

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community
and Economic Development

**Former Fleet Block Surplus Property
Declaration of Surplus Property PLNPCM2011-
00311
850 South 300 West
August 24, 2011**

Applicant: John P Spencer,
Salt Lake City Real Property Manager

Staff: Daniel Echeverria
801-535-7152
daniel.echeverria@slcgov.com

Tax ID: 15-12-251-001

Current Zone: PL (Public Land)

Master Plan Designation:
*Central Community Master Plan- Ga-
teway Specific Plan*
(Commercial)

Council District:
Council District 4 – Luke Garrott

Community Council:
Ball Park Community Council –
Elke Phillips, Chair

Lot Sizes:
8.75 acres

Applicable Land Use Regulations

- Section 2.58
- Section 21A.32.070

Attachments:

- A. Petition Initiation Request
- B. Department Comments
- C. Property Photographs

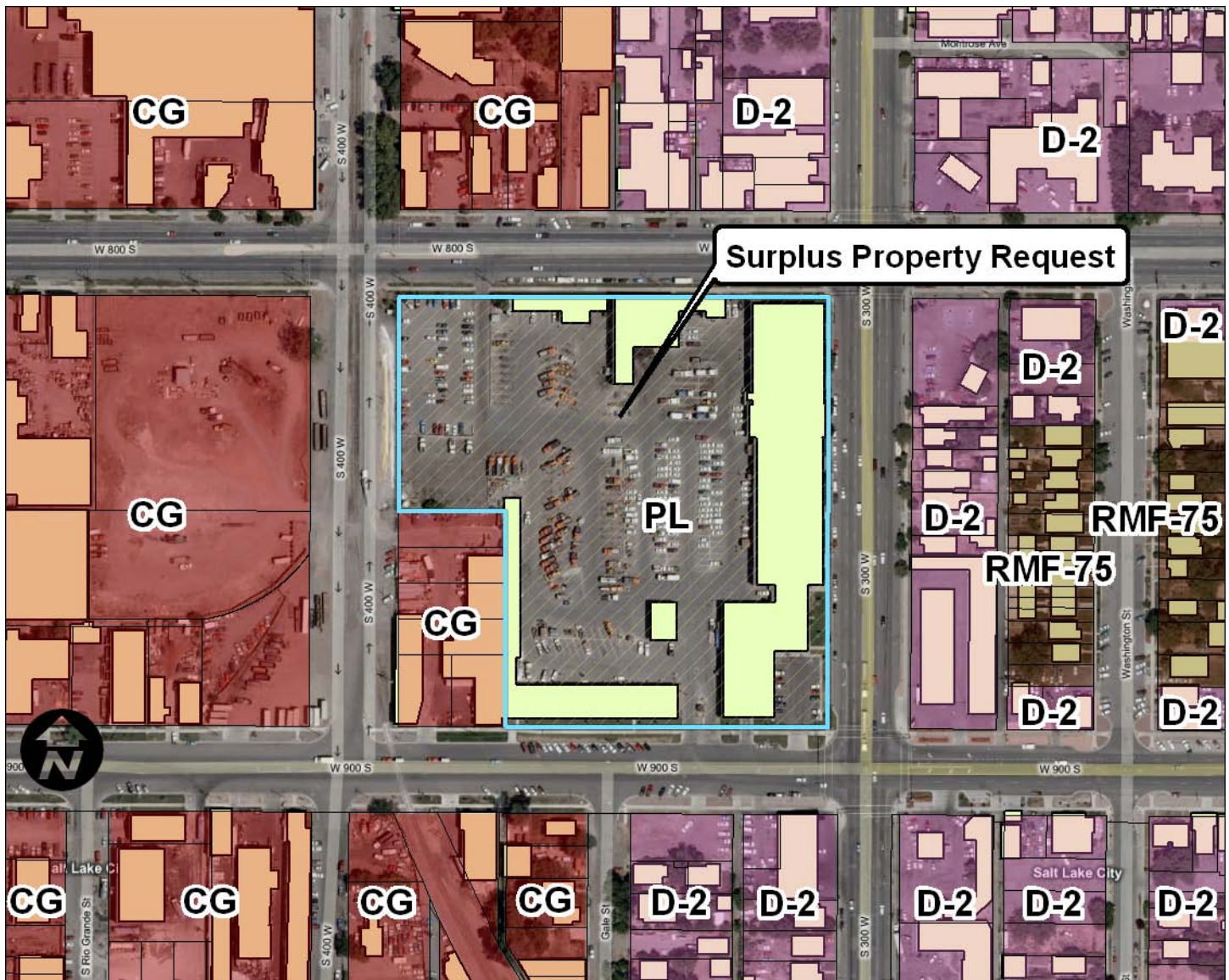
Request

The Salt Lake City Property Management Division is requesting that a parcel located at approximately 850 South and 300 West be declared surplus. The land was formerly part of the centralized operational location for Fleets, Streets and Sanitation. Salt Lake City is entering into an agreement with the Redevelopment Agency of Salt Lake City to assist in marketing the property for future development.

Recommendation

With regard to petition PLNPCM2010-00311, based on the findings within this staff report, staff recommends that the Planning Commission declare surplus the 8.75 acre property located between 300 West and 400 West on 800 South and forward a recommendation to the City Administration to dispose of the property in a manner consistent with Section 2.58 of the Salt Lake City Code.

Vicinity Map



Background

Project Description

The property that the city wishes to surplus (see green hashed area above) was originally the centralized operational location for Fleet, Streets and Sanitation Divisions of the City. The property was vacated as a result of the construction of the new Street and Consolidated Fleet Services Facility, located at 1990 W 500 S. As such, the Administration has determined that the property should be processed through the Planning Commission for the required declaration of surplus and sold at fair market value. Salt Lake City is entering into an agreement with the Redevelopment Agency of Salt Lake City (RDA) to assist in marketing the property for future development.

Public Notice, Meetings and Comments

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on August 11.
- Public hearing notice posted on City and State websites on August 11.
- Public hearing notice emailed to the Planning Division listserv on August 11.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis

There are no specific standards for declaring City-owned property surplus. It is appropriate, however, to weigh the following considerations when deciding to declare a piece of property surplus.

1. The proposed use and project description.

Analysis: The proposed use of the surplus property has not yet been determined. The RDA will evaluate the property and determine the best route to market this property for future development. The property is currently zoned Public Lands (PL) and thus would have to be rezoned for any private use or redevelopment at a future time. The property falls under the Future Land Use map of the Gateway Specific Plan and is designated as “Commercial.” As such this property could be developed as a commercial use following a rezoning process. The RDA is currently working with a consultant to identify development strategies for the Granary District, the RDA area within which the subject property is located. The “fleet block” provides a major opportunity for new development that can serve as an anchor to the Granary District. Appropriate development on the fleet block could also serve as a catalyst to stimulate private investment into the Granary District, which would further the goals of the applicable master plans, the RDA, and the City.

Finding: There are no definitive plans for reuse of the property and the property would need to be rezoned before any private development is allowed. Future zoning should be consistent with applicable master plans and implementation strategies and serve as a catalyst for future development in the Granary District.

2. The history of the subject property.

Analysis: The property was formerly known as the Salt Lake City Fleet Block, which was occupied by the Facility Services Division for the past seventy years. The Facility Services Division has relocated to a new facility, leaving these buildings vacant. The buildings that were used by this division have not been torn down and could be reused.

Finding: The City no longer has a need for the requested surplus property.

3. Access to the property.

Analysis: The property will continue to be accessed from the existing entrances on the north and south sides of the parcel, from 800 South and 900 South respectively. The existing number of entrances and ease of access will increase the redevelopment potential of the property. The size of the property also provides the City an opportunity to require future development to include a street network that divides the block to improve access for all modes of transportation.

Finding: The property has existing access points to city streets.

4. The proposed method of disposition of the property if declared surplus.

Analysis: If declared surplus, the Property Management Division would be charged with disposal of the property. All property transactions must be consistent with the standards found in Section 2.58 of City Code. The Mayor has final authority to dispose of City-owned real property. The intent is to market the property for future development with the assistance of the Redevelopment Agency in order to promote the redevelopment of the Granary District.

Finding: The Property Management Division will work with the Redevelopment Agency to dispose of the property.

5. The comments received from applicable departments.

Analysis: No objections were received from any of the departments with regard to the surplus property. Nor did any department indicate a future need for the property in question. Some modifications to the existing water, sewer, and storm drain mains on the parcel will need to be made with the assistance of the Public Utilities Contracts and Construction office. Furthermore, as per Public Utilities' comments, 6-inch detector check valves will need to be installed where the main crosses the property line to bring the private water line up to standards and to protect the public mains before the property is transferred to private ownership. The Engineer Department states that when the site is redeveloped, public way improvements will need to be implemented along 400 West.

The entirety of these comments is located in Exhibit B.

Finding: There are no comments from City departments that would impact its qualification for being declared surplus.

6. Compliance with adopted policies of relevant master plans.

Analysis: The property is located in the *Central Community Master Plan* area, which was adopted by ordinance in November of 2005. However, it also falls under the Gateway District Specific Plan. This plan identifies the future land use as "Commercial." The RDA is currently developing implementation strategies for the Granary District, which includes strategies for the Fleet Block.

Finding: The property has yet to be rezoned to match the future land use designation and this would need to be done before any private commercial development takes place.

7. Whether annexation is required.

Analysis: The property is within city limits.

Finding: No annexation is required for this proposal.

8. Consistency with adopted governmental codes and regulations.

Analysis: City Code Section 2.58 outlines the process for declaring property surplus. Once the Planning Commission makes a recommendation to the City Administration, the item will be transmitted from the Community and Economic Development Department to the Chief Administrative Officer. At that point, notification will be sent to the City Council members. The City Council members have 15 days to request a hearing. After the 15 days have passed or an administrative hearing is held, the property is officially declared surplus and the disposition of the property can be finalized.

Finding: The subject property is being disposed of in accordance with applicable governmental codes and regulations.

Attachment A

Petition Initiation Request

PLN PCM 2011-00311

FRANK GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
PROPERTY MANAGEMENT

RALPH BECKER
MAYOR

INTEROFFICE MEMORANDUM

June 10, 2011

TO: Wilf Sommerkorn,
Planning Director

FROM: John P. Spencer
Real Property Manager



RE: DECLARATION OF SURPLUS PROPERTY – FORMER FLEET BLOCK

Wilf,

Rick Graham, Director of Public Works has declared the former Fleet Block no longer necessary to the needs of his department and is available for use by other City Departments or the property can be surplused and sold. The Administration has determined the property located at 850 South 300 West, also known as parcel number 15-12-251-001, should be processed through the Planning Commission for the required declaration of surplus and sold at fair market value. The City is entering into an agreement with the Revelopment Agency of Salt Lake City to assist in marketing the property for future development. It is the intent this cooperative effort will act as a catalyst for other projects within the Grainery District. Please assign this project to a planner to process the disposition through the Planning Commission as required by state code. The Administration is anxious to move forward, and asks for this issue to be placed on the commission's agenda as quickly as possible.

The site has been the centralized operational locations for Fleet, Streets and Sanitation for over 70 yrs. Phase 1 and Phase 2 evaluations have been performed. Attached is a map of the site. If there are further questions, I can be reached at 6398. Thank you for your assistance and cooperation in this matter.

cc: Frank Gray
Mike Akerlow

May 4, 2011

Michael Akerlow
Deputy Director H.A.N.D.
City and County Building Room 404
Salt Lake City, UT 84111

Dear Michael:

As a result of the construction of our new Street and Consolidated Fleet Services Facility the entire existing facility located on 300 West between 800 East and 900 East is no longer needed to serve the on-going street, sanitization and fleet functions. As the former program manager for this site I recommend that the site be declared surplus property and disposed of in a manner that best serves the goals of the City.

Even though the historic use of this site has changed the site has significant value to the City. I believe it can be placed into a future use that has a higher economic and community value than in its current use.

The Public Services Department, through its Facility Services Division will continue to provide a reduced level of maintenance and service per arrangements through your office. Alden Breinholt, the Facility Services Division Director, will remain your contact for maintenance support.

Sincerely,



Rick Graham, Director
Public Services Department

cc: Alden Breinholt
Frank Gray
John Spencer

Parcel Address **Parcel Number** **Parcel Land used** **Parcel Zoning**
850 S 300 W 15-12-251-001-0000 EXEMPT PROPERTY PL:PUBLIC LANDS DISTRICT

Parcel Structure Addresses: 325 W 800 S ; 850 S 300 W

Parcel Sub Structure Addresses:

Owner: SALT LAKE CITY CORP
PO BOX 145460
SALT LAKE CITY, UT 84114-5460

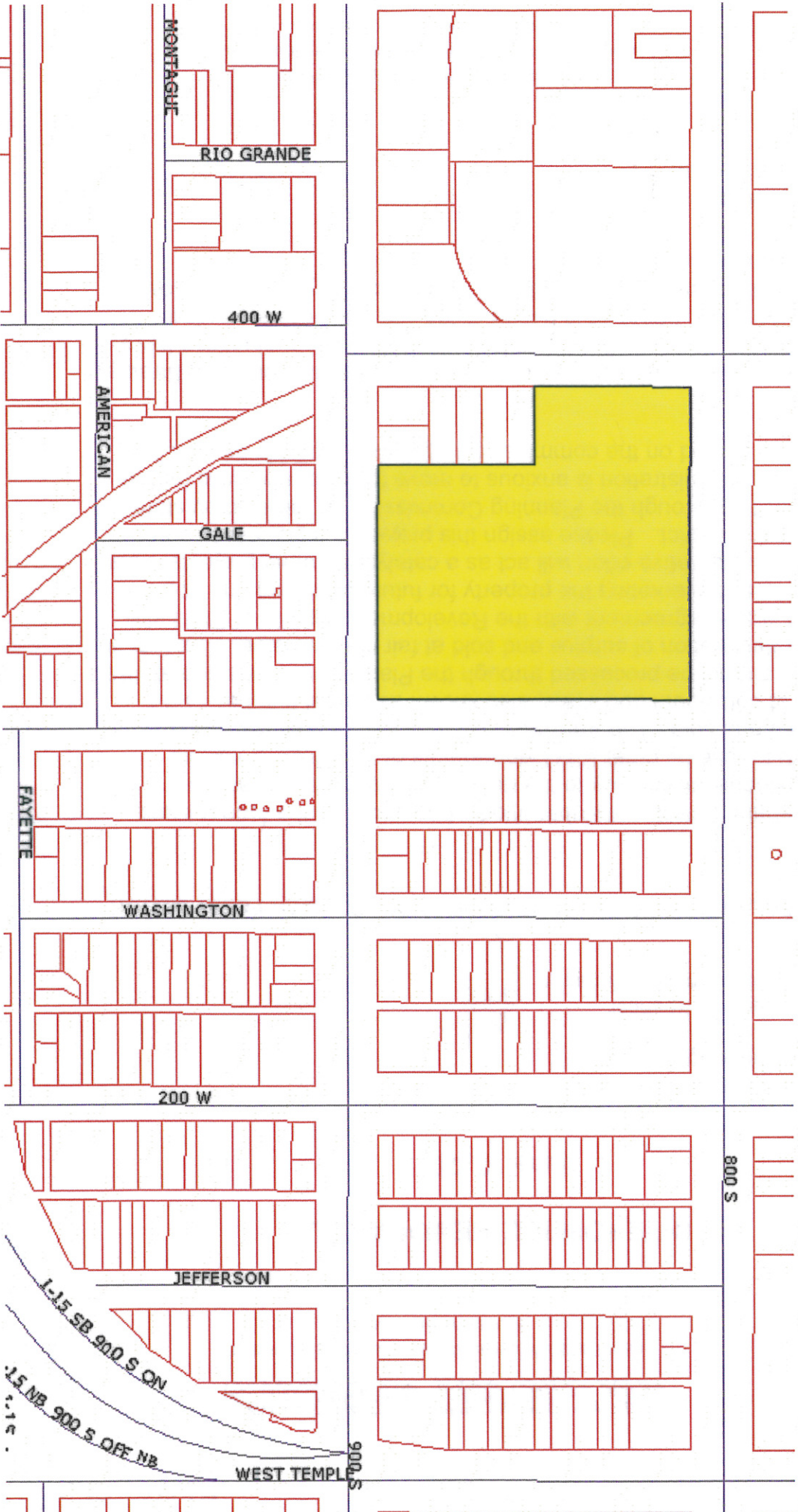
Acreage: 8.75 **Land Value:** \$2990000.00
Taxable Value: \$0.00 **Bldg. Value:** \$1000000.00
Green Belt value: \$0.00 **Final Value:** \$3990000.00

Legal 0000
Desc.: COM AT SE COR LOT 1 BLK 7 PLAT A SLC SUR W 30 RDS N 20 RDS W
10 RDS N 20 RDS E 40 RDS S 40 RDS TO BEG

C.C.: BALL PARK
C.D.: COUNCIL DISTRICT 4



Salt Lake City IGIS Map
Print on: 6/14/2011



Attachment B

Department Comments

Department Comments from Accela

Transportation

Assigned Date

07/06/2011

Assigned to

Barry Walsh

Current Status

Complete

Action By

Barry Walsh

Comments

The transportation division review comments and recommendations area s follows: There are no issues with the existing facility and its present traffic generation on abutting roadways. 300 West and 800 South are arterial class roadways fully developed with 900 South and 400 West being collectors. 900 South has been recently up dated with C&G, sidewalk and lighting. 400 West will require future improvements and up grades for C&G and sidewalk etc. Future development will need to be with in standard city guidelines and appropriate revision as needed for the proposed use at that time.

End Time:**Due Date**

07/06/2011

Assigned to Department

Transportation

Technician

Status Date

07/12/2011

Overtime:

No

Start Time:

Engineering

Task Details Engineering Review**Assigned Date**

07/06/2011

Assigned to

Randy Drummond

Current Status

Complete

Action By

Daniel Echeverria

Comments

SLC Engineering has no objection to the proposed declaration of surplus property. When the site develops, the following items will need to be addressed: Lack of public way improvements (curb, gutter & sidewalk) in 400 West. Existing sidewalk ramps at the corner of 300 West/800 South and 400 West/800 South that do not meet current ADA Guidelines. Concrete in the park strip of 300 West.

Due Date

07/06/2011

Assigned to Department

Engineering Engineer

Status Date

07/06/2011

Overtime:

No

Public Utilities

The property is currently served by a host of water, sewer and storm drain mains on the parcel. Before the property may be sold to a private entity, the responsible party will need to work with the Public Utilities Contracts and Construction office (801-483-6727) to have all of the onsite storm drain and sanitary sewer lines returned to private ownership. There is also an existing six-inch private water line that cross under two existing buildings into the interior yard of the project site where it supports two private fire hydrants. This fire line must have a pair of 6-inch detector check valves installed where the main crosses the property line to bring the private water line up to standards and to protect the public mains. After these changes have been made, the project site will be suitable from the Public Utilities Department to be transferred to private ownership.

Justin D. Stoker, PE, LEED® AP, CFM

Salt Lake City Public Utilities

1530 S. West Temple, SLC, UT 84115

ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

Building and Zoning

No comments.

Attachment C

Property Photographs

Property Photographs – 850 S 300 West



View of Property from Southeast Corner (Entrance)



View of Property Along 900 South



View of Property Along 800 South



View of Property Along 300 West



Interior View of Property from Northwest Corner



View of Property Along 400 West