

PLANNING COMMISSION STAFF REPORT

St. Varian Street Closure 1025 South Petition 400-07-04 June 11, 2008



Planning Division
Department of Community
Development

Applicant:

Ivan Radman, property owner

Staff:

Janice Lew, Principal Planner
535-7625

Janice.lew@slcgov.com

Tax ID:

15-07-251-004, 15-07-200-005,
15-07-200-017, and 15-07-200-031

Surrounding Zoning:

M-1 Light Manufacturing

Council District:

District 2, Council Member Van
Turner

Surrounding Land Uses:

Vacant land

Applicable Land Use Regulations:

Salt Lake City Code:

• Chapter 2.58 regulates the
disposition of surplus City-owned
real property.

Utah Code:

• Section 10-9a-609.5 regulates a
request for action to vacate, narrow,
or change the name of a street or
alley.

Salt Lake City Transportation Master Plan or Major Street Plan

Attachments:

- A. Map of Proposed Street
Closure
- B. Department/Division
Comments
- C. Public Comment
- D. Photographs
- E. Meridian Commerce Plat

REQUEST

The applicant is requesting that Salt Lake City close St. Varian Street (1025 South), an unimproved public right-of-way located in the Senior's Five-Acre Plat subdivision, declare it surplus property and sold at fair market value. The street is located between 4400 West Street and the Bangerter Highway in the M-1 Light Manufacturing zoning district.

PUBLIC NOTICE

On May 13, 2008, a notice regarding the Planning Commission hearing was mailed to all property owners within a 450 foot radius of the subject property and to the chairs of the Poplar Grove and Glendale Community Councils, meeting the fourteen (14) day minimum notification requirement. A notice was also sent to all those listed on the Planning Division list-serve and the agenda was posted on the Division's web site.

STAFF RECOMMENDATION

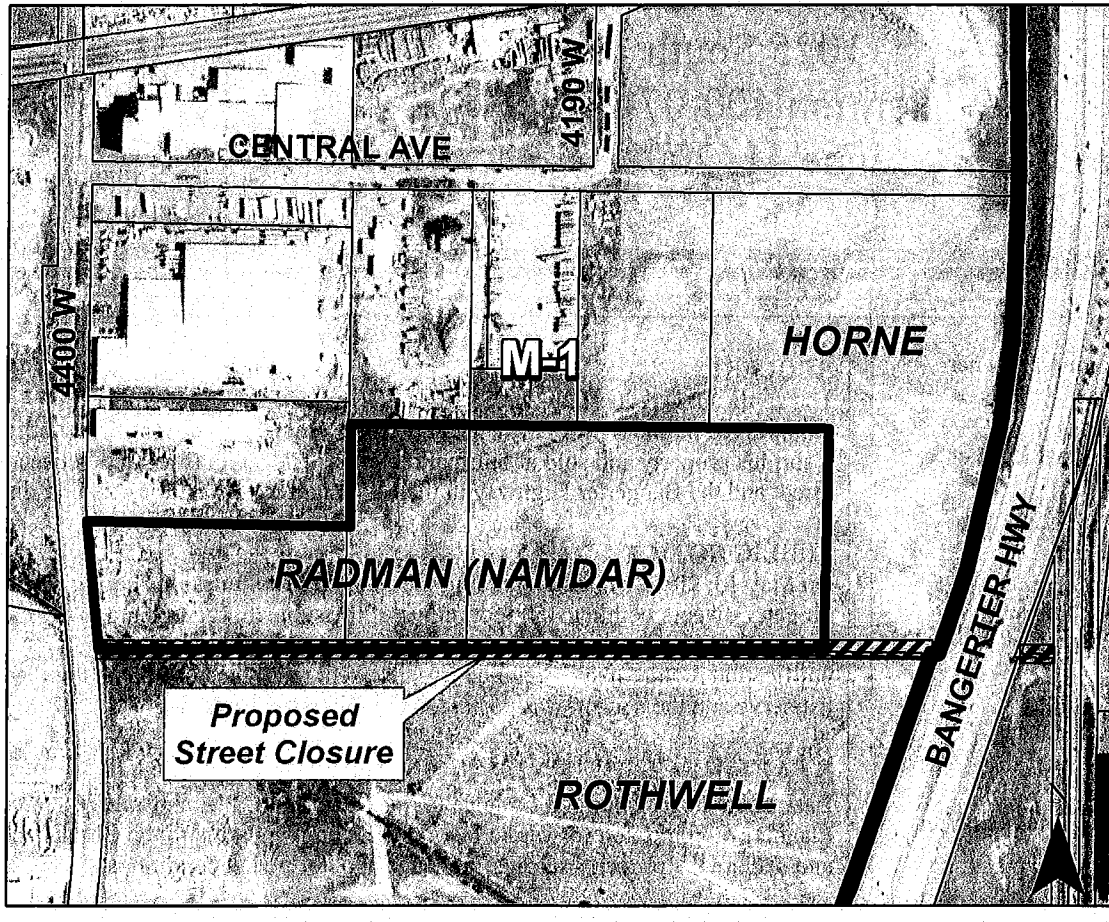
Base upon the analysis and findings in this staff report, Planning staff recommends that the Planning Commission forward a favorable recommendation to the City Council to close and declare the property surplus, subject to the following conditions:

1. Pursuant to Chapter 2.58 of the Salt Lake City Code, the petitioners should be required to make payment to the City of the fair market value of the subject property.
2. The closure is subject to all existing rights-of-way and easements of all public utilities now located on and under or over the subject property.
3. Subdivision approval to combine lots 4, 25, 26, and 27 of the Senior's Five Acre Plat into one lot shall be obtained in conformance with Salt Lake City and State of Utah laws, ordinances, and policies.

OPTIONS

1. The Planning Commission may forward a favorable recommendation to the City Council regarding the street closure request upon creating findings that indicate the right-of-way fails to provide an overall public benefit.
2. The Planning Commission may determine that there are insufficient public policy reasons to justify the closure of the street as a public right-of-way and forward a recommendation to the City Council that the City retain its ownership interest in the right-of-way.
3. The Planning Commission may continue the request and require additional information for the applicant or staff.

VICINITY MAP



PROJECT HISTORY/DESCRIPTION

The applicant would like to include this parcel with the property to the north for future development.

The applicant is requesting that the City close St. Varian Street and declare it surplus property. The address equivalent of this street is approximately 1025 South. As originally platted, St. Varian Street was intended to be a thirty-three foot wide right-of-way approximately 2,648 feet long. The original owner/subdivider owned the Northeast quarter of Section 7. The dimensions for this section are consistent between older and modern records. However, the actual width of the right-of-way is uncertain at this time.

The applicant would like to incorporate what remains of the St. Varian Street property into his project located at approximately 925 South 4400 West. The applicant proposes to combine Lots 4, 25, 26, 27, and 28 into one industrial lot for future development (Petition 490-07-19). This combined property would have access from 4400 West Street so that the unimproved street would not be necessary to the future development of the applicant's property.

The abutting property owner on the east side of the Radman property, Thomas Horne, was contacted by Planning Staff and informed of the request to close the street and of his option to purchase the portion of the street that abuts his property. The Horne property has frontage on both Central Avenue to the north and St. Varian Street to the south. Mr. Horne attended the Open House held in June 2007 and has indicated his opposition to this proposal in a letter attached to this staff report. Mr. Horne is of the opinion that closing St. Varian Street would limit his ability to develop his property.

The proposed Meridian Commerce Center Plat 2 adjoins the older Seniors Five-Acre Plat to the south and is also under city review for subdivision. The preliminary plat for this subdivision utilizes an alternate public road off of 4400 West for all needed street frontage and access. The proposal indicates that the Brighton Canal would be relocated to front the northern boundary of this property. As a result of this review process, however, the neighboring property owners have identified property line issues that need to be resolved before either subdivision plat can move forward.

COMMENTS

Community Council Comments:

Mike Harman, Chairperson of the Poplar Grove Community Council, and Randy Sorenson, Chairperson of the Glendale Community Council were notified via mail on June 6, 2007 of the June 21, 2007 Open House to review this petition. No response was received from the affected community councils.

Public Comment

Attachment C includes the written comments received regarding this project and discussed above. Planning Staff also received an e-mail from Hal Derr of Flanders~Precisionaire Corporation opposing this request because of potential business conflicts.

City Department/Division Comments:

The application material was routed in May 2007 to the applicable City Department and Divisions. The comments received from pertinent City Departments and Divisions are summarized below:

Airport (David Miller)

This site is in the Airport Influence Zone B and is listed as a high noise impact zone. This site is also in the 62.5:1 One Engine Inoperable (OEI) slope for Runway 34L with a height restriction of approximately 150' above ground level. Salt Lake City requires an aviation easement for new development in this zone.

Building Services and Licensing (Larry Butcher)

Building Services and Licensing noted that it appears that the southern portion of the property is within a seismic study overlay, and therefore future development will require a geotechnical and surface fault rupture report to address this issue.

Engineering (Randy Drummond)

There appears to be sufficient right-of-way on 4400 West and the Engineering Department has no concerns about closing road right-of-way on St. Varian Street

Fire (Ted Itchon)

The Fire Department has no concerns regarding the street to be closed.

Police

No comments were received from the Police Department.

Property Management

No comments were received from Property Management.

Public Utilities (Jason Brown)

The Public Utilities Department indicates that there is a proposed and approved twenty-four inch storm drain line in the St. Varian Street right-of-way. A thirty foot wide easement must be provided to Public Utilities for the operation and maintenance of the line if St. Varian Street is closed. A twenty foot wide road must be installed within this easement. Public Utilities must have access to the road and storm drain line twenty four hours a day.

Transportation (Barry Walsh)

The Division of Transportation reviewed the application and because the right-of-way has not been improved or used as a public transportation corridor, the closure needs to be coordinated with the abutting property owners and any utility easement issues resolved.

STAFF ANALYSIS AND FINDINGS

Master Plan Discussion

Northwest Quadrant Community Master Plan

The subject property is not within any approved Salt Lake City community master plan or small area master plan. Development of the Northwest Quadrant Community Master Plan is currently underway, but has not progressed enough to provide any substantive guidance to the Planning Commission in the decision-making process. As adopted per Ordinance 26 of 1995, the Zoning Map functions as the Future Land Use Map.

Salt Lake City Transportation Master Plan and Major Street Plan, adopted in 2006

The subject street is not identified in the Transportation Master Plan or Major Street Plan and is not recognized as a collector or arterial street.

ANALYSIS AND FINDINGS

The Planning Commission will need to review the street closure request and make findings based on the following Salt Lake City Council Policy Guidelines for Street Closures:

- 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: The subject street is not identified in the Transportation Master Plan or Major Street Plan. Since there appears to be sufficient right-of-way on 4400 West Street, the Engineering Department has no issues about closing St. Varian Street. The Horne property to the east has frontage on both Central Avenue to the north and St. Varian Street to the south. The preliminary plat for the Meridian Commerce Center Plat 2 subdivision shows an alternate road (Commercial Way) off of 4400 West, constructed as part of the Meridian Commerce Center Plat 1 subdivision, for all needed street frontage and access.

Finding: Closing the subject street will not deny all access to adjacent properties. The underlying property would be sold at fair market value and the property incorporated into new development.

- 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 interested in purchasing the street property abutting his property at fair market value. The other abutting property owner, Thomas Horne, was given notice of the City's intent to close the street and was informed of his option to purchase the portion of the street that abuts his property. Mr. Horne has expressed his opposition to this proposal.

Finding: If the closure request is approved, 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 subject street is an unimproved right-of-way. It does not connect with any other streets aside from 4400 West Street. The street is not needed for vehicular or pedestrian access as the street dead ends into the highway. The proposed street closure will contribute to surrounding development and improved land development.

Finding: This right-of-way is not utilized as a street and its closure and sale will not impact traffic flow in the area. There is sufficient public policy to justify the closure and sale of the subject street.

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

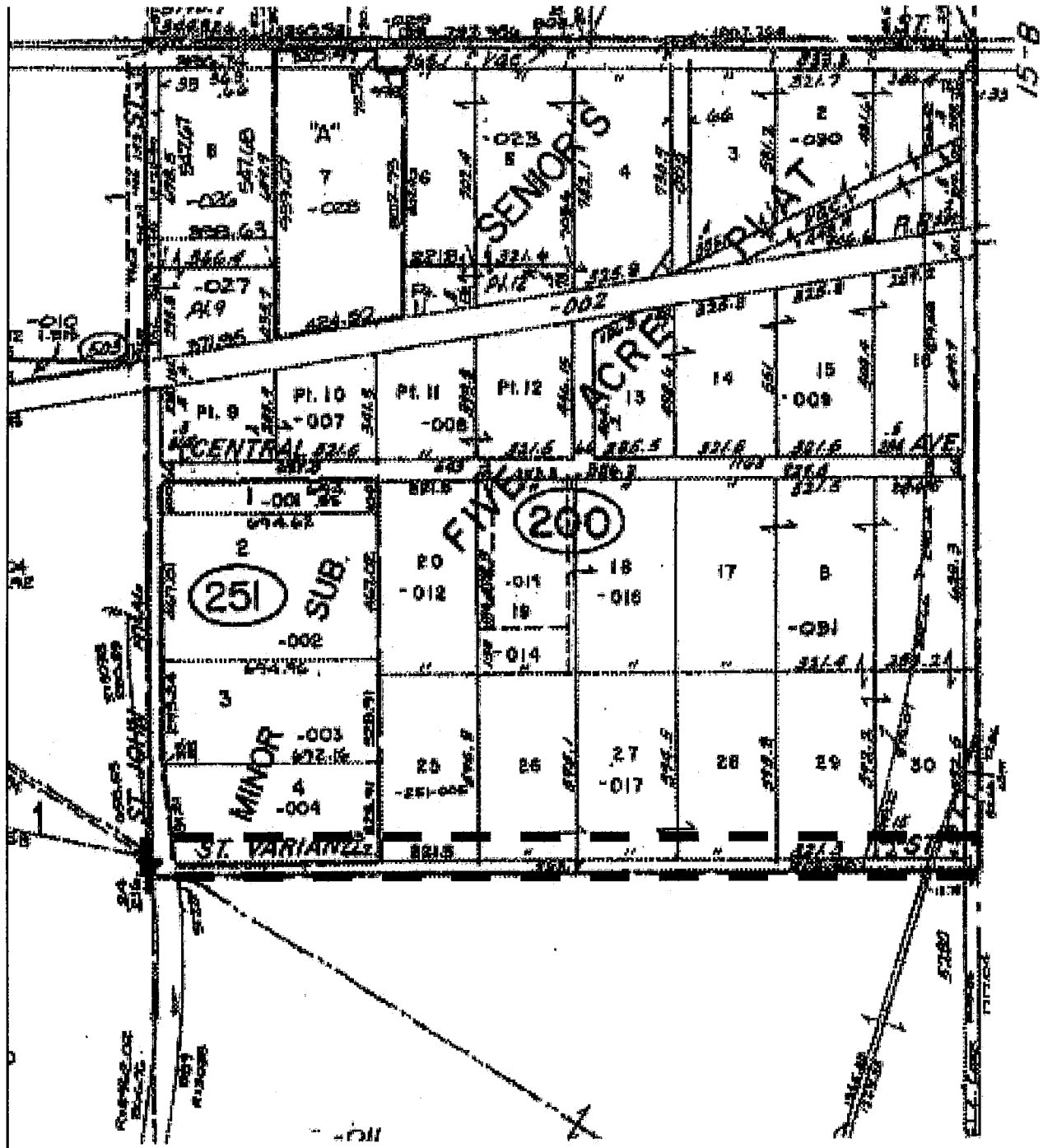
Analysis: The alternatives to closing the street are to leave the right-of-way as is (unimproved) or to require the abutting property owners to improve the street. If left as a public street it will require the adjacent property owners to pay for street improvements,

provide additional setbacks on their property, and may create lots with double frontage. A cul-de-sac at the end of the street may be required for vehicular turnaround.

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

1. The Salt Lake City Transportation Master Plan does not identify this street and there are no plans to extend or otherwise improve it.
2. Closing and selling the surplus property will provide the applicant with the means for a better development.
3. The property owner of the property east of the applicant's property has other means to provide access to his property.
4. The unimproved street is not currently used as a public right-of-way and is not required for pedestrian or vehicular traffic.

Attachment A
Map of Proposed Street Closure

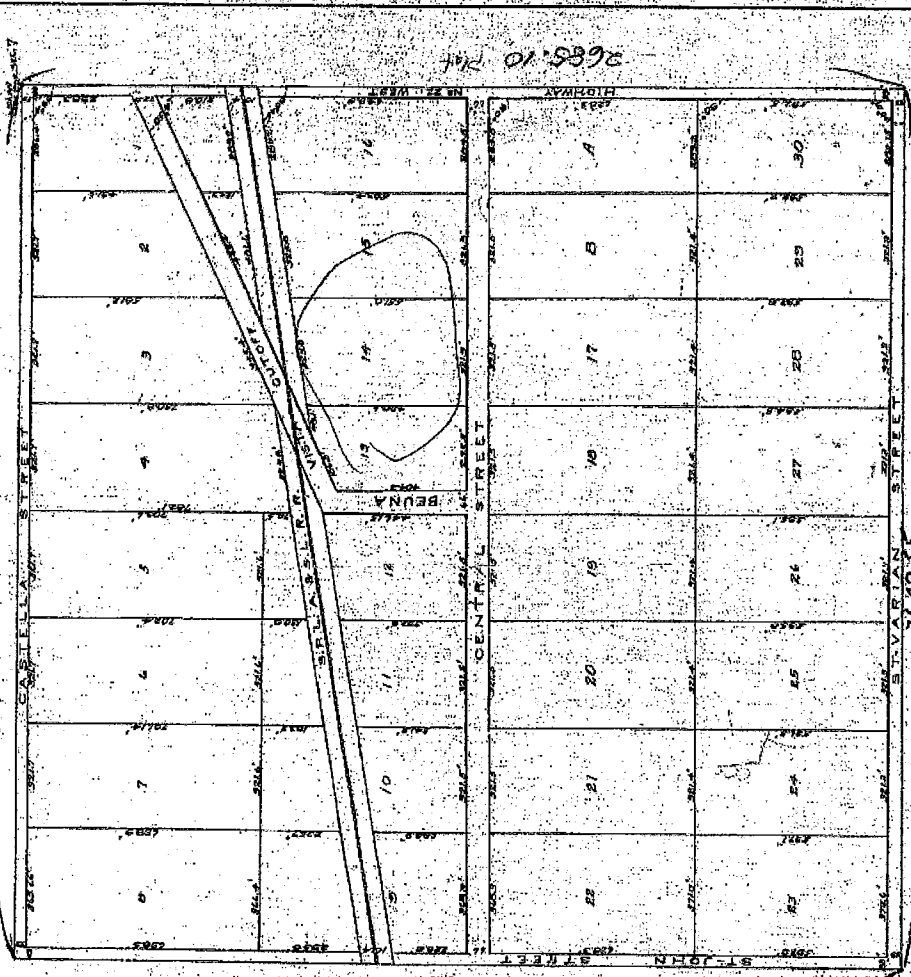


— — — St. Varian Street Closure

SENIOR'S FIVE-ACRE FLAT

Situated in the N.E. 1/4 of Sec. 7, T.15. R.10W. S.L.B.W.M.

2646.26



SURVEYOR'S CERTIFICATE.

State of Utah, County of Salt Lake, SS
 I, J.B. Edwards do hereby certify that I am a Civil Engineer and as such
 surveyed and made the plat to which this certificate is attached and know
 the contents of this plat, and that the same has been correctly stated
 and is the property of the registered herein.

NAMES & DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE.

City of Seneca plat by 24-4626 ft. on reference to plat
 bearing S 65° 30' 00" W 5288.06 ft.
 ST. VARIAN STREET
 No. 10 West 33' - 24-4626 ft.
 ST. JOHN STREET, 33' - 24-4626 ft.
 ST. JOHN STREET, 33' - 24-4626 ft.
 ST. JOHN STREET, 33' - 24-4626 ft.

OWNER'S DECLARATION.

I have approved by these persons, who I believe to be the owners, unincorporated
 owners of the above described tract of land, having caused the same to be sub-
 mitted to the Salt Lake County Assessor, for the purpose of having the same
 taxed as such, and I hereby declare that all parcels are listed and classified in the
 Salt Lake County Assessor's records on this map as intended for public use.

Witness my hand and seal, this 15th day of October,
 1910.

J.B. Edwards
 Surveyor.
 J. B. Edwards
 Notary Public.
 State of Utah,
 County of Salt Lake, ss:
 On the 25th day of October 1910, personally appeared before me, the undersigned, a Notary Public, in and for said County of Salt Lake, William H. Edwards, a married man, who being duly sworn, he deposes and says that he is the owner of the above described tract of land, and that he has caused the same to be surveyed and platted as herein shown, and that he has caused the same to be recorded as herein shown, and that he has caused the same to be taxed as herein shown, and that he has caused the same to be listed and classified in the Salt Lake County Assessor's records on this map as intended for public use.

COUNTY SURVEYOR'S CERTIFICATE.

I hereby certify that I have examined and checked the dimensions
 given on this map and found the same correct.

J.B. Edwards
 Surveyor.
 J. B. Edwards, Jr.
 Surveyor.
 J. B. Edwards, Jr.
 Surveyor.

Plat maps 106. See Plat map recorded in 1908 by J.B. Edwards, Jr. and J.B. Edwards, Jr.

Attachment B
Department/Division Comments

AIRPORT COMMENTS

Janice,

Thank you for the notice Petition 490-07-19 Preliminary Subdivision Amendment at approximately 925 South 4400 West. This address is in the Salt Lake City's airport influence zone "B" and is listed as a high noise impact zone. Salt Lake City requires an aviation easement for new development in this zone. This project is also in the 62.5:1 One Engine Inoperable slope and has a height restriction of approximately 150 above ground level. The owner or developer should contact me at the address or email below, to complete the aviation easement.

David Miller
Aviation Planner
Salt Lake City Department of Airports
AMF Box 22084
Salt Lake City, UT 84122
801.575.2972

BUILDING PERMITS COMMENTS

From: Butcher, Larry
Sent: Thursday, May 24, 2007 8:02 AM
To: Lew, Janice
Cc: Goff, Orion
Subject: Radman Sub / 965 S. 4400 W. / Pet. 490-07-19

Categories: Program/Policy

Janice:

My comments:

- Lots 26 and 27 do not currently show on GIS
- Scale on plat does not match shown dimensions. Unable to confirm frontage width.
- The eastern portion of the lot appears to be within a surface fault rupture study area. A geotech report should address this issue.
- The site lies within Airport Influence Zone B and is subject to restrictions found in Section 21A.34.040 (22&23)

Larry

ENGINEERING COMMENTS

Janice, thanks for reminding me when we responded to the question regarding any concerns about the possible vacation of Varian Street. Scott and I again reviewed the proposal, and inasmuch as all adjoining properties appear to have access on other public ways, we don't see any reason to oppose the vacation of Varian Street in this location.

Randy Drummond, PE
Project Engineer

From: Lew, Janice
Sent: Tuesday, May 06, 2008 6:16 PM
To: Drummond, Randy; Butcher, Larry; Brown, Jason; Walsh, Barry; Itchon, Edward; Spencer, John; Miller, David; Curt, Lynn
Cc: Paterson, Joel
Subject: Street Closure Petition 400-07-04 - Varian Street

Hello all,

The Planning Division is moving forward with street closure petition 400-07-04 submitted by Ivan Radman. The applicant requests approval to close and declare as surplus St. Varian Street, an unimproved right-of-way located in the Senior's Five Acre Plat subdivision that appears to be only 10 to 13 feet on the ground. Please let me know if you have any additional comments since it was last year when you first reviewed this request. If I do not receive your comments by May 12, 2008, I will assume you have none. Thanks for your assistance.

Janice

*Janice Lew
Planning Division
PO Box 145480
451 South State Street, Room 406
Salt Lake City, UT 84114-5480
801.535.7625*

TO: JANICE LEW, PLANNING DIVISION
FROM: RANDY DRUMMOND, P.E., ENGINEERING
DATE: MAY 30, 2007
SUBJECT: **JI SUBDIVISION -
Planning Div. file #490-07-19
925 South 4400 West**

SLC Engineering's review comments are as follows:

1. This is a subdivision project to combine lots 4, 25, 26 and 27 of the Senior's Five Acre Parcel into one lot. There appears to be sufficient right-of-way on 4400 West, and we have no concerns about the adjacent road right-of-way on St. Varian Street being vacated. The property to the south of St. Varian Street is presently being proposed on another subdivision which will provide all needed street frontage and access for that parcel. If

sidewalk is required by the Transportation Division, it appears that there is sufficient right-of-way for it to be constructed on the east side of 4400 West.

2. An improvement drawing showing sidewalk (if required by the Transportation Division) is required. It is anticipated that all of the required work can be completed under a Public Way Permit, which the developer's contractor can obtain from the Engineering Division Office after approval of the plat and drawing. I will communicate directly with Harper Engineering, Inc., in relation to the required changes, and have them pick up the red-lined plat from our office.
3. The developer must enter into agreements required by SLC Public Utility Department and pay any required fees.
4. Alice Montoya (535-7248) in SLC Engineering will assign an address to the lot. A certified address is required prior to applying for a building permit.

cc: Craig Smith
George Ott
Scott Weiler
Brad Stewart
Barry Walsh
Vault

FIRE/PERMITS COMMENTS

MEMORANDUM

DATE: 21 MAY 2007
TO: JANICE LEW, PLANNER
FROM: TED ITCHON
RE: JI SUBDIVISION FILE # 490-07-19

SYNOPSIS:

1. Structure build shall have the fire flow calculated regarding construction and occupancy type.
2. Provide Fire Hydrants at the street a minimum 350 feet on centers.
3. No part of the building maybe further than 400 feet from a fire hydrant.
4. The primary fire hydrant shall be within 400 feet of a fire hydrant.
5. Additional fire hydrants maybe required to meet the required fire flow of
6. A control valve shall be placed immediately in front of the fire hydrant between the hydrant and the water main. This valve shall independently control the fire hydrant.
7. Fire hydrants shall be equipped with one 4 ½ inch, and two 2 ½ inch outlets, which has national standard threads (NST).
8. Fire hydrants shall be installed so that the center line of the lowest cap, nut shall not be closer than 18 inches from the finished grade.
9. Fire hydrants shall not be installed closer than 30' to a building.
10. Fire hydrants installed along fire department access roads shall not be further than 15' from the road.
11. Fire hydrants shall have the 4 ½" butt facing the fire access roadway.
12. Fire Hydrants shall be obstruction free within 3' around the hydrant.
13. Dead end water mains 8 inches in diameter shall not be longer than 250 feet in length, and serve no more than two appliances. If the water main is a minimum 12 inches in diameter it is permitted to be a dead end greater than 250 feet.
14. Underground piping shall be tested at 200 psia for two hours. This office shall receive a copy of the test certificate.
15. Fire Department Connection (FDC) shall be placed at the front of the structure and be no further than 100 feet from a fire hydrant.
16. Fire Department Connections (FDC) for any fire extinguishing system shall be placed along the road. The FDC shall be within 100 feet of a fire hydrant.
17. Occupancies of F,H, or S shall have the FDC and Post Indicator Valve (PIV) shall be installed between the water main and the automatic fire sprinkler riser. This PIV shall be placed 30 feet away from the building.
18. Fire Department access roadway both temporary and permanent shall be installed and maintained to meet the requirements of Public Works Department.
19. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.
20. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.
21. Fire Department access roadway and fire hydrants shall be in place prior to construction. If the Fire Department access road is not installed before the commencements of construction then a temporary fire department access road maybe install.
22. The Civil Engineer shall design the temporary fire department access road and provide to the City Engineer for his approval the geotechnical report with a design of the proposed access road to support the imposed HS20 loads.
23. On street parking is permitted on one side of the street. No parking signs and red curb shall be installed on the same side as the fire hydrants.

24. On streets 30 foot in width parking is prohibited on one side. No parking fire lane signs and red curbs are required on the same side as the fire hydrants.
25. Temporary fuel tank storage will require a permit if used during construction. Gravity flow is not permitted.
26. Burning of trash, scrap wood of other materials in a violation of City Ordinance.

PUBLIC UTILITIES COMMENTS

From: Brown, Jason
Sent: Tuesday, May 29, 2007 3:33 PM
To: Lew, Janice
Cc: Garcia, Peggy
Subject: Preliminary Subdivision Amendment Petition 490-07-19 and Street Closure Petition 400-07-04

Categories: Program/Policy

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

Street Closure 400-07-04

There is proposed and approved a twenty-four inch storm drain line in the Varian Street right of way. If Varian Street is vacated then a thirty foot wide easement must be provided to Public Utilities for the operation and maintenance of the line. Within this easement a twenty foot wide road must be installed. Public Utilities must have access to the road and storm drain line twenty four hours a day. No buildings, structures, trees, parking, fences, signage, lighting landscaping or any other feature that would impede access or maintenance to the pipe located within the easements will be allowed.

Subdivision Amendment Petition 490-07-19

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met. Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Water and sewer services must be connected to the existing mains in 4400 West Street. Fire hydrants and fire sprinkler laterals will be private and must be routed through an eight-inch minimum detector check valve located along 4400 West. Sewer laterals larger than six-inches in diameter will require a petition to the Public Utilities Director and must be connect to the main with a manhole. All water meters must be located a minimum of five-feet from any drive way.

This subdivision will be required to detain all storm water in excess of 0.2cfs/acre. A storm water report and drainage plan must be submitted to Public Utilities for review and approval. Run-off will not be allowed to sheet flow onto neighboring property. If below grade structures or deep detention areas are proposed a stamped geotechnical engineer report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. All building pads and docks must be above the 100-year event and all paved areas, storm grates and on-site storm water detention must be above the 10-year storm event high water elevation as hydraulically connected to the Goggin Drain or the highest expected groundwater, whichever is the worst condition. Building pads should be located several feet above this elevation. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision. The high water condition as identified must be noted on the plat and on the master drainage and grading plan. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Proposed ditch sections or detention facilities must have 3:1 or flatter side slopes with minimum two-foot bottom. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval.

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

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax
jason.brown@slcgov.com

TRANSPORTATION COMMENTS

Janice,

No. It has never been a road and has not serviced as a transportation corridor, therefore closing is not an issue.

From: Lew, Janice
Sent: Monday, May 12, 2008 9:18 AM
To: Walsh, Barry
Subject: RE: Street Closure Petition 400-07-04 - Varian Street

Barry,

Does Transportation care if this is closed or not?

From: Walsh, Barry
Sent: Wednesday, May 07, 2008 10:32 AM
To: Lew, Janice; Drummond, Randy; Butcher, Larry; Brown, Jason; Itchon, Edward; Spencer, John; Miller, David; Curt, Lynn
Cc: Paterson, Joel
Subject: RE: Street Closure Petition 400-07-04 - Varian Street

May 7, 2008

Janice Lew, Planning

Re: Petition 400-07-04 to vacate Varian Street ROW.

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

Per our past review letter dated May 16, 2007 the right of way has not been developed or used as a public transportation corridor. All parcels in that area are addressed off Central Avenue, even those with out frontage that should be revised to create legal lots.

In our discussion last month, I referred a proposed service road, to Public Utilities issues, to be coordinated with the proposed development to the south of Varian - Meridian Commerce development as needed.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Larry Butcher, Permits
Jason Brown, Public Utilities
Ted Itchon, Fire
John Spencer, Property Management
Lynn Curt, City Surveyor
File

From: Lew, Janice

Sent: Tuesday, May 06, 2008 6:16 PM

To: Drummond, Randy; Butcher, Larry; Brown, Jason; Walsh, Barry; Itchon, Edward; Spencer, John; Miller, David; Curt, Lynn

Cc: Paterson, Joel

Subject: Street Closure Petition 400-07-04 - Varian Street

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Janice

Janice Lew

Planning Division

PO Box 145480

451 South State Street, Room 406

Salt Lake City, UT 84114-5480

801.535.7625

801.535.7625

From: Walsh, Barry

Sent: Wednesday, May 16, 2007 1:45 PM

To: Lew, Janice

Cc: Young, Kevin; Drummond, Randy; Weiler, Scott; Garcia, Peggy; Itchon, Edward; Spencer, John; Butcher, Larry

Subject: Pet 490-07-19 & 400-07-04

Categories: Program/Policy

May 16, 2007

Janice Lew, Planning

Re: Preliminary Subdivision amendment Petition 490-07-19 and Street Closure Petition 400-07-04 at 965 South 4400 West.

The Division of Transportation review comments and recommendations are as follows:

These parcels are presently non accessible from a public roadway other than Lot 4. By combining these lots it will give legalization for one lot with frontage on 4400 West. The subdivision process requires that the public right of way be brought up to current standards as needed with curb & gutter, sidewalks, street lighting, etc.

The proposed closure of St. Varian street is a paper issue and needs to be coordinated with the abutting parcel to the south. The Meridian Subdivision proposal indicated that the canal would be relocated to front this parcel but a public road way would not necessarily be required.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Scott Weiler, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
John Spencer, Property Management
Larry Butcher, Permits

Attachment C
Public Comment

OPEN HOUSE
Request to Close St. Varian Street
ATTENDANCE ROLL
Thursday, June 21, 2007

Please print clearly, as this information will be attached to the subsequent staff report. Thank you.

PRINT NAME <u>GEORGE DAVIS</u>	PRINT NAME _____
ADDRESS <u>822 CONCORD ST</u>	ADDRESS _____
ZIP CODE <u>84104</u>	ZIP CODE _____
PRINT NAME <u>Layne Hess</u>	PRINT NAME _____
ADDRESS <u>9896 Summit View Dr.</u>	ADDRESS _____
ZIP CODE <u>84060</u>	ZIP CODE _____
PRINT NAME <u>TOM HORNE</u>	PRINT NAME _____
ADDRESS <u>367 W. 900 N</u>	ADDRESS _____
ZIP CODE <u>SLC 84103</u>	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____

OPEN HOUSE COMMENTS
Request to Close St. Varian Street
Thursday, June 21, 2007

Please provide us with the following information, so that we may contact you for further comment. Please print clearly, as this information will be forwarded to the Planning Commission. Thank you.

Name Layne Hess
Address 9896 Summit View Drive
Park City, Utah
84060
Phone 801-824-1718
email Laynehess@hushmail.com

Please provide comments below.

o Okay with street closure of
St. Varian Street.

Lew, Janice

From: Lew, Janice
Sent: Wednesday, June 20, 2007 3:20 PM
To: 'Hal Derr'
Subject: RE: Petition # 400-07-04 (Request to close St. Varian Street)

Mr. Derr,

Thank you for your comments. The intent of tomorrow's open house is to notify interested parties of the proposed street closure and request initial comments concerning this issue. Would you please provide additional information regarding your concerns? Where is your property located and how would it be affected by the proposed street closure? When evaluating requests to close public streets, the City considers whether or not the use of the property as a street is in the City's best interest. The City Council has final decision authority with respect to public street closures. Noticed public hearings are held before both the Planning Commission and City Council to consider the potential adverse impacts created by the proposed closure. Your input will be analyzed by staff and included in a report to the Planning Commission. You will also have an opportunity to address the board members and present any additional information and/or concerns you may have at the public hearings held to consider this request. Once the Planning Commission has reviewed the petition, their recommendation will then be forwarded to the City Council for consideration. Please let me know if you have any questions. Thank you.

Janice Lew
Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111
801.535.7626

From: Hal Derr [mailto:HDERR@CORP.PRECISIONAIRE.com]
Sent: Wednesday, June 20, 2007 2:22 PM
To: Lew, Janice
Subject: Petition # 400-07-04 (Request to close St. Varian Street)

Ms Lew - We have just received a notice from you agency that there is to be a tomorrow, June 21st @ 4 p.m. regarding the above-referenced topic. As a neighbor of the address in question, it is the position of Flanders~Precisionaire Corp to OPPOSE THIS ACTION as it conflicts with our business, as neighbors of this location. As we just received this notification, we wanted to address this issue as expediently as possible. Thanks for your assistance in this matter.

W. H. Derr
VP of Human Resources
Flanders~Precisionaire

6/21/2007

June 6, 2007

SALT LAKE CITY CORP.
Planning and Zoning
451 South State Street
Room 406
Salt Lake City, UT 84111

attn: Janice Lew: Principal Planner

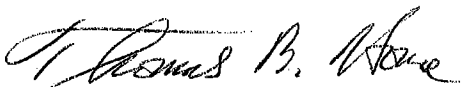
As per our phone conversation regarding Ivan Radman's application to vacate St. Varian Street, I oppose the closing because it would curtail my ability to some day build on our property that is accessed by St. Varian Street.

If St. Varian Street closes, it would create an undue hardship as the only remaining access would then be from Central Avenue, a quarter of a mile away.

I strongly oppose the closing of St. Varian Street and feel my only option in this matter is to defend this position with all means available to me.

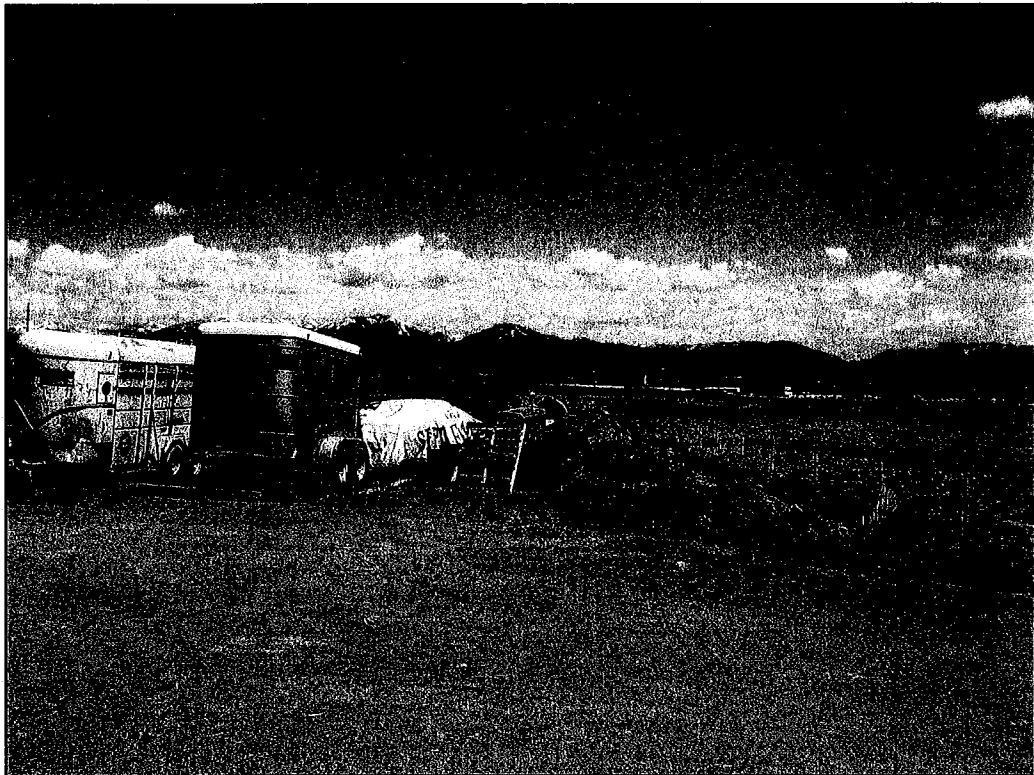
Thank you for your consideration.

Sincerely,

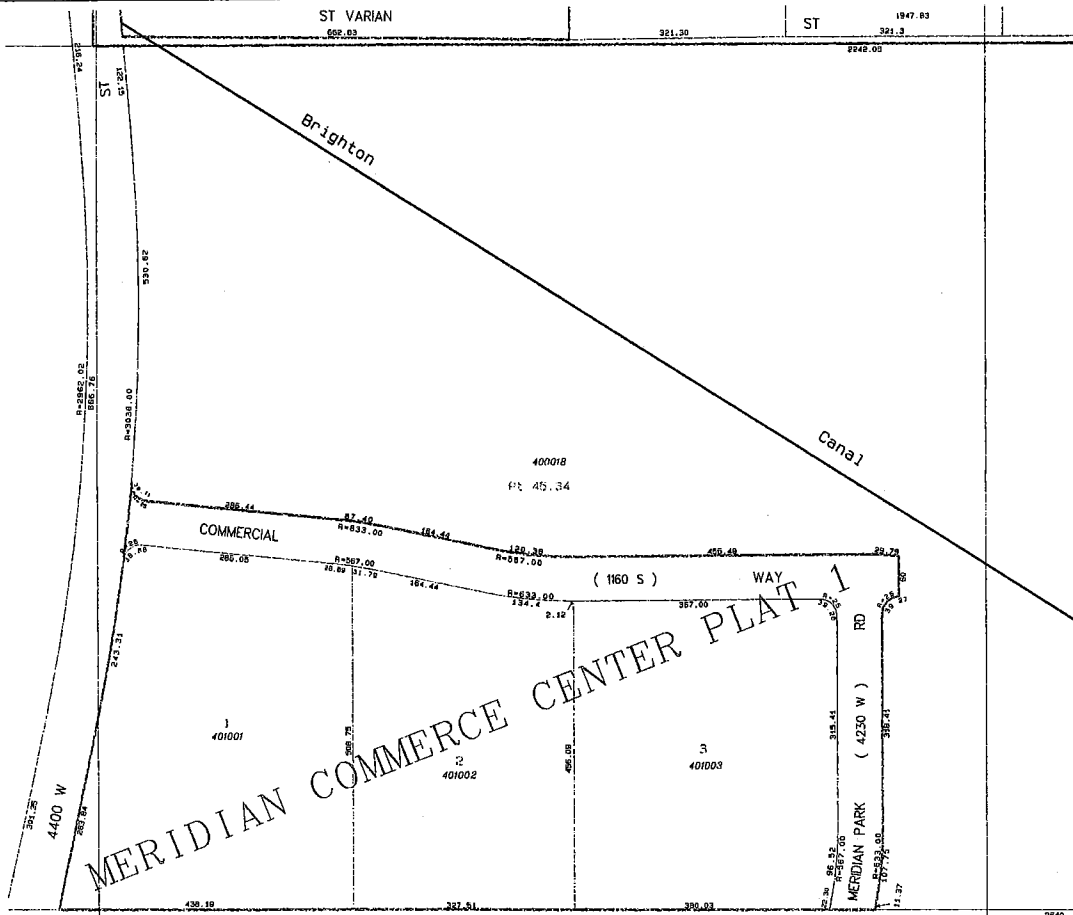


Thomas B. Horne
Property Owner

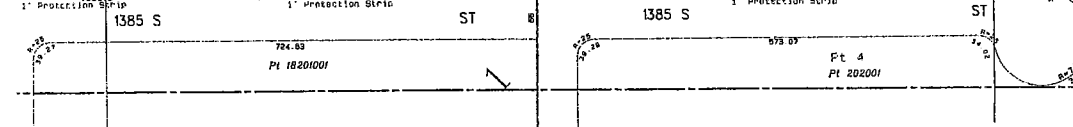
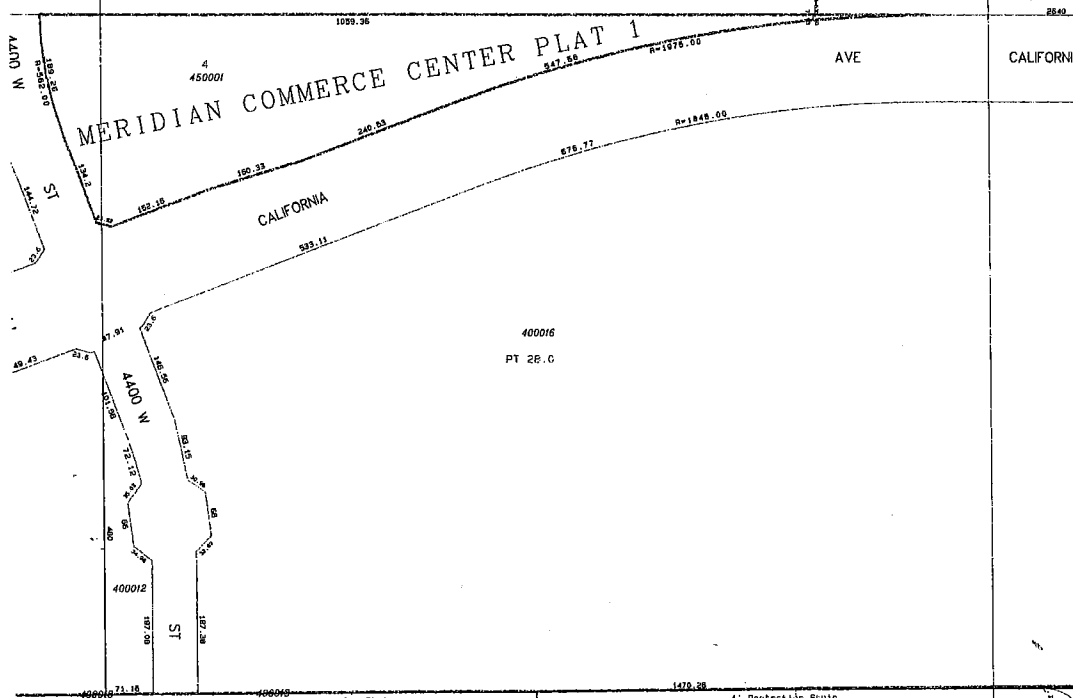
Attachment D
Photographs



Attachment D
Meridian Commerce Center Plat 1

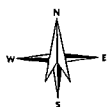


UP & L CO Pt. 400003 R of W



Adjacent Plats

150713	150721	150722
150703	150711	150712
151821	150742	150743
151822	150744	150745



W. 1/2 S.E. 1/4 SEC.07 T.1S. R.1W.

PREPARED BY SALT LAKE COUNTY RECORDER - GARY OTT
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This map is not intended to represent actual physical property lines. In order to establish exact physical boundaries a survey of the property may be necessary

15 - 07 - 41

