

Brookly Avenue Street and Alley Vacation



Planning Petition Information for PLNPCM2022-00068 & PLNPCM2022-00349

Request Type: Street Vacation and Alley Vacation
Location: Approximately 1007 South 500 West
Zone: CG General Commercial
Overlay District: None
Council District: District 5, Darin Mano

What is the request?

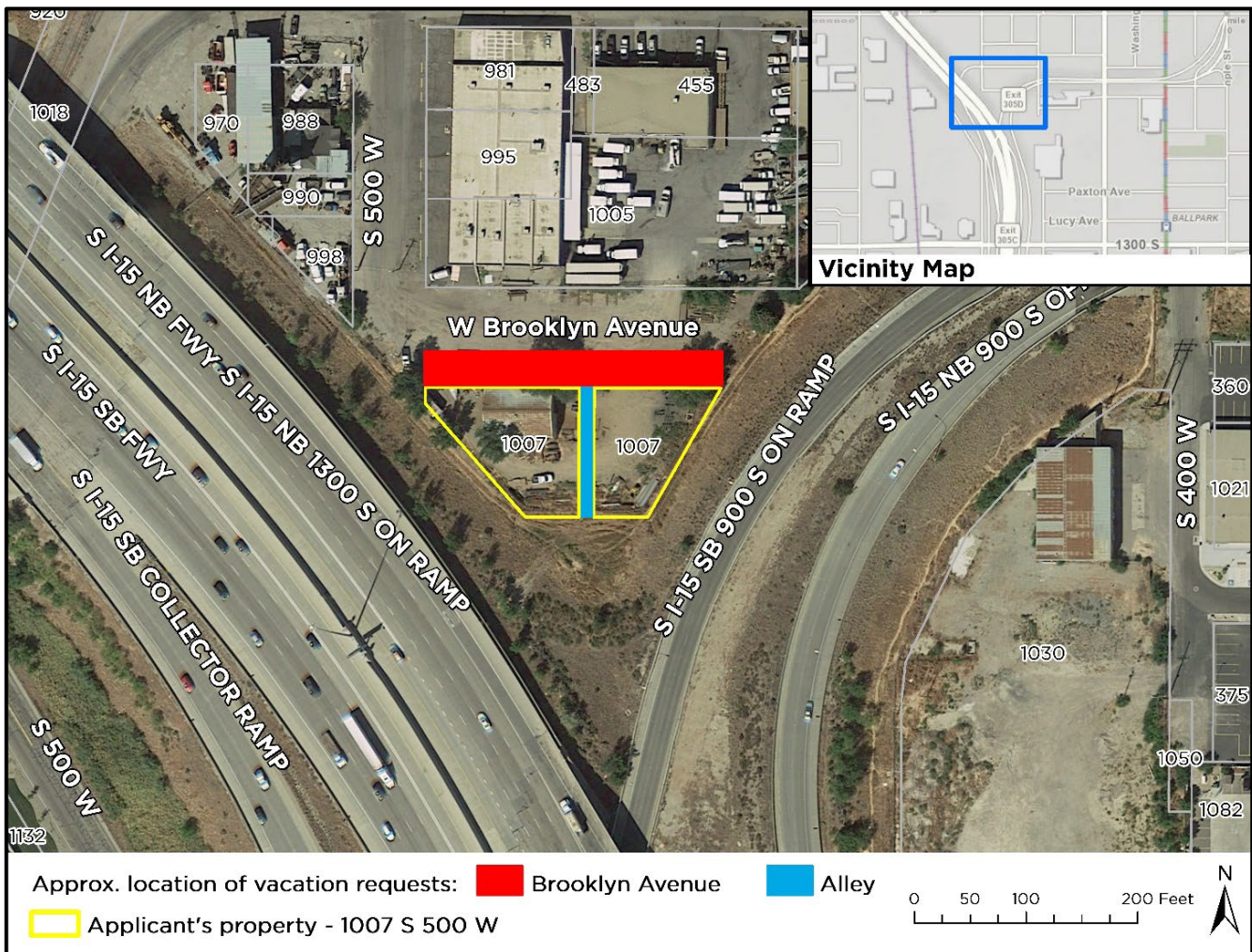
This is a request from Jonah Hornsby of Jodah One, LLC, the adjacent property owner, to vacate the 13.25-foot-wide alley that bisects the applicant's property and a 40-foot-wide section of Brooklyn Avenue that runs parallel to the subject property (see map below). The portion of the street in question has historically been used by previous owners of 1007 S 500 W as storage and parking. Mr. Hornsby has made this request because he claims it has become a place for "homeless encampments and dumping grounds" and because it "does not get maintained." The proposal to vacate the street cannot be approved without also vacating the alley. Brooklyn Avenue and the Alley are located within the CG General Commercial Zoning District and Council District 5, represented by Darin Mano.

What are alley and street vacations?

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 sold to the adjacent property owners.

Where is this project located?

Both Brooklyn Avenue and the adjacent alley are located next to the property at approximately 1007 S 500 W.



Why is this request going through a planning process?

For requests to vacate the public right of way, whether a street or an alley, the City must review the request and hold public hearings to assess whether vacating the alley is in the City's best interest.

What does the applicant want to do if this request is approved?

The applicant, Jonah Hornsby, claims that the area of Brooklyn Avenue in question has become a place for "homeless encampments and dumping grounds," because it "does not get maintained. He plans to install a fence around the section of Brooklyn Avenue in question in an attempt to reduce encampments and dumping. The request to vacate the street cannot be approved without also vacating the alley.

What are the next steps?

- Notice of this application has been sent to the Community Council Chairs of the Ballpark and Glendale neighborhoods, who may choose to schedule the matter at an upcoming meeting. Please contact the Community Organization chair for more information on whether they will review this petition and when and where that meeting will occur. Contact information regarding 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. Before the hearing, a separate notice will be mailed to property owners and residents within 300 feet of the project.
- The City Council will hold another public hearing for additional public comments and make the final decision on the matter.
 - If the council approves the request to vacate the street and alley, it will no longer be considered a public right-of-way and become private property. The area in question would be converted into a parcel that the property owners can then purchase for fair market value. If purchased, the City would require them to consolidate the vacated area into their property.

Where can I get more information?

The submitted application and all associated documents are 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:

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