



500 West Partial Street Vacation –

500 West between 600 South and 700 South

Planning Petition Information for PLNPCM2022-00537

Petition Number: PLNPCM2022-00537

Application Type: Street Closure

Project Location: 500 West between 600 South and 700 South

Zoning District: CG- General Commercial

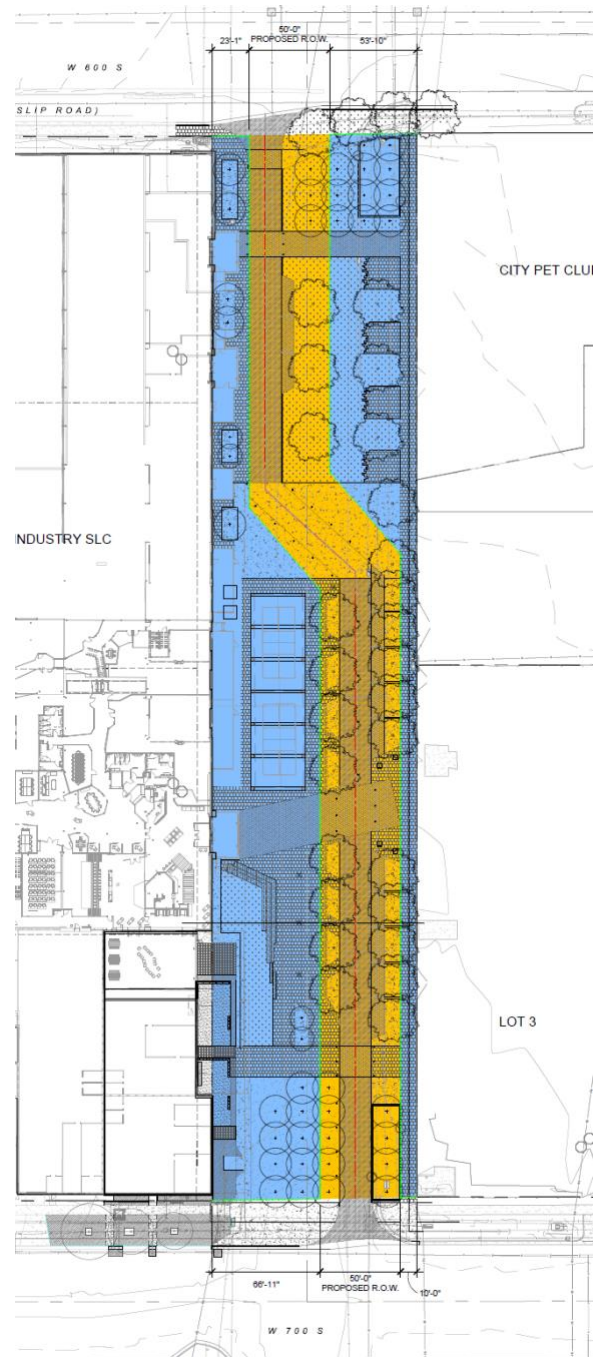
Council District: District 2, represented by Alejandro Puy

What is the request?

The petitioner, Q Factor, has submitted an application for a street vacation/closure to reduce the public right-of-way of 500 West between 600 South and 700 South. The street vacation is part of the INDUSTRY Neighborhood development, and the partial vacation is envisioned to create a linear parkway. The proposal would remove approximately 70% of roadway and would reduce the public right-of-way to 50 feet in width (shown in orange on the map) from the current 127 feet of right-of-way.

What are the next steps?

- Notice of this application has been sent to the Central 9th Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Notice was also sent to the Ballpark Community Council because it is within 300' of the project area. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Central 9th Community Council: central9thcc@gmail.com
 - Ballpark Community Council: amy.j.hawkins@gmail.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal.



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 on this petition.
- City Council will hold a public hearing on this petition.
- City Council has final decision authority on this petition.

Approval Criteria for Street Closure:

The following are criteria that the Planning Commission will use to make a recommendation on this petition. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. The process is guided by policy statements adopted by the City Council and Section 10-9a-609.5 of the Utah Code Annotated.

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

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.
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.
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.
4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional 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 at <https://www.sl.c.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the "Active Online Open Houses" section
3. Click "Additional Information"
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** July 11, 2022

- **End of Comment Period:** August 15, 2022

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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