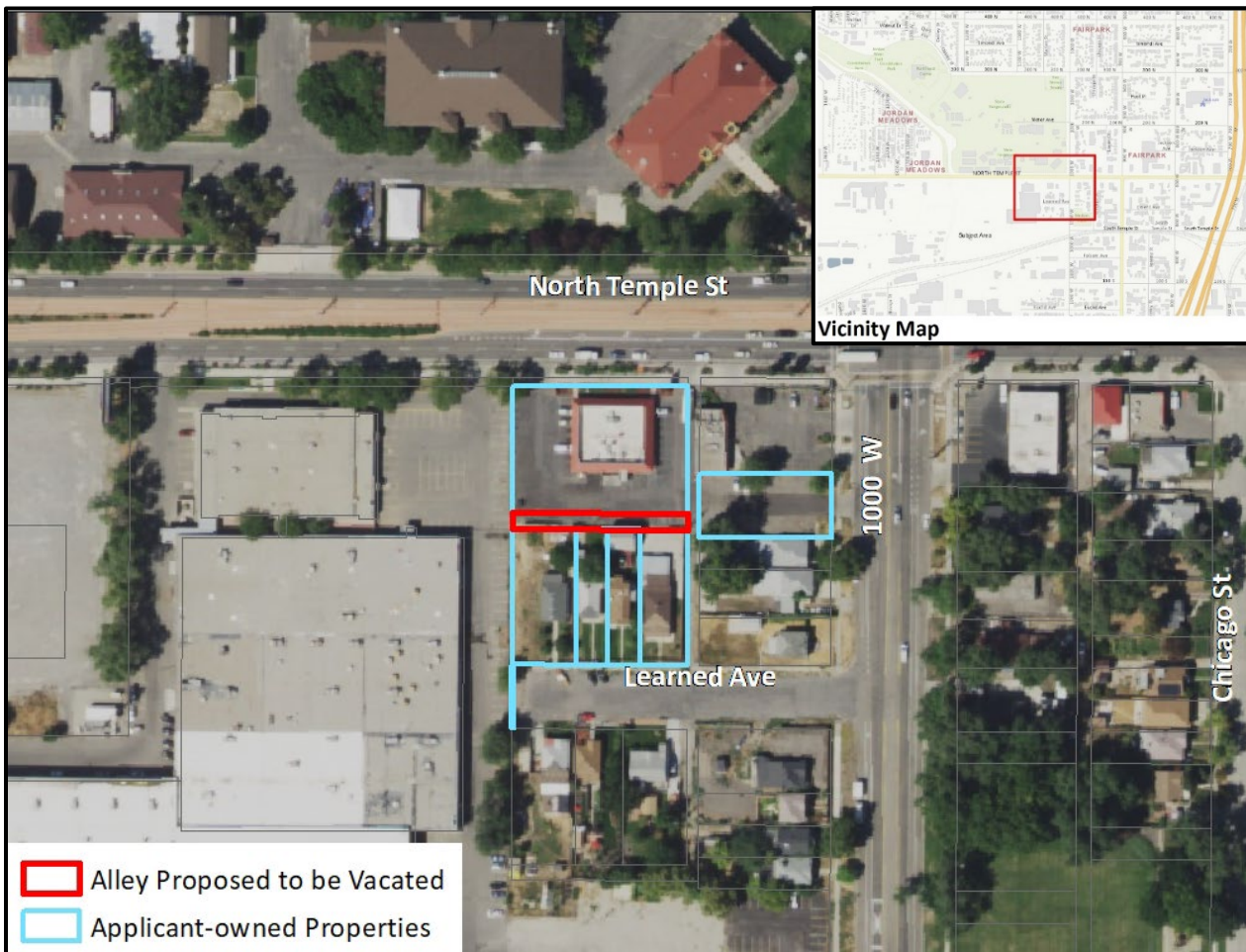
A request from Jarod Hall of Di'velept Design, representing the surrounding property owner, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston.

## What is an alley vacation?

A street or alley "vacation" means that the City is letting go of, or "vacating," the public interest in the property. If the City Council decides to vacate the alley, it will no longer be considered a public right-of-way and will become private property. Depending on the type of adjacent property, the vacated alley is either sold or deeded directly to adjacent property owners.

## Where is the alley located?

The alley in question is located behind (south of) the former Panda Buffet restaurant located at 1025 West North Temple. The alley is currently used as an extension of the parking lot serving the Panda Buffet building.



## Why is this request going through a planning process?

Although the alley has not been used as a public right of way for several years, the city must review the request and hold public hearings to assess whether the continued use of the alley is in the city's best interest.

## What does the applicant want to do with the alley?

Riley Rogers, the owner of most of the properties surrounding the alley, plans to demolish the old Panda Buffet and the single-family homes adjacent to the alley and build a multi-family apartment building with commercial space and parking on the first floor. The applicant has provided [preliminary plans for the project](#). These plans are subject to change since no official application for construction has been submitted or approved.

## What are the next steps?

- Notice of this application has been sent to the Chairs of the Poplar Grove and Fairpark Community Councils, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact Community Council chairs for more information on whether the Poplar Grove or Fairpark Community Councils will review this petition and when and where that meeting will occur. Information regarding the community councils can be found at <https://www.slc.gov/community-councils/>.
- Notice has also been sent to property owners and residents within 300 feet of the project.
- Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled. During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a recommendation to City Council.
- The City Council will hold another public hearing for additional public comments and make the final decision on the matter.
- If the City Council approves the request, the alley will be divided and portioned-off to adjacent property.
  - Portions of the alley adjacent to single-family or two-family residential lots will be deeded to owners of adjacent property.
  - Portions of the alley adjacent to commercial or multi-family lots will be sold to adjacent property owners for fair-market value.

## Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition
2. Click "Additional Information"
3. Click any applicant-submitted item to download submitted plans

If you have any questions or comments regarding this proposal, please contact:

**Aaron Barlow**, Principal Planner  
[Aaron.barlow@slcgov.com](mailto:Aaron.barlow@slcgov.com)  
(385) 386-2764