


PLANNING COMMISSION STAFF REPORT	 Planning and Zoning Division Department of Community & Economic Development
Salt Lake Community College Alley Vacation PLNSUB2010-00013 1575 South State Street July 28, 2010	

<p><u>Applicant:</u> Salt Lake Community College</p> <p><u>Staff:</u> Ana Valdemoros 535-7236 ana.valdemoros@slcgov.com</p> <p><u>Tax ID:</u> n/a</p> <p><u>Current Zone:</u> (abutting properties) I Institutional R-1-5000 Single Family Residential</p> <p><u>Master Plan Designation:</u> Central Community Master Plan</p> <p><u>Council District:</u> District 5– Jill Remington Love</p> <p><u>Lot size:</u> 1434.2 sq ft (alley)</p> <p><u>Current Use:</u> Institutional</p> <p><u>Notification</u> Mailed: July 17, 2010 Sign posted: July 22, 2010 Agenda posted on the Planning Division and Utah Public Meeting Notice websites July 17 ,2010</p> <p><u>Applicable Land Use Regulations:</u></p> <ul style="list-style-type: none">• Section: 14.52.020 Policy Considerations For Closure, Vacation Or Abandonment Of City Owned Alleys.• Section: 14.52.040 Method Of Disposition. <p><u>Attachments:</u></p> <ul style="list-style-type: none">A. Application MaterialsB. Maps of Proposed Alley VacationC.Departmental/Division CommentsD. Communication with the Community CouncilE. Photographs	<p><i>REQUEST</i></p> <p>The applicant, Salt Lake Community College, is requesting to vacate an alley that runs east west and abuts a total of five properties at approximately 1575 South State Street.</p> <p><i>STAFF RECOMMENDATION</i></p> <p>Based on the findings of fact listed in the staff report, staff finds that the proposal generally meets the criteria for alley vacations. Therefore, staff recommends the Planning Commission approve the case PLNSUB2010-00013 as proposed with the following conditions:</p> <p>Conditions of Approval</p> <ol style="list-style-type: none">1. Consolidation of the five parcels into one.2. Compliance with all departmental comments.
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Vicinity Map



BACKGROUND

The applicant, Salt Lake Community College, is requesting an east/west alley vacation to allow for the integration of the alley onto the college parking lot located at approximately 1575 South State Street. The properties abutting the alley are zoned I (Institutional) to the north and R-1-5000 (Single Family Residential) to the south, which are currently vacant lots and part of the overall college parking lot. The alley to be vacated is approximately 1434.2 square feet in size and runs east/west, between Edison Street and State Street.

The four vacant properties abutting the alley to the south are used for surface parking that serves the college. These lots contained two houses that were previously demolished in approximately 1995. The alley is part of the South Capitol Avenue Addition subdivision. The north/south alley immediately to the west of the subject right-of-way will not be impacted by this petition.

Proposal

The applicant is proposing to vacate the City owned alley to provide for a more comprehensive parking lot that serves the Salt Lake Community College Downtown campus and accommodate a new building “Center for New Media”. The subject right-of-way runs east/west in the southern part of the block between State Street and Edison Street at approximately 1631 South. The applicant is the property owner to the north of the subject right-of-way as well as the four parcels to the south. A north/south alley that runs from 1700 South to 1631 South approximately (adjacent to the applicant’s property) will not be affected by this proposed alley vacation and will remain public right-of-way. Consistent with City Council “Close and Sell” policy, the surplus property which abut the low density residential properties shall be vacated, and the remainder shall be closed, abandoned and sold for fair market value.

Comments

The project site is within the Liberty Wells Community Council and it is located 230 feet from the Ball Park Community Council. Ball Park Community Council Chair Bill Davis was notified via email on May 4, 2010 of the petition and asked if the Community Council wanted to review this request. By phone, Mr. Davis declined the offer stating that he would ask the neighbors in their regular meeting of June 3, 2010. He replied via email on June 9, 2010 that the neighbors did not have any concern and supported the petition. On May 3, 2010, staff also contacted DeWitt Smith, Chair of the Liberty Wells Community Council and asked if the Community Council wanted to review this request. Mr. Smith requested that both staff and the applicant be present at their June 9, 2010 Community Council monthly meeting for a brief presentation. Mr. Smith, provided written comments on July 18, 2010 stating that the Community Council had no concerns or questions regarding the petition.

Department Comments

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit B. There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements as outlined in those comments.

Airport Division (David Miller)

Mr. Miller said that this address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.

Building Services (Alan Hardman)

Building Services had no zoning issues regarding this proposal.

Engineering Division

No comments were received from the Engineering Division.

Fire Department

No comments were received from the Engineering Division.

Police Department (Rich Brede)

Mr. Brede responded that there were no calls for service associated with this alley for the last year and that there were no issues with this petition.

Property Management (Matthew Williams)

Mr. Williams reviewed the project and estimated the value of the property by using the Across the Fence valuation methodology. He also said he is not aware of any easements which would limit either use or development of the closed alley, however if such do exist, the value should be adjusted to reflect those restrictions.

Public Utilities Department

No comments were received from the Engineering Division.

Transportation Division (Barry Walsh)

Mr. Walsh of the division of transportation reviewed the project and commented that the alley abuts the Community College property on both sides with a parking lot and connects Edison Street to a north south alley with access to 1700 South Street. He recommended that the four parcels to the south be combined with the alley and the main College parcel to the north to address offsite parking and parking lot buffers.

ANALYSIS

Chapter 14.52 of the Salt Lake City Code regulates the disposition of city owned alleys. When evaluating requests to close or vacate public alleys, the City considers whether or not the continued use of the property as a public alley is in the City’s best interest. Noticed public hearings are held before both the Planning Commission and City Council to consider the potential adverse impacts created by a proposal. Once the Planning Commission has reviewed the request, their recommendation is forwarded to the City Council for consideration.

The Planning Commission must also make a recommendation to the Mayor regarding the disposition of the property. If the Commission recommends that the alley property be declared surplus, the property should be disposed of according to Section 2.58 City-Owned Real Property of the Salt Lake City Code.

The City Council has final decision authority with respect to alley vacations and closures. A positive recommendation from the Planning Commission requires an analysis and positive determination of the following considerations:

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

The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack of Use:** 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.
- B. Public Safety:** The existence of the alley is substantially contributing to crime, unlawful activity or unsafe conditions, public health problems, or blight in the surrounding area.
- C. Urban Design:** The continuation of the alley does not serve as a positive urban design element.
- D. Community Purpose:** The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.

Discussion: This east/west running alley connects with the adjacent north/south running alley as well as Edison Street. However, in terms of lack of use, there is no real purpose to the continuation of the alley because it abuts four vacant parcels which constitute part of the College’s parking lot. The alley has not functioned as an alley in any obvious way, since it is paved and it seems as if it was part of parking lot, therefore satisfying policy consideration A. Moreover, leaving a stand-alone alley without it being integrated to the overall College’s parking lot does not beautify the area nor does it serve as a positive urban design element, therefore satisfying policy consideration C.

Finding: The alley property is not usable as a public right-of-way nor does it serve as a positive urban design element. The request satisfies at least one of the policy considerations listed above as required by Section 14.52.02 of the Salt Lake City Code.

Salt Lake City Code, Section 14.52.030B: Processing Petitions - Public Hearing and Recommendation from the Planning Commission.

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. 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;**

Discussion: Staff requested input from pertinent City departments and divisions. Comments were received from the Transportation Division, the Building Services and Licensing Division, the Police Department, the Airport Division and the Property Management Division. These comments are attached to this staff report as Exhibit C.

Finding: The appropriate City departments and divisions have reviewed this request and have no objections to the proposed disposition of the property.

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

Discussion: The proposed alley vacation satisfies both the “Lack of Use” and the “Urban Design” policy considerations.

Finding: The petition meets at least one of the policy considerations stated in Section 14.52.020 of the Salt Lake City Code.

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

Discussion: It has been the City’s policy not to close an alley if it would deny a property owner required access to their lot. The subject right of way abuts four vacant lots also owned by the same applicant and used as part of the College’s parking lot. The property owners to the east of the subject right-of-way do not access their property via the alley and therefore would not be affected by this proposal.

Finding: Closing the alley will not deny sole access or required off-street parking to any owner of property adjacent or in close proximity to the alley.

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

Discussion: Should the alley be vacated, it would become part of the overall College’s parking lot and no parcel would become landlocked.

Finding: The proposed alley closure would not create any landlocked parcels.

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;

Discussion: The alley has not been designated for a future trail in the Open Space Master Plan. The land use of adjacent properties is low density residential and is consistent with the Future Land Use Map of the Central Community Master Plan. The disposition of this alley would preclude the use of the alley as a trail and would not be contrary to any other policies of the City.

Finding: The proposed alley vacation meets this standard.

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;

Discussion: All abutting vacant properties are owned by the Salt Lake Community College which has not filed for any building permit. The College’s aim is to integrate the alley to the overall parking lot.

Finding: The applicant does not intend to build any structures on the subject alley other than add it to the overall parking lot.

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

Discussion: The applicant is proposing that the entire alley be vacated.

Finding: This proposal will dispose the entirety of the alley, which is consistent with the City's preference for disposing the entire alley.

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

Discussion: The subject right-of-way is not used for access to any property where a single family home exists nor for any accessory uses.

Finding: The alley is not necessary for actual or potential rear access to residences or for accessory uses since the properties are currently vacant and are part of the College's parking lot.

Section 14.52.040 Method of Disposition of the Salt Lake City Code: (C) Mixed Zoning

If an alley abuts both low density residential properties and either high density residential properties or nonresidential properties, those portions which abut the low density residential properties shall be vacated, and the remainder shall be closed, abandoned and sold for fair market value.

Finding: The adjacent properties are zoned institutional uses (non residential properties) and for single family homes, however the properties have not been used as residences, but as part of the institution's parking lot. The applicant would receive the entirety of the alley by City Council policy subject to fair market value payment to the City.

RECOMMENDATION:

Based upon the analysis and findings identified in this report, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to vacate and close the subject alley and deed it to the two abutting property owners with the following conditions:

1. The proposed method of disposition of the alley property shall be consistent with the method of disposition expressed in Section 14.52.020 Method of Disposition and Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.

Attachment A
Application Materials



RECEIVED

Alley Vacation or
ClosureBY:

PLN PCM 2010-00013

OFFICE USE ONLY

Petition No.

Date Received: 1/13/10

Reviewed By: Thomas Irwin

SALT LAKE CITY PLANNING

* Address of Subject Property: 1575 So. State St. SLC, UT 84115

Project Name: Salt Lake Community College - ~~Vacate~~ Closure Alley

Name of Applicant: Carol Bartz Phone: 801-957-4119

Address of Applicant: 4600 So. Redwood Road P.O. Box 30808 SLC, UT 84130

E-mail Address of Applicant: CAROL.BARTZ@SLCC.edu Cell/Fax: 801-957-5943

Applicant's Interest in Subject Property: Owners Rep.

Name of Property Owner: Salt Lake Community College Phone: 801-957-4119

E-mail Address of Property Owner: CAROL.BARTZ@SLCC.edu Cell/Fax: 801-957-4119

* County Tax ("Sidwell #"): NONE 16-18-181-020 Zoning:

Existing Property Use	Proposed Property Use

Please include with the application:

No questions

1. A response to the questions on the back of this form. If the applicant does not own property adjacent to the alley, please include the applicant's interest in the request.
2. The name, address and Sidwell number of all property owners on the block must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. **Payment in the amount to cover first class postage for each address for two mailings is due at time of application.**
3. The name, address and signatures of all owners of property abutting the subject alley who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign (not occupants who rent) and the petition must include the signatures of no less than 80 percent of the abutting property owners.**
4. A property ownership map (known as a Sidwell map) showing the area of the subject alley. On the map, please:
 - a. Highlight the subject alley.
 - b. Indicate with a colored circle or dot, the property owners who support the petition.
5. A legal description of the subject alley may be required.
6. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as an agent.
7. Filing fee of \$221.48 due at time of application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Buzz Center (535-7700) prior to submitting the petition.

County tax parcel ("Sidwell") maps and names of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3399

File the complete application at:

Salt Lake City Buzz Center
451 South State Street, Room 215
Salt Lake City, UT 84111

Signature of Property Owner X

Or authorized agent

DENNIS KLAUS

Petition to Vacate or Close an Alley

Petitioner: Soot Lake Community College
Address: 1575 So. State Street, SLC, UT. 84115
Date: _____

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

[illegible]



JOHN W. FRANCOM & ASSOCIATES
LAND SURVEYORS

505 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010
BUS. (801) 295-7500
FAX (801) 295-7524

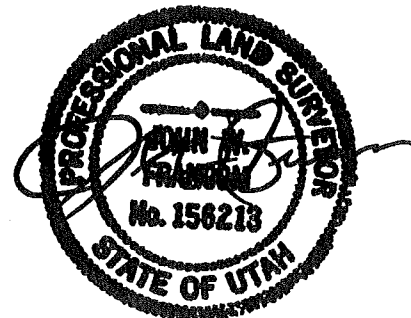
DECEMBER 8, 2009

SALT LAKE COMMUNITY COLLEGE
10.1' ALLEY CLOSURE DESCRIPTION

A 10.1 FOOT WIDE ALLEY RUNNING WEST FROM EDISON STREET AND LYING WITHIN BLOCK 2, SOUTH CAPITOL AVENUE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 2 AND RUNNING THENCE SOUTH 89°59'39" WEST 142.00 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 2; THENCE NORTH 00°02'11" WEST 10.10 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 2; THENCE NORTH 89°59'39" EAST 142.00 FEET TO THE SOUTHEAST CORNER OF LOT 22 OF SAID BLOCK 2; THENCE SOUTH 00°02'11" EAST 10.10 FEET TO THE POINT OF BEGINNING.

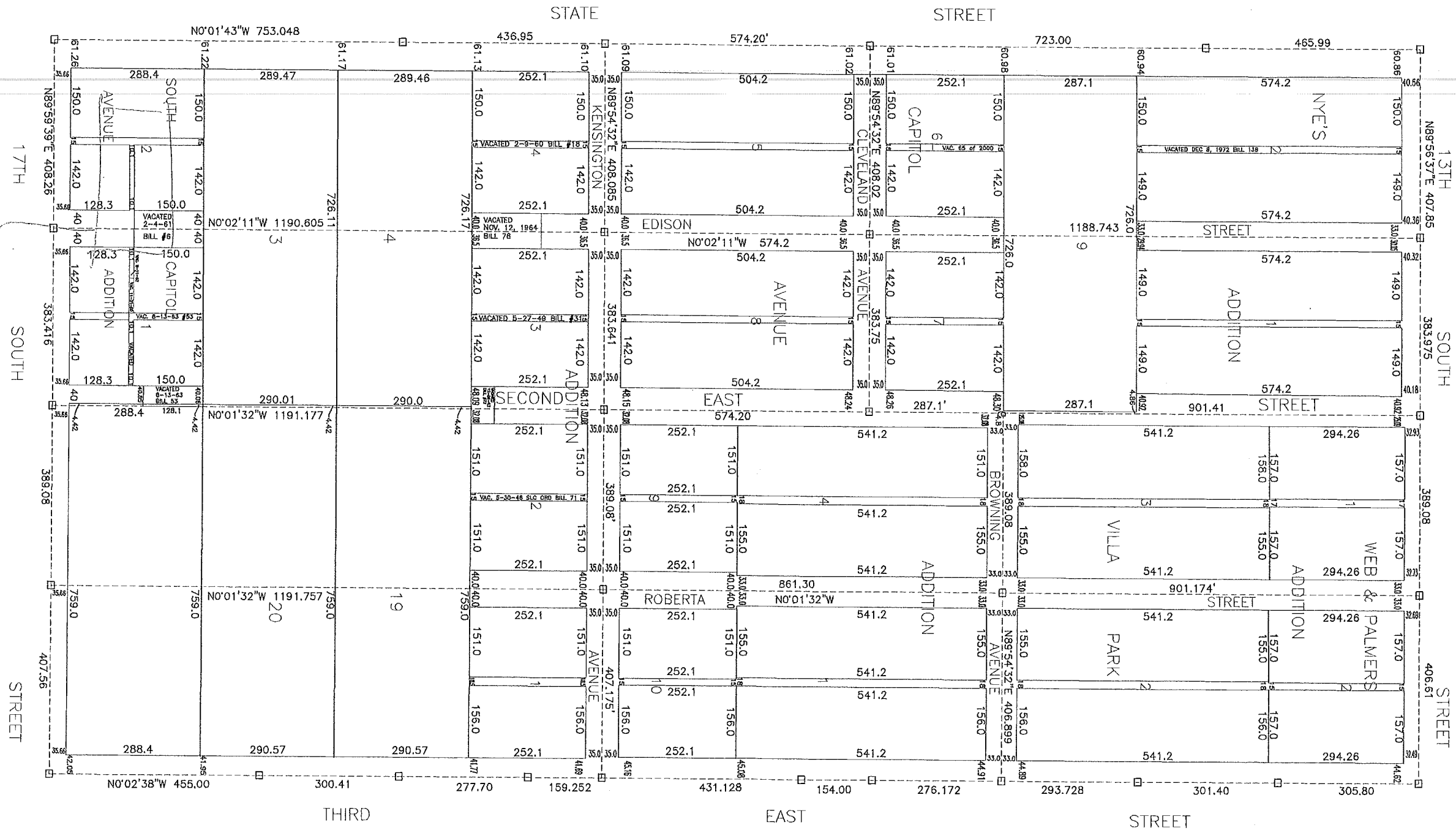
CONTAINS: 0.033 ACRES (1434 SQUARE FEET)



Attachment B
Map of Proposed Alley Vacation

BLOCK 12, 5-ACRE PLAT A

SCALE: 1" = 150'



53.25

STATE

759										759									
25	16	150	17	142	181020	18	142	181020	17	142	181020	18	142	181020	VAC				
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87	150003	87	86	181020	88	150003	88	181020	89	150003	89	181020	87	181020	VAC				
88	150003	88	87	181020	89	150003	89	181020	90	150003	90	181020	88	181020	VAC				
89	150003	89	88	181020	90	150003	90	181020	91	150003	91	181020	89	181020	VAC				
90	150003	90	89	181020	91	150003	91	181020	92	150003	92	181020	90	181020	VAC				
91	150003	91	90	181020	92	150003	92	181020	93	150003	93	181020	91	181020	VAC				
92	150003	92	91	181020	93	150003	93	181020	94	150003	94	181020	92	181020	VAC				
93	150003	93	92	181020	94	150003	94	181020	95	150003	95	181020	93	181020	VAC				
94	150003	94	93	181020	95	150003	95	181020	96	150003	96	181020	94	181020	VAC				
95	150003	95	94	181020	96	150003	96	181020	97	150003	97	181020	95	181020	VAC				
96	150003	96	95	181020	97	150003	97	181020	98	150003	98	181020	96	181020	VAC				
97	150003	97	96	181020	98	150003	98	181020	99	150003	99	181020	97	181020	VAC				
98	150003	98	97	181020	99	150003	99	181020	100	150003	100	181020	98	181020	VAC				
99	150003	99	98	181020	100	150003	100	181020	101	150003	101	181020	99	181020	VAC				
100	150003	100	99	181020	101	150003	101	181020	102	150003	102	181020	100	181020	VAC				
101	150003	101	100	181020	102	150003	102	181020	103	150003	103	181020	101	181020	VAC				
102	150003	102	1																



Attachment C
Departmental/Division Comments

AIRPORT

Valdemoros, Ana

From: Miller, David
Sent: Thursday, April 08, 2010 10:34 AM
To: Valdemoros, Ana
Subject: PLNPCM2010-00013

Ana,

Thank you for the notice regarding alley vacation request at 1575 South State St. This address is not in an established Salt Lake City airport influence zone. The project does not create any 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

Valdemoros, Ana

From: Hardman, Alan
Sent: Wednesday, April 14, 2010 1:47 PM
To: Valdemoros, Ana
Cc: Butcher, Larry
Subject: PLNPCM2010-00013 Alley vacation

Hi, Ana,

There are no zoning comments. I have completed the task in accel.

Alan

Valdemoros, Ana

From: Brede, Richard
Sent: Monday, April 12, 2010 11:38 AM
To: Valdemoros, Ana
Subject: Petition PLNPCM2010-00013 Alley Vacation Request 1575 S State St.

There are no calls for service associated with this alley for the last year. I have no issues with this petition.

Thanks,

Lt Rich Brede
SLCPD Fusion Division
801-799-3180
Richard.Brede@slcgov.com

Valdemoros, Ana

From: Walsh, Barry
Sent: Monday, April 19, 2010 10:30 AM
To: Valdemoros, Ana
Cc: Young, Kevin; Drummond, Randy; Itchon, Edward; Brown, Jason; Butcher, Larry; Spencer, John
Subject: Pet PLNPCM2010-00013 Alley vacation

April 19, 2010

Ana Valdemoros, Planning

Re; PLNPCM2010-00013 Alley vacation at 1575 So. State Street.

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

The alley abuts the Community College property on both sides with a parking lot and connects Edison Street to a north south alley with access to 1700 South.
We recommend that the four parcels to the south be combined with the alley and the main College parcel to the north to address offsite parking and parking lot buffers.

Sincerely,

Barry Walsh

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

Attachment D
Communication with the Community Council

**Alley Vacation
Community Council / Citizen Group Input**

TO: Bill Davis, Ballpark Community Council Chair

FROM: Ana Valdemoros, Salt Lake City Planning Division

DATE: May 4, 2010

RE: **Petition PLNPCM2010-00013:** Vacation of an alley located between State Street and Edison Avenue

Carol Bartz, representing the Salt Lake Community College, is requesting that Salt Lake City approve an alley vacation / closure for a portion of alley located between properties south of 1575 South State Street. The alley running east-west is currently part of the Salt Lake Community College parking lot. As part of this process, the applicant is required to solicit comments from the Ballpark Community Council. The purpose of the Community Council review is to inform the community of the project and solicit comments or concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. Please note that the vote in favor or against is not as important to the City Council as relevant issues that are raised by the Community Council. I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will also present information at the meeting.



If the Community Council chooses to have a project presented to them, the applicant will only be required to meet with the Community Council once before the Planning Staff will begin processing the application. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the City Council. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the City Council, via the Planning Division, for their review prior to the City Council Public Hearing. I will attend the meeting to answer any questions and listen to the comments made by the Community Council members if so desired.

Following are City adopted criteria that the City Council will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

1. The request is made due to one of the following concerns: Lack of Use; Public Safety; Urban Design; Community Purpose;
2. Vacating the alley will not deny sole access or required off-street parking to any adjacent property;
3. Vacating the alley will not result in any property being landlocked;
4. Vacating the alley will not result in a use of the alley property 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;
5. No opposing abutting property owner (if any) 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;
6. Vacating the Alley furthers the City preference for disposing of an entire alley, rather than a small segment of it;
7. The alley is not necessary for actual or potential rear access to residences or for accessory uses.

Please submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111, by Fax at (801) 535-6174 or via e-mail at ana.valdemoros@slcgov.com.

If you have any questions, please call me at (801) 535-7236 or send me an e-mail.

Valdemoros, Ana

From: Bill Davis [gbrovers@aol.com]
Sent: Wednesday, June 09, 2010 7:22 PM
To: Valdemoros, Ana
Subject: Re: Salt Lake Community College Alley vacation/closure request

Ana

At our June meeting of the Ballpark Community Council, we reviewed the information you provided us concerning the alley vacation (Petition # PLNPCM2010-00013) at the Salt Lake Community College and voted in support of the petition.

Sincerely
Bill Davis - Chair
Ballpark Community Council
cc: Jessica Barrett - Vice Chair/BCC

On Jun 9, 2010, at 6:25 PM, Valdemoros, Ana wrote:

Mr. Davis,

Thank you for your letter. I just wanted to let you know about a typo on the petition number, the one you have reviewed is PLNPCM2010-00013. I am aware I wrongly wrote this number (Petition 400-06-25) in the letter I sent you originally. I would like to apologize for the confusion and would like to ask you please to resend the email below with the right petition number to prevent any future confusion.

Regards,

Ana

From: Bill Davis [mailto:gbrovers@aol.com]
Sent: Friday, June 04, 2010 10:08 AM
To: Valdemoros, Ana
Cc: Jessica Barrett
Subject: Re: Salt Lake Community College Alley vacation/closure request

Ana

At our June meeting of the Ballpark Community Council, we reviewed the information you provided us concerning the alley vacation (Petition 400-06-25) at the Salt Lake Community College and voted in support of the petition.

Sincerely
Bill Davis - Chair
Ballpark Community Council
cc: Jessica Barrett - Vice Chair/BCC

On May 4, 2010, at 11:40 AM, Valdemoros, Ana wrote:

Mr. Davis,

Please see attached letter explaining the Salt Lake Community College request to vacate and alley that runs within their property.

Please let me know if and when you would like the applicant and I to attend your community council meeting.

Regards,

Ana

<Letter to comm councilBALLPARK.pdf>

**Alley Vacation
Community Council / Citizen Group Input**

TO: DeWitt Smith, Liberty Wells Community Council Chair

FROM: Ana Valdemoros, Salt Lake City Planning Division

DATE: May 3, 2010

RE: **Petition PLNPCM2010-00013:** Vacation of an alley located between State Street and Edison Avenue

Carol Bartz, representing the Salt Lake Community College, is requesting that Salt Lake City approve an alley vacation / closure for a portion of alley located between properties south of 1575 South State Street. The alley running east-west is currently part of the Salt Lake Community College parking lot. As part of this process, the applicant is required to solicit comments from the Liberty Wells Community Council. The purpose of the Community Council review is to inform the community of the project and solicit comments or concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. Please note that the vote in favor or against is not as important to the City Council as relevant issues that are raised by the Community Council. I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will also present information at the meeting.



If the Community Council chooses to have a project presented to them, the applicant will only be required to meet with the Community Council once before the Planning Staff will begin processing the application. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the City Council. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the City Council, via the Planning Division, for their review prior to the City Council Public Hearing. I will attend the meeting to answer any questions and listen to the comments made by the Community Council members if so desired.

Following are City adopted criteria that the City Council will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

1. The request is made due to one of the following concerns: Lack of Use; Public Safety; Urban Design; Community Purpose;
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3. Vacating the alley will not result in any property being landlocked;
4. Vacating the alley will not result in a use of the alley property 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;
5. No opposing abutting property owner (if any) 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;
6. Vacating the Alley furthers the City preference for disposing of an entire alley, rather than a small segment of it;
7. The alley is not necessary for actual or potential rear access to residences or for accessory uses.

Please submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111, by Fax at (801) 535-6174 or via e-mail at ana.valdemoros@slcgov.com.

If you have any questions, please call me at (801) 535-7236 or send me an e-mail.

LIBERTY WELLS COMMUNITY COUNCIL

MEETING AGENDA – Wednesday, June 9, 2010

7PM – Call to Order and Quorum – DeWitt Smith, Chairman

Review and Approval of Minutes from May, 2010 – Holly Christmas, Secretary

Introduction of Guests and New Members

Programs/Presentations: “Meet the Candidates” *Jeff Hatch* – Salt Lake County Auditor – Incumbant; and *Arlyn Bradshaw* – County Council, District 1. Each candidate will have several minutes to introduce themselves and share their thoughts on their candidacy.

* A representative of the Planning Department may also join us for a short presentation

Old Business:	Officer’s Reports:	Chairman, DeWitt Smith: May activities Treasurer, Steve Hunt: Financial status Secretary, Holly Christmas: Membership/rosters
	Committee Reports:	Events/Activities: Maryln Oblad Safety – Chris Herrman Communications – Devin Howells Facilities – Jeff Bair Community Garden – Shawn Porter

Other Old Business: Council Secretary Appointment

New Business: Report from the Mayor’s Office – Shawn McDonough

Report from the City Council - Jill Love, District 5

Report from the Police Dept. – Det. Tom Potter

Announcements, Reminders:

Next meeting: July 14, 2010 Next Board meeting: June 16, 2010
1st Encampment Celebration, Saturday, July 17th

Adjournment

Valdemoros, Ana

From: DeWitt Smith [dewitt@darnfastnet.com]
Sent: Sunday, July 18, 2010 10:44 PM
To: Valdemoros, Ana
Cc: Council Comments
Subject: PLNPCM2010-00013

Hi Ana,

Liberty Wells Community Council, at the regular June meeting, expressed no objection by those present to the vacation of the alley at approximately 1650 South running east and west between Edison Street and State Street.

Thank you for the presentation, and I hope this confirmation can be given to the Planning Commission for their July 28th meeting.

-DeWitt Smith, Chair, Liberty Wells Community Council

Attachment E
Photographs



