

# PLANNING COMMISSION STAFF REPORT

## Hot Springs Road Partial Street and Alley Closure Between Duluth Ave. and 1500 North

Petition 400-08-08  
July 9, 2008



Planning and Zoning Division  
Department of Community  
Development

### Applicant:

Thomas A. Wolff, Wolff Excavating

### Staff:

Katia Pace, Associate Planner  
535-6354

[katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)

### Tax ID:

08-23-477-015  
08-23-477-002

### Surrounding Zoning:

M-2 (Heavy Manufacturing)

### Council District:

Council District #3,  
Councilmember Eric Jergensen

### Acreage:

Approximately .17 acres

### Surrounding Land Uses:

Industrial, Residential and Open  
Space

### Applicable Land Use Regulations:

#### Salt Lake City Code:

- Chapter 2.58 City Owned Real Property
- Chapter 14.52 Disposition Of City Owned Alleys

#### Utah Code:

- Section 10-8-8

#### Master Plans:

- Capitol Hill Master Plan
- SLC Transportation Master Plan

### Attachments:

- A. Map of Proposed Street Closure
- B. Department/Division Comments
- C. Public Comments

### REQUEST

Thomas A. Wolff, is requesting Salt Lake City to narrow the width of the Hot Springs Road right-of-way from approximately 86 feet to 66 feet between Duluth Avenue and 1500 North and declare it surplus property. This proposal is consistent with the Salt Lake City Transportation Master Plan.

The petition also includes a request to close a portion of the alley adjacent to the applicant's property at 758 West 1500 North. The property is located in the Heavy Manufacturing (M-2) Zoning District.

The applicant is requesting the additional land to increase the surface parking of the property.

### PUBLIC NOTICE

Notice was mailed to all property owners within four hundred and fifty feet (450') radius of the subject property on June 24, 2008, fourteen (14) days prior to the scheduled public hearing. An announcement was also sent to all those on the City's Listserve and was posted on the City's website.

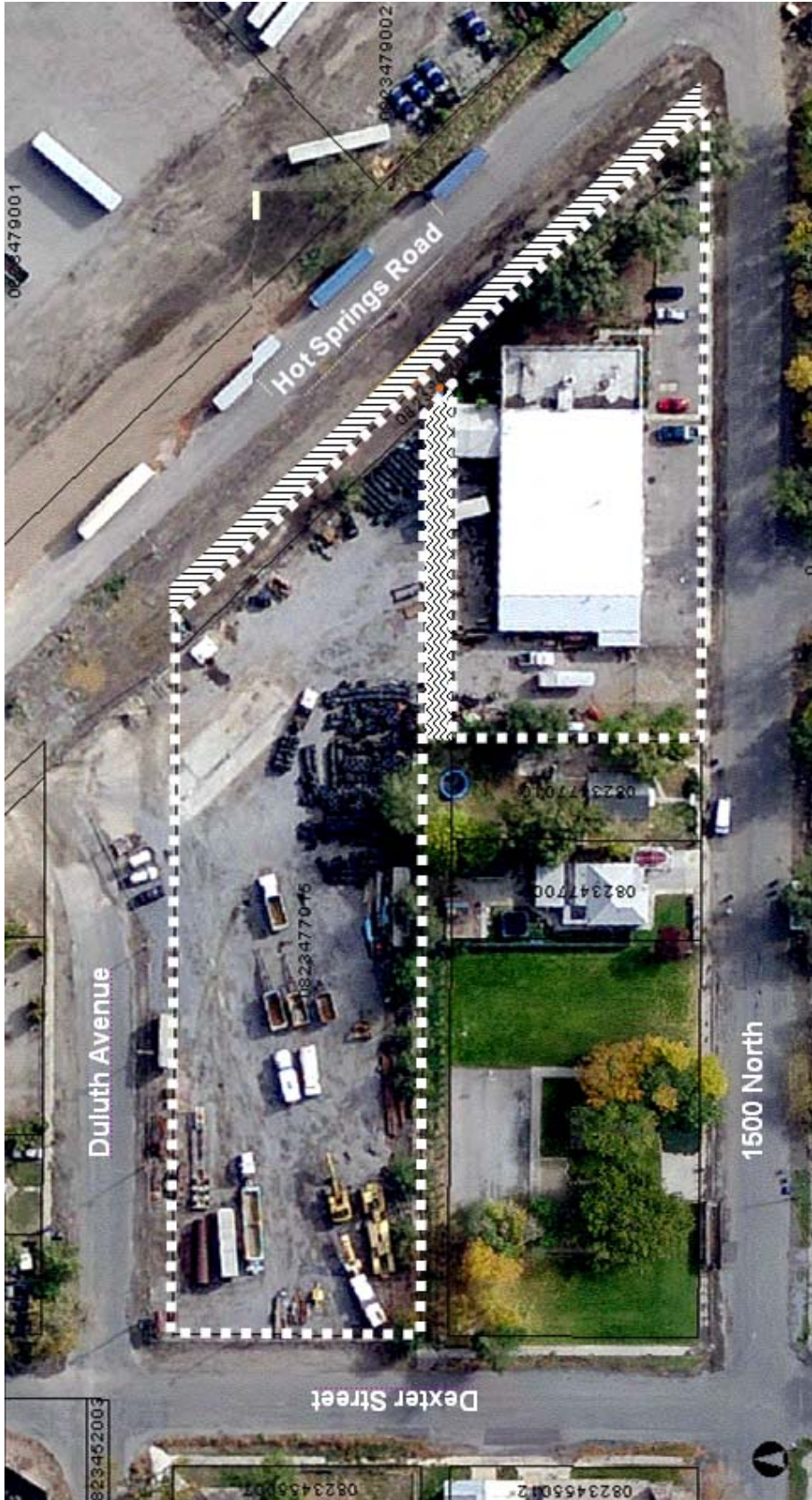
### STAFF RECOMMENDATION

Staff recommends that the Planning Commission transmit a favorable recommendation to the City Council to partially close the subject street and alley, declare it surplus property and recommend to the Mayor to sell the property to the applicant at fair market value.

Staff further recommends the following conditions of approval.

1. That a public drainage easement be retained over the portion of the right-of-way proposed to be closed, and that it be recorded before the property is declared surplus and sold (see Public Utilities comments on Attachment B.)
2. That the applicant purchases the surplus property according with Salt Lake City Code Chapter 2.58.
3. That upon finalizing the purchase of the property, the applicant erects a fence around the perimeter of the property.

VICINITY MAP



Proposed Hot Springs Road narrowing approximately 20 feet

Proposed Alley Vacation

Applicant's Property Boundary Line



## **PROJECT HISTORY/DESCRIPTION**

This is a request to narrow the width of the Hot Springs Road right-of-way from approximately 86 feet to 66 feet between Duluth Avenue and 1500 North where it abuts the applicant's property on the southwest side of the road. The width of the road that is paved with asphalt is approximately 30 feet. The right-of-way not used in front of the applicant's property is vacant and unimproved. The applicant's property is used for a truck yard and an industrial building. The applicant's plan for the proposed closed street right-of-way is to use it as additional surface parking.

The original request was just for narrowing the street. In reviewing this project, Planning Staff found that there is an alley splitting the applicant's property. The portion of the alley that abuts the applicant's property is in paper only. The other portion of the alley abuts a Salt Lake City park and two residential properties, and is used for vehicular access to the rear of the residential properties on the block.

## **COMMENTS**

### **Community Council Comments:**

The Capitol Hill Community Council was notified via e-mail on May 9, 2008 and no response was received. Due to its proximity to the proposal, Planning also contacted the Rose Park Community Council. The Rose Park Community Council responded by saying it had no questions or concerns over this action.

### **City Department/Division Comments:**

The application material was routed on May 1, 2008 for a request to close portion of Hot Springs Road. Since the alley closure was not included on the review, on June 18, 2008, Planning Staff routed a subsequent request for review including the alley closure. The comments received from pertinent City Departments and Divisions are found on Attachment B of this staff report.

### **Public Comments:**

Planning Staff received several phone calls with questions and concerns. Some of the concerns were addressed by staff sending a letter to property owners 450 feet radius from the project.

The letter had three purposes:

1. To explain that the proposal was not to close Hot Springs Road, but to narrow it by approximately 20 to (to 25) feet.
2. To explain that the proposal would decrease the width from 86 feet to 66 feet and that the road seems narrower because only 30 feet of it is paved.
3. To inform that a request for closing the alley abutting the applicant's property would be included with the request for narrowing the street.

Other concerns were that with the closing of Everett Avenue there will be an increase number of traffic along Hot Springs Road which is too narrow as it is, and that the semi trucks parked along the road aggravates this problem. Staff has requested the City's Transportation Division to review the need for signs restricting parking along Hot Springs Road.

Bill Whitaker, a property owners north of the applicant's, wrote an e-mail with concerns about future requests for street closures (please see e-mail on Attachment C.)

## STAFF ANALYSIS AND FINDINGS

### **Master Plan Discussion:**

#### **Capitol Hill Community Master Plan, adopted in 1999**

The plan identifies the need to improve access along with redesign, widening and infrastructure improvements within Swedetown to encourage and promote access into the area. These improvements will strengthen the desirability of the area as an industrial or business park. Among other policies for Swedetown, the plan states the need to “ensure that any vacations/street closures in this area do not eliminate important buffer areas between land uses.”

**Analysis:** There have been many comments on how this portion of Hot Springs Road (paved portion) is narrow and how the semi trucks parked along this road compound this problem. This proposal complies with the Master Plan by creating a better definition between the property and street right-of-way and by preventing the possible use of the public right-of-way for industrial storage.

**Finding:** Currently only 30 feet of the width of Hot Springs Road is paved. The Transportation Division finds that 30 feet is adequate for carrying traffic and does not have any plans to widen the pavement. The recent street closure on Everett Avenue should clean up the block south of the applicant's, and should resolve the problem of parking of semi trucks along Hot Springs Road.

#### **Salt Lake City Transportation Master Plan or Major Street Plan, adopted in 2006**

Hot Springs Road is identified in the Transportation Master Plan or Major Street Plan as a local commercial/industrial.

**Analysis:** The Transportation Master Plan identifies the width of a local commercial/industrial street as 66 feet. A 66 foot right-of-way with 48 or 44 feet of pavement is what is normally required for a new commercial/industrial collector or local street.

**Finding:** Reducing the right-of-way width from 86 feet to 66 feet should not impact the use of the street or the ability to carry the traffic.

### **Street Closure Guidelines:**

#### **Salt Lake City Council Policy and Guidelines for Street Closures**

The Planning Commission will need to review the street closure request and make findings based on the following guidelines:

- 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.**

**Analysis:** This request is to narrow the street, currently approximately only 30 feet of the right-of-way is being used. The portion of street proposed to be closed has not functioned as a street.

**Finding:** Closing the subject street will not deny access to the adjacent properties. The underlying property would be sold at fair market value and the property will be incorporated into the applicant's 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.**

**Analysis:** The applicant is the sole abutting property owner of the portion of the street in question. The applicant is committed to purchasing the portion of street after it is declared surplus property.

**Finding:** The right-of-way will be sold at fair market value to be determined by the Salt Lake City Property Management Division.

**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.**

**Analysis:** The Capitol Hill Community Master Plan envisions Swedetown with improved access. The Salt Lake City Transportation Master Plan or Major Street Plan identifies Hot Springs Road as a local commercial/industrial collector or local street.

**Finding:** A 66 foot right-of-way with 48 or 44 feet of pavement is what is normally required for a new commercial/industrial collector or local street. Reducing the right-of-way width from 86 feet to 66 feet should not impact the use of the street or the ability to carry the traffic.

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

**Analysis:** Most of the Hot Springs Road right-of-way is not paved and does not serve any purpose. The City should avoid another precedent to utilize the unused right-of-way for industrial storage, increasing the sense of chaos in the neighborhood. By closing this portion of the road a better definition of the property should be maintained.

**Finding:** Staff finds the following reasons outweigh alternatives to the closure of the street:

1. The Salt Lake City Transportation Master Plan identify this street A 66 foot right-of-way with 48 or 44 feet of pavement is what we normally require for a new commercial/industrial collector or local street.
2. Reducing the right-of-way width from 86 feet to 66 feet should not impact the use of the street or the ability to carry the traffic.
3. The applicant is the only abutting property owner.



Planning Staff recommends that the applicant's property be fenced off as soon as the purchase of the property is finalized. A fencing plan will be reviewed by the Permits Center for compliance.

**Alley Closure Guidelines:**

**Salt Lake City Code Section 14.52.020 Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys**

Among the Salt Lake City Council policy considerations for closing an alley this request demonstrates "Lack of Use."

**Analysis:** The definition of "Lack of Use" reads as follow: "The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on-site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way."

**Finding:** As mentioned previously, the alley does not physically exist where is abuts the applicant's property.

**Salt Lake City Code Section 14.52.030 (B) Public Hearing and Recommendation from the Planning Commission**

The Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley. A positive recommendation should include an analysis of the following factors:

- 1. The City police department, fire department, transportation division, and all other relevant City departments and divisions have no objection to the proposed disposition of the property.**

**Finding:** The applicable City departments and divisions have reviewed this request and have no objections to closing this portion of the alley.

- 2. The petition meets at least one of the policy considerations stated above.**

**Finding:** The petition meets the "Lack of Use" consideration.

- 3. The petition must not deny sole access or required off-street parking to any adjacent property.**

**Finding:** The applicant owns the property abutting the alley and this portion of the alley is not used for access to any other property.

- 4. The petition will not result in any property being landlocked.**

**Finding:** No landlocked parcels will be created.

- 5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses.**

**Finding:** There are no mid block walkways, pedestrian paths, trails affected by the alley nor does the alley closure affect alternative transportation uses.

- 6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit.**

**Finding:** This is not an issue since the applicant owns both sides of the alley, the remainder of the alley will remain open for vehicular access to the property owners abutting that portion of the alley.

- 7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it.**

**Finding:** This request is to close portion of the alley, however, the proposed portion of the alley to be closed and the portion that would remain open are distinctively different from each other.

- 8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.**

**Finding:** The alley is not necessary for rear access to residences or for accessory uses.

#### **Salt Lake City Code Section 14.52.040 (B) High Density Residential Properties and Other Nonresidential Properties**

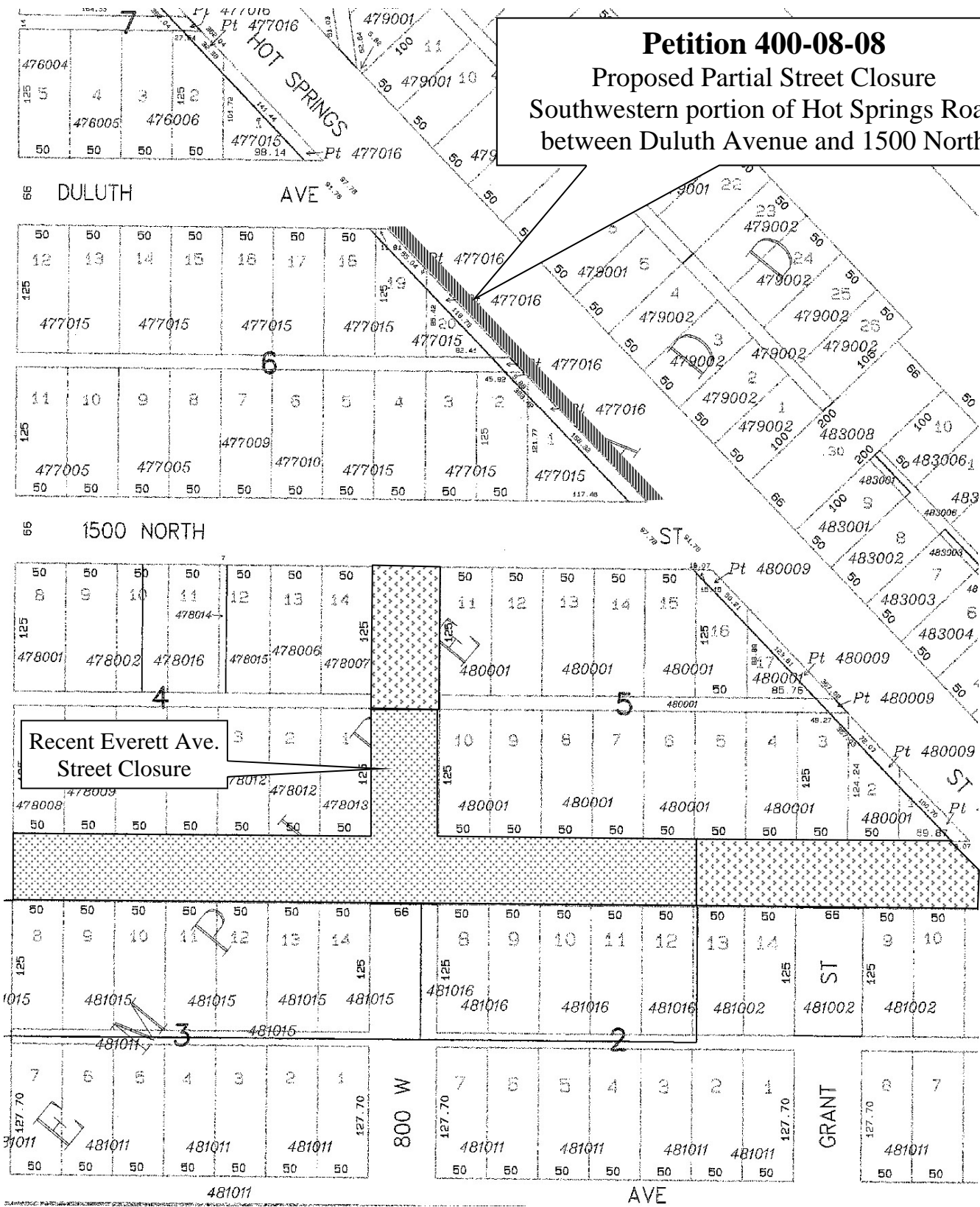
If the alley abuts properties which are zoned for high density residential use or other nonresidential uses, the alley will be closed and abandoned, subject to payment to the city of the fair market value of that alley property, based upon the value added to the abutting properties.

**Finding:** The applicant's property is located on the M-2 zoning district and is an industrial use, therefore, Planning finds that the alley should be closed, declared surplus property and sold at fair market value.

**Attachment A**  
**Map of Proposed Street Closure**



**Petition 400-08-08**  
 Proposed Partial Street Closure  
 Southwestern portion of Hot Springs Road  
 between Duluth Avenue and 1500 North



**Attachment B**  
**Department/Division Comments**

## AIRPORT

**From:** Miller, David  
**Sent:** Monday, June 23, 2008 9:22 AM  
**To:** Pace, Katia  
**Subject:** RE: Petition 400-08-08 Hot Springs Road

**Categories:** Program/Policy

Katia,

Thank you for the notice regarding a request to close a portion of Hot Springs Road between Duluth Ave and 1500 North and partial alley closure and declare it surplus property. This address is in the Salt Lake City's Airport Influence Zone "H" this area having specific height restrictions. This project area has a height restriction of 4,550' MSL approximately 173' AGL. Salt Lake City does not require an aviation easement for new development in this zone. This project creates no observed impacts to airport operations.

David Miller  
Airport Principal Planner  
Salt Lake City Department of Airports  
P.O. Box 145550  
Salt Lake City, UT 84114-5550  
801.575.2972  
david.miller@slcgov.com

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**From:** Pace, Katia  
**Sent:** Wednesday, June 18, 2008 1:46 PM  
**To:** Spencer, John; Smith, Craig; Nalder, Kevin; Stewart, Brad; Walsh, Barry; Walkingshaw, Nole; Askerlund, Dave; Miller, David  
**Subject:** Petition 400-08-08 Hot Springs Road

Early in May, the Planning Division requested your comments on a street closure and surplus property (petition 400-08-08) adjacent to the applicant's property at 758 West 1500 North. First, I would like to clarify that the request is to narrow the existing Hot Springs Road right-of-way from approximately 86 feet to 66 feet, closing approximately 20 feet of the southern portion of Hot Springs. (Please see attachment.)

Second, in reviewing this request, Planning found that there is an alley that runs east/west on the applicant's block that separates his property. I would like to request your review and comments on the partial alley closure as well. The proposal is to close portion of the alley because the property owner at 814 West 1500 North uses the alley to access the rear of his property in order to park his trailer.

I would really appreciate your comments as soon as possible since we had to postpone the Planning Commission Hearing in order to add the alley closure with this request.

Thank you.

## **FIRE**

**From:** McCarty, Gary  
**Sent:** Friday, June 20, 2008 4:33 PM  
**To:** Pace, Katia  
**Cc:** Villa, Devin; McKone, Dennis  
**Subject:** RE: Petition 400-08-08 Hot Springs Road

**Categories:** Program/Policy  
Katia,

When the email was forwarded to me there was no attachment, the image clears up a lot of the concerns I had. I was under the impression that the last 20' of Hot Springs Road was going to be completely closed off. With this clarification I do not see an issue with the petition. The city may want to post the east side of the street as no parking to prevent further narrowing of the right of way. It appears to be common practice to park semi-trailers on the east side of the right of way (as seen in the attachment) in the area where the narrowing of the right of way is proposed.

Thanks,

Gary

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**From:** Pace, Katia  
**Sent:** Friday, June 20, 2008 15:45  
**To:** McCarty, Gary  
**Subject:** RE: Petition 400-08-08 Hot Springs Road

Chief McCarty,

Thank you for your response. I just want to make sure I understand your concerns, and that you understand what is being proposed. I realize this message was forwarded to you and don't know whether you received the attached map (please see attachment), which explain this proposal visually. The proposal is not to close (this is a technical term Planning uses whenever we decrease or eliminate the right-of-way) the street, but to narrow it. On the Transportation Division's Official Street Map, Hot Springs Road is 86 feet wide. Currently, approximately only 30 feet of the road is paved. The request is to narrow or decrease the right-of-way from approximately 86 feet to 66 feet wide.

Please let me know if you have the same concerns if the road is narrowed about 20 feet instead of closed.

Again, thank you.

Katia Pace

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**From:** McCarty, Gary  
**Sent:** Friday, June 20, 2008 1:56 PM  
**To:** Pace, Katia  
**Cc:** Villa, Devin; Montanez, Karleen  
**Subject:** FW: Petition 400-08-08 Hot Springs Road

Katia,

I have several serious concerns regarding this petition. Currently the road system around this block provides access to all four sides of the property, as well as access to fire hydrants on three of the four corners. With the closure of Hot Springs Road the access to the east side of the block would be limited to one direction only. In addition the closure would have a negative impact on the useable fire hydrants in the area. In the current configuration the closest hydrant to the east driveway is located 195' away. With the proposed street closure the closest useable fire hydrant would be 520' away. As you can see the proposed closure creates serious access and water supply issues for the area involved. With these issues in mind I would have to say that the Fire Department is opposed to this petition.

Respectfully,

Gary McCarty  
Battalion Chief – Fire Marshal  
Salt Lake City Fire Department  
Office 799 - 4163

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**From:** Nalder, Kevin  
**Sent:** Wednesday, June 18, 2008 18:30  
**To:** Pace, Katia  
**Cc:** Villa, Devin; McCarty, Gary  
**Subject:** RE: Petition 400-08-08 Hot Springs Road

Hi Katia,

Our Fire Marshal, Battalion Chief Gary McCarty, is out of the office until next week. I am forwarding this request to his supervisor Deputy Chief Devin Villa to respond to your request in Chief McCarty's absence, as the request is time sensitive. Thank you again for soliciting fire department input, we greatly appreciate having a voice.

Sincerely,

*J Kevin Nalder*  
Deputy Chief - Support Services  
Salt Lake City Fire Department  
315 East 200 South  
Office: 801-799-4110  
Fax: 801-799-4156  
Email: [kevin.nalder@slcgov.com](mailto:kevin.nalder@slcgov.com)

## TRANSPORTATION

**From:** Walsh, Barry  
**Sent:** Thursday, May 08, 2008 9:43 AM  
**To:** Pace, Katia  
**Cc:** Young, Kevin; Spencer, John; Smith, Craig; Drummond, Randy; Nalder, Kevin; Itchon, Edward; Stewart, Brad; Butcher, Larry; Askerlund, Dave  
**Subject:** Pet 400-08-08 Hot Springs

**Categories:** Program/Policy  
May 8, 2008

Katia Pace, planning

Re: Petition 400-08-08, to close a western portion of Hot Springs Road between Duluth Avenue and 1500 North and declare it Surplus.

The division of transportation review comments and recommendations are as follows:

We have been working on this portion of Hot Spring Road for some time in coordination with the Utah Metal Works property and Everett Avenue impacts.

Our recommendation is that Hot Springs Road right of way be reduced from the 84-86 foot width to a City standard of 66 foot right of way by closing the west 25-26 foot. (16-17 foot from monument line)

The proposed petition to close parcel 08-23-477-016 is in keeping with this process.

Sincerely,

Barry Walsh

**From:** Walsh, Barry  
**Sent:** Wednesday, June 18, 2008 4:34 PM  
**To:** Pace, Katia  
**Cc:** Young, Kevin; Spencer, John; Smith, Craig; Stewart, Brad  
**Subject:** RE: Petition 400-08-08 Hot Springs Road

**Categories:** Program/Policy  
June 18, 2008

Katia Pace, Planning

Re: Petition 400-08-08 for partial street closure of abutting Hot Springs Road and closure of part of the alley between 812 W. 1500 South and Hot Springs Road.

The division of transportation review comments and recommendations are for approval as follows:

Per our past review submittal we recommend vacation of the existing west side 20 feet or so, of right of way for a minimum 66 foot right of way along the east side of Hot Springs Road.

In reviewing the alley way, we recommend approval of the proposed closure of the alley abutting 758 West with approval sign offs by the abutting properties requiring access from Dexter Street as currently exist.

## TRANSPORTATION

**From:** Young, Kevin  
**Sent:** Wednesday, June 25, 2008 9:27 AM  
**To:** Pace, Katia  
**Cc:** Walsh, Barry  
**Subject:** RE: Petition 400-08-08 - Hot Springs Road Closure  
Katia,

Unfortunately, I don't know all of the details about this project, but can give you my thoughts. A 66 foot right-of-way with 48 or 44 feet of pavement is what we normally require for a new commercial/industrial collector or local street. Reducing the right-of-way width from 86 feet to 66 feet should not impact the use of the street or the ability to carry the traffic. 30 feet of asphalt is the minimum we usually allow in commercial/industrial areas and is adequate for carrying traffic. I don't know of any plans at this time to widen the pavement.

It sounds like some of the problems on this street may be related to the parking of semis, which could be interfering with vehicles traveling on the street. Parking Enforcement would need to be consulted regarding any enforcement issues.

Kevin

Kevin J. Young, P.E.  
Transportation Planning Engineer  
535-7108

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**From:** Pace, Katia  
**Sent:** Tuesday, June 24, 2008 3:46 PM  
**To:** Young, Kevin  
**Subject:** Petition 400-08-08 - Hot Springs Road Closure

Kevin,

I'm working on a request to narrow the Hot Springs Road right-of-way from approximately 86 feet to 66 feet between Duluth Avenue and 1500 North. I'm getting a lot of complaints because even though the street is 86 feet wide about 30 feet of it is paved. In addition, there are semi trucks parked along this road making it even narrower. There is also the street closure on Everett Street on the vicinity which is going to cause an increase use on Hot Springs Road. I would like to know if there are any plans or discussions to widen the paved width of Hot Springs Road, and any enforcement going on about the semis parked along it. This item is on the agenda for the July 9<sup>th</sup> Planning Commission, so if you can give me any information on this matter I would really appreciate.

Thanks

Katia Pace  
Associate Planner  
SLC Planning Division  
451 S State St, Rm 406  
Salt Lake City, UT 84111  
(801) 535-6354



## **ENGINEERING**

**From:** Smith, Craig

**Sent:** Thursday, May 15, 2008 8:25 AM

**To:** Pace, Katia

**Cc:** Ott, George; Walsh, Barry

**Subject:** petition 400-08-08

Good morning Katia-

Engineering has reviewed the reduction of right of way between Duluth and 1500 north on Warm Springs road a few times in the past. Our department agrees to the reduction of the right of way. Have a good day!

Sincerely,

Craig

**From:** Smith, Craig

**Sent:** Thursday, June 19, 2008 8:43 AM

**To:** Pace, Katia

**Cc:** Weiler, Scott

Morning Katia- I thought you actually were talking about warm springs road. Engineering is okay with both the alley closure and narrowing Hot Springs Road to 66'-0".

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**From:** Pace, Katia

**Sent:** Wednesday, June 18, 2008 3:30 PM

**To:** Smith, Craig

**Subject:** RE: Petition 400-08-08 Hot Springs Road

Craig,

I'm not sure what you mean by shoulders, and does it make a difference if it is Hot Springs Road?

Thank you.

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**From:** Smith, Craig

**Sent:** Wednesday, June 18, 2008 1:52 PM

**To:** Pace, Katia

**Subject:** RE: Petition 400-08-08 Hot Springs Road

Katia, I have no problems with the alley vacation. As for Warm springs Road, I believe the shoulders are the property of UDOT.

## PUBLIC UTILITIES

**From:** Brown, Jason  
**Sent:** Thursday, May 15, 2008 9:36 AM  
**To:** Pace, Katia  
**Cc:** Garcia, Peggy  
**Subject:** Petition # 400-08-08 close a portion of Hot Springs Road between Duluth Ave and 1500 North

**Categories:** Program/Policy

Katia,

Public Utilities has reviewed the above mentioned petition and offer the following comments;

Currently there are no utilities located in the portion of the right of way that is in question. Public Utilities will require that a public drainage easement be retained over the portion of the right-of-way that is being declared surplus. Before the property is declared surplus and sold the easement must be recorded.

If you have any questions please do not hesitate to contact me.

Jason Brown, PE

**From:** Garcia, Peggy  
**Sent:** Tuesday, June 24, 2008 12:49 PM  
**To:** Pace, Katia  
**Cc:** Stewart, Brad  
**Subject:** FW: Petition 400-08-08 Hot Springs Road

**Categories:** Program/Policy

**Attachments:** 400-08-08 map street & alley.doc

Katia,

Salt Lake City Public Utilities has no conflicts with the proposed street closure. There is no public water, sewer or storm drainage.

Thank you,

Peggy Garcia

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**From:** Stewart, Brad  
**Sent:** Tuesday, June 24, 2008 9:13 AM  
**To:** Garcia, Peggy  
**Subject:** FW: Petition 400-08-08 Hot Springs Road

Peggy,

Do we have a copy of the reply mentioned below? I don't think we have any issues, but, if it saves time I would prefer re-sending the old answer with an update that Katia's additional information does not change our original answer.

Thanks,  
Brad

# **Attachment C Public Comments**

## **ROSE PARK COMMUNITY COUNCIL**

**From:** Ron Jarrett [r.jarrett@comcast.net]  
**Sent:** Tuesday, May 13, 2008 8:37 AM  
**To:** Pace, Katia  
**Subject:** RE: Street Closure on Hot Springs Road

The Rose Park Community Council does not have any questions or concerns over this action.

Ron Jarrett  
Rose Park Community Council Chair

**From:** Pace, Katia [mailto:Katia.Pace@slcgov.com]  
**Sent:** Friday, May 09, 2008 6:11 PM  
**To:** r.jarrett@comcast.net; polly@sisna.com  
**Subject:** Street Closure on Hot Springs Road

The Planning Division is reviewing Petition 400-08-08 a request by Thomas A. Wolff to close a western portion of Hot Springs Road between Duluth Avenue and 1500 North (part of parcel 08-23-477-016) and declare it surplus property.

As part of our analysis the Planning Division requests your review of this project.

### **Review Process**

- Community Council Chairs are notified of the project and asked to notify the members about it.
- Community Councils may feel that the project does not merit a formal review. If that is the case, please e-mail the planner to inform that the Community Council will not send a review.
- Community Councils can choose between reviewing the project at a public Community Council meeting or among their internal officers.
- If the Community Council chooses to have the project presented to them, the applicant is only required to meet with the Community Council once.
- The applicant will present information at the meeting. Planning Staff may attend to clarify regulations, policies, and processes.

Please let me know of your response as soon as possible.

Katia Pace  
Associate Planner  
SLC Planning Division  
451 S State St, Rm 406  
Salt Lake City, UT 84111  
(801) 535-6354

## **NEIGHBORHOOD PROPERTY OWNER**

**From:** Bill Whitaker [bill@layton-roofing.com]  
**Sent:** Friday, June 20, 2008 3:57 PM  
**To:** Pace, Katia  
**Subject:** Petition 400-08-08 Thomass Wolff Hot Springs Closure  
Hi Katia,

Thank you for the letter clarifying the concerns. I was planning on attending the hearing and hope to when it is rescheduled.

I own a property on the corner of Duluth and Hot Springs St.

Just recently Thomas Wolff has aquired an easement from the Railroad which used to be the Bamberger Line. This extends from 1500 north to 1600 North I believe. Anyway, he has approached the property owners who adjoin the easement and presented offers to sell this back to us to maintain the uses which we have had, subject to an easement. Some of the owners have paid Mr. Wolff, I have not. I have contacted an attorney and am presently researching this.

I am opposed to any further portion of the street, easement or alleys returned or sold to Mr. Wolff. Hot Springs St. is already basically a one way street as Truck trailers consistently block the East side of the road. Any further narrowing or restrictions on this road would just make it worse.

If I am able to attend the rescheduled hearing I most definitely will. If unable to, these are my comments regarding the issues.

Regards,

Bill Whitaker #414-4701