

PLANNING COMMISSION STAFF REPORT

Volunteer of America, Utah
Washington Street Partial Closure
252 W. Brooklyn Ave (1025 S.)
PLNPCM2011-00698
January 25, 2012



Planning Division
Department of Community &
Economic Development

Applicant: Volunteers of America, Utah

Staff: Lex Traugher, (801) 535-6184,
lex.traugher@slcgov.com

Tax ID
15-12-402-003

Current Zone
CG (General Commercial District)

Current Master Plan Designation
Central Community Master Plan - Regional
Commercial/Industrial Land Use

Council District:
District 5 – Jill Remington Love

Community Council:
Ball Park - Elke Phillips, Chair

Current Use:
Vacant/Parking

Notification
Mailed: January 13, 2012
Sign posted: January 13, 2011, 2012
Agenda posted on the Planning Division
and Utah Public Meeting Notice websites
January 13, 2012

Applicable Land Use Regulations:

- Chapters 2.58 and 14.52 of the Salt Lake City Municipal Code
- Utah State Law, Section 10-9a-204 and 10-9a-609.5

Exhibits:

- A. Site Plan
- B. Photographs of Site
- C. Community Council Email
- D. City Comments

Request

The applicant, Volunteers of America, Utah, is requesting approval to close a portion of Washington Street adjacent and directly east of their property located at approximately 252 W. Brooklyn Avenue. The existing street no longer serves as a functioning street because the north is physically blocked by the 900 South off-ramp. The street also does not provide any essential access to any other properties in the area.

Recommendation

Planning Staff finds that the proposal meets the criteria for street closure, and therefore recommends that the Planning Commission forward a favorable recommendation to the City Council to approve application PLNPCM2011-00698 to close that portion of Washington Street between Brooklyn Ave and the 900 South off ramp with the following conditions:

1. The proposed method of disposition of the street property shall be consistent with the method of disposition expressed in Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.
2. Compliance with all departmental comments.

Vicinity Map



Background

Project Description

The applicant, Volunteers of America, Utah, is requesting the closure of a portion of Washington Street that runs adjacent and to the east of their property in order to facilitate a future expansion of their facility (see attached Site Plan – Exhibit A). The street runs north to south and is accessed via Brooklyn Avenue, dead-ending into the 900 South off-ramp. Photos are attached for reference (Exhibit B).

Public Meetings and Comments

- No public comments were received prior to the finalization of this staff report.
- The project site is located within the Ball Park Community Council. The Community Council declined to hear the request in a formal meeting and had no additional comments (Exhibit C).

Department Comments

The comments received from pertinent City Departments/Divisions are included with this staff report (Exhibit D). There are no comments of particular concern.

Analysis and Findings

Street Closure

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

1. **It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.**

Analysis: Closing the proposed portion of Washington Street would not deny all access to other property. The portion in question is only one of three access points to adjacent property.

Finding: The proposal supports this policy; closing the subject street will not deny access to the adjacent properties.

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 properties abutting the subject portion of Washington Street are zoned CG (General Commercial District). The applicant will be required to work with the City's Property Management Division to purchase or lease the subject property.

Finding: The proposal supports this policy; the street will be transferred at fair market value agreed upon by all affected parties.

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 public street no longer functions as a useful connection, and given its location adjacent to the 900 South off ramp it no longer serves any public purpose. The subject property is unnecessary for public use and would better serve the city in a direct sale or lease of the land to the surrounding property owners. No City Department or Divisions had any objection to the closure of this portion of Washington Street.

Finding: Staff finds that the partial street closure supports this policy.

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

Analysis: The alternative to closing the street is to leave it as a non-functional public right-of-way. The City has no plans for future use or construction of the subject street and it is not on the City's Transportation Master Plan. The sale or lease of the street is considered more of a benefit than keeping this property as public right-of-way that serves no valued purpose. All surrounding properties have multiple access points and have no need to maintain this street.

Finding: The proposal is in line with this policy; it facilitates a project that has more public value than keeping the subject portion of Washington Street open.

**Exhibit A -
Site Plan**

**Exhibit B -
Photographs of Site**



Washington Street Facing directly North towards 900 South off ramp.



Washington Street with Volunteers of America building. (Facing Northwest)

**Exhibit C -
Community Council Email**

COMMUNITY COUNCIL

CC Decline Email.txt

From: Elke Phillips [ElkeP@o2o2.com]
Sent: Thursday, December 08, 2011 3:48 PM
To: Traughber, Lex
Subject: Re: Projects for Ball Park Community Council Consideration

Categories: Other

Hi Mr. Traughber,
As the Chair of the BallPark Community Council, I have decided we do not need this matter presented at our monthly meeting.
Thank you this information.

Sent from my Samsung smartphone on AT&T

"Traughber, Lex" wrote:

Hi Elke,

I've tried to phone you several times regarding the matter below but have I've not been successful in catching up with you. Would you please call me at your earliest convenience.

Thank you!

Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
P.O. Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-6184
Fax: (801) 535-6174

From: Traughber, Lex
Sent: Thursday, December 01, 2011 11:11 AM
To: Ball Park CC Chair
Cc: Irvine, Matthew; Norris, Nick; 'markm@voaut.org'
Subject: Projects for Ball Park Community Council Consideration

Dear Ms. Phillips:

The Salt Lake City Planning Division has received a couple of requests from Volunteers of America - UT, to close an alley and a street located adjacent to their property at 252 W. Brooklyn Avenue. These requests require Community Council review should you so choose. If it is the desire of the Community Council to review the requests, please schedule the projects on your next available agenda so that the applicant can prepare and present a brief presentation. If the Community Council decides not to hear the requests, please let me know as soon as possible so that I can in turn inform the applicant.

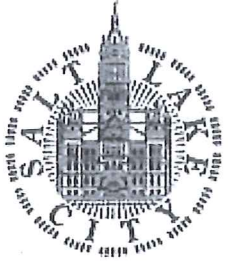
Attached are three documents, the first is a site plan showing the alley and the street to be closed. The second and third are letters to you describing the proposal as well as the criteria for review.

Thank you for your prompt attention to this matter. I look forward to hearing from you soon.

Sincerely,

Lex Traughber
Senior Planner

**Exhibit D -
City Comments**



Work Flow History Report

252 W BROOKLYN Ave

PLNPCM2011-00698

Date	Task/Inspection	Status/Result	Action By	Comments
11/28/2011	Staff Assignment	Assigned	Norris, Nick	Assigned to Lex Traughber
11/29/2011	Staff Assignment	Assigned	Traughber, Lex	
12/1/2011	Planning Dept Review	In Progress	Traughber, Lex	
12/1/2011	Staff Assignment	Routed	Traughber, Lex	
12/5/2011	Building Review	Complete	Butcher, Larry	No comment
12/8/2011	Transporation Review	Complete	Walsh, Barry	<p>The Transportation division review comments and recommendations are for approval of the proposed vacation. The proposed public right of way does not service the general public and does not function as an access corridor to more that one parcel with adjacent frontage and access serviced from Brooklyn Avenue. Brooklyn Avenue is a 35.5 foot wide right of way with no curb & gutter or sidewalks. It is a full width asphalt paved vehicular two way roadway.</p> <p>The CN zone requires a 15 foot front yard setback, therefore we require a 6 inch concrete curb per development of this property to define the public right of way and vehicular driveways to access the property.</p>
12/12/2011	Police Review	Complete	Traughber, Lex	
12/14/2011	Engineering Review	Complete	Weiler, Scott	Engineering has no objection to closing this portion of Washington Street.
1/10/2012	Fire Code Review	Complete	Traughber, Lex	The request was routed for Fire Code Review, however no comments were received in return.
1/10/2012	Planning Dept Review	Complete	Larsen, Nannette	There are no issues with zoning.
1/10/2012	Public Utility Review	Complete	Stoker, Justin	We have no public utilities located in either of the two alleys that are proposed to be vacated. There is no plan to put new utilities in those spaces. There should be no problem with the vacation of the alleys. Verify with Karryn Greenleaf (483-6769) in Public Utilities regarding any other property issues regarding Public Utilities.
1/10/2012	Staff Review and Report	Draft	Traughber, Lex	
1/10/2012	Zoning Review	Complete	Traughber, Lex	

PROPERTY MGMT

From: Spencer, John
Sent: Friday, December 02, 2011 1:52 PM
To: 'Brad Ashworth'
Cc: Roger Smith; Traughber, Lex
Subject: RE: 252 West Brooklyn Ave - Volunteers of America Detox Center

Categories: Other

Gentlemen,

Based on the drawings provided to Property Management, I had one of my agents come up with a valuation. Keep in mind the final figures have close estimates but have not taken into account any easements or other encumbrances.

Purchase of the alley 16.5 feet x 72.50 feet = 1,196. 25 square feet @ \$8.11 (over the fence method) = \$9,701

Purchase of the segment of Washington Street 66 feet x 72.50 feet = 4,785 square feet @ \$8.11 (over the fence method) = \$38,806

Lease of the street \$3,492 annually

Again these are quick calculations for making a sound decision.

Thanks,

John

From: Brad Ashworth [mailto:BAshworth@slaarch.com]
Sent: Friday, December 02, 2011 9:06 AM
To: Spencer, John
Cc: Roger Smith
Subject: 252 West Brooklyn Ave - Volunteers of America Detox Center

John,
Attached are the architectural plans and survey for your use.

Please let us know if you need any additional information.

Thank you



Roger A. Smith, Principal Architect
SLA Architects Interiors Planners
824 South 400 West Suite B 103
Salt Lake City, Utah 84101
801.322.5550 ext. 0101
rsmith@slaarch.com

POLICE

From: Ross, Michelle
Sent: Tuesday, December 06, 2011 9:21 AM
To: Traughber, Lex
Subject: Re: PLNPCM2011-00697

Yes sir!

From: Traughber, Lex
Sent: Tuesday, December 06, 2011 09:20 AM
To: Ross, Michelle
Subject: RE: PLNPCM2011-00697

Michelle, thank you for your response. Just so I am clear, there are two closures, the alley and the street (Washington) located adjacent to the VOA property. Is the PD okay with both closures? Thx!

Lex Traughber
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Telephone: (801) 535-6184
Fax: (801) 535-6174

From: Ross, Michelle
Sent: Monday, December 05, 2011 3:13 PM
To: Traughber, Lex
Subject: PLNPCM2011-00697

Lex,

The PD has no issues with this closure.

Thanks,
Sgt. Michelle Ross