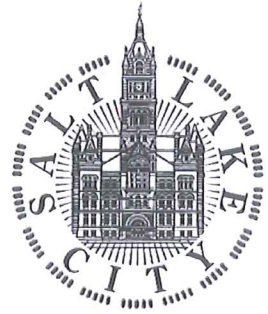


**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**

**Former Barnes Building, Celtic Bank and
American Title Co.
Declaration of Surplus Property
PLNPCM2012-00460
September 26, 2012**



Planning Division
Department of Community
and Economic Development

Applicant: Duran Lucas,
Salt Lake City Real Property Manager

Staff: Ana Valdemoros
801-535-7236
Ana.valdemoros@slcgov.com

Tax ID: 16-06-404-001 (330 E 400 S)
16-06-331-013 (401 S 300 E)
16-06-405-001 (338 E 400 S)

Current Zone: TSA -UC (Transit
Station Area Urban Center)

Master Plan Designation:
Central Community Master Plan-
High Density Transit Oriented
Development

Council District:
Council District 4 – Luke Garrott

Community Council:
Central City Community Council –
Thomas Mutter - Chair

Lot Sizes:
1.41 acres approximately

Applicable Land Use Regulations

- Section 2.58
- Section 21A.26.078

Attachments:

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

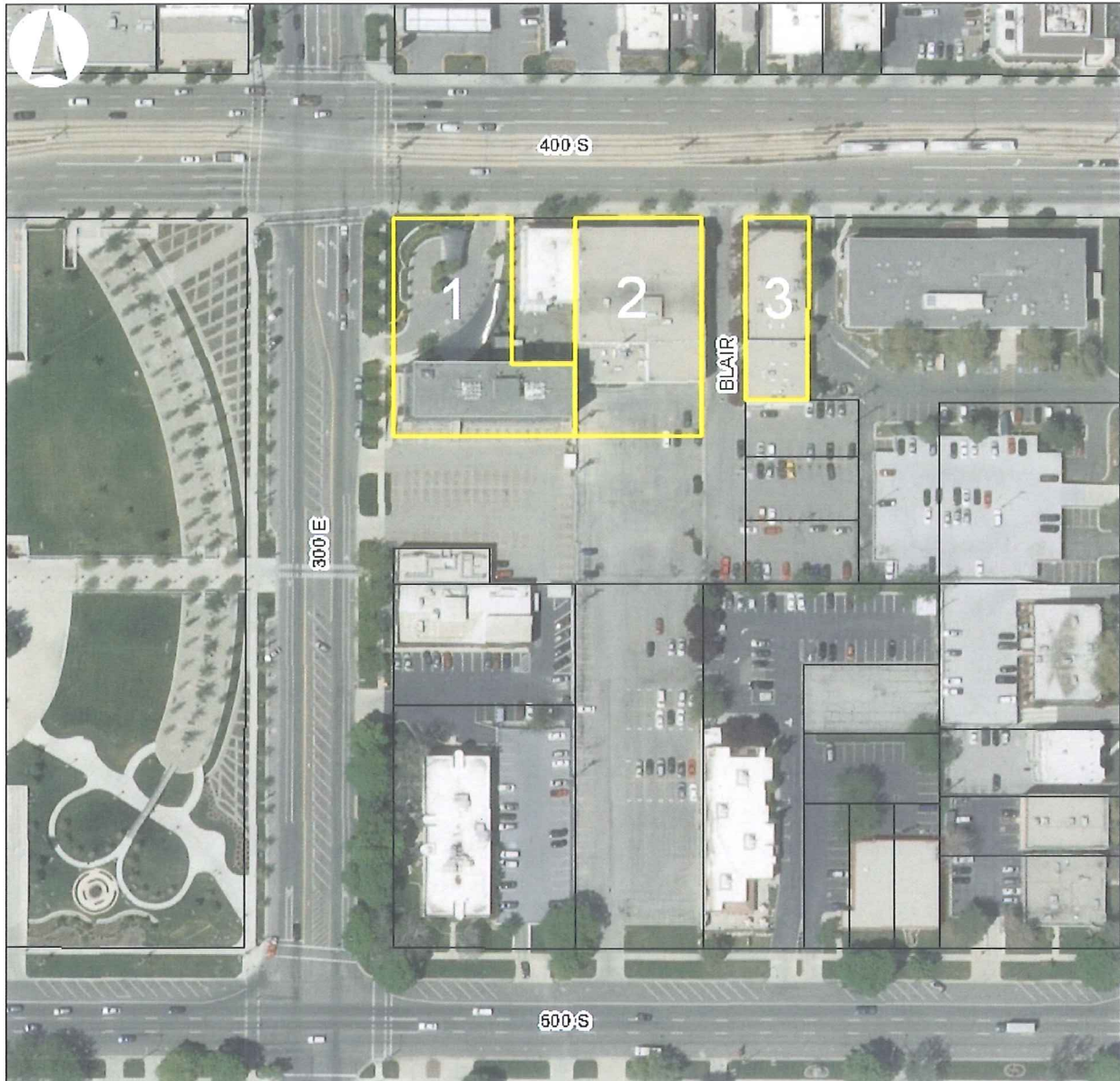
Request

The Salt Lake City Property Management Division is requesting that three parcels located at approximately 330 East 400 South (Former First American Title Co.) 431 South and 300 East (Former Barnes Building) 338 East 400 South (Former Celtic Bank) be declared surplus.



Recommendation

With regard to petition PLNPCM2012-00460, based on the findings within this staff report, staff recommends that the Planning Commission declare surplus the three properties with corresponding addresses at 330 East 400 South (Former First American Title Co.) 431 South and 300 East (Former Barnes Building) 338 East 400 South (Former Celtic Bank) 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



- 1) 431 South 300 East
- 2) 330 East 400 South
- 3) 338 East 400 South

-  Subject Properties
-  Neighboring Parcels

Background

Project Description

The three properties that the City wishes to surplus (see 1, 2 and 3 above) were originally the former Barnes Building, former First American Title Co., and former Celtic Bank respectively. The City acquired these properties as part of the Public Safety Building block. The properties were vacated as a result of the new Public Safety Building, currently under construction at approximately 435 South 300 east. 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.

Public Notice, Meetings and Comments

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on September 14, 2012.
- Public hearing notice posted on City and State websites on September 14, 2012.
- Public hearing notice emailed to the Planning Division listserv on September 14, 2012.

A representative of the Property Management Division and the project planner attended the Central City Community Council Meeting of September 5, 2012 where the project was presented. Attendees required clarification on this surplus declaration, since they were under the impression that the buildings were going to be reused as additional City offices.

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 history of the subject property.

Analysis: The properties were formerly known as the former Barnes Building, former First American Title Co., and former Celtic Bank. The properties were acquired as part of the development of the Public Safety Building block and have been vacated since then. Property lines have shifted to accommodate the new development; however, the vacant buildings have not been torn down and could be reused.

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

2. The proposed use and project description.

Analysis: The proposed use of the surplus property has not yet been determined. The City's Property Management Division will evaluate the property and determine the best route to market this property for future development. The properties have been recently rezoned to a TSA-UC (Transit Station Area Ur-

ban Center) zoning district and all new development would be required to comply with the underlying regulations. The properties fall under the Central Community Future Land Use map and are designated as “High Density Transit Oriented Development.” As such, these properties could be developed as a mixed use project, including commercial and residential components of at least 50 or more dwelling units per acre. Appropriate development adjacent to the Public Safety Building block could include a number of uses allowed in the zone, related to the zoning district’s mixed use nature, which would further the goals of the applicable master plans and the City.

Finding: There are no definitive plans for reuse of the property. The recent zoning designation is consistent with applicable master plans and implementation strategies and is complementary to the Public Safety Building block development.

3. 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. This future land use map identifies these properties as “High Density Transit Oriented Development.” In early 2012, the properties were rezoned to TSA-UC (Transit Station Area Urban Center)

Finding: The property has been recently rezoned to match the future land use designation and any new development would have to comply with the underlying zone regulations.

4. 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

7-11-2012

John Anderson

LUANN CLARK
DIRECTOR**SALT LAKE CITY CORPORATION**
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
DIVISION OF HOUSING AND NEIGHBORHOOD DEVELOPMENTRALPH BECKER
MAYOR

July 9, 2012

Wilford Sommerkorn
Planning Director
Salt Lake City Corporation
451 South State Street, Rm. 406
Salt Lake City, UT 84111

**RE: REQUEST TO DECLARE CITY PROPERTY SURPLUS. PROPERTY
LOCATEED ALONG 400 SOUTH ADJACENT TO THE NEW PUBLIC SAFTY
BUILDING**

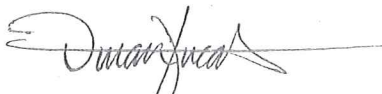
Dear Wilford,

As specified in Salt Lake City Code §2.58.010, The Community and Economic Development Department has identified the following property as being surplus to the needs of the City and would further request that the formal process of disposing of City property as identified in §2.58.040 commence. Brian Hemsley, the chief procurement officer for the city, has been notified of this request and we have been authorized to start the planning commission process and to have the property formally declared surplus. The proposed surplus parcels consists of the former Barnes Bank building located at 431 South 300 East, the former First American Title Co. building located at 330 East 400 South, and the former Celtic Bank building located at 338 East 400 South. Specific legal descriptions and other relevant property information can be made available by the Capital Asset Management group.

Based on its proximity to the UTA's Trax line and with its transit oriented development zoning designation, it has been determined that this excess property should be marketed and sold as a transit oriented development (TOD) project. Capital Asset Management has issued an RFP for this project and is currently reviewing the proposals. Any property conveyance shall be done in accordance to City code and any consideration for the property shall reflect the highest and best economic return to the City.

We appreciate your consideration of this request and would be happy to provide more detailed information upon request. Mike Akerlow is the project manager for this project and any request for additional information should be directed to him. Mike can be reached at 801-535-7966 or by email at michael.akerlow@slcgov.com.

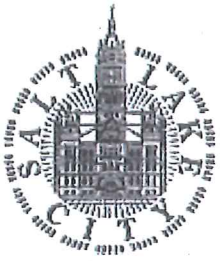
Sincerely,



Duran Lucas
Property Management

Attachment B

Department Comments



Work Flow History Report

338 E 400 s

PLNPCM2012-00460

Date	Task/Inspection	Status/Result	Action By	Comments
7/12/2012	Staff Assignment	Assigned	Norris, Nick	Assigned 7/12/12. Tentative deadline to go to PC is 9/12/12.
7/25/2012	Staff Assignment	Assigned	Valdemoros, Ana	
7/25/2012	Staff Assignment	Routed	Valdemoros, Ana	
7/26/2012	Fire Code Review	Complete	Itchon, Edward	
7/31/2012	Public Utility Review	Complete	Stoker, Justin	No objection to the proposal.
7/31/2012	Zoning Review	Complete	Butcher, Larry	No comment
8/3/2012	Engineering Review	Complete	Weiler, Scott	No objections.
8/6/2012	Transporation Review	Complete	Walsh, Barry	<p>August 6, 2012 Anna Valdemoros, Planning RE: Petition PLNPCM2012-00460, request to deem three parcels as surplus Properties. Lot 1 at 431 South 300 East, lot 2 at 330 East 400 South, and lot 3 at 338 East 400 South.</p> <p>The divison of transportation review comments are as follows: The proposed parcels indicate no change or impact to the existing public roadways of 300 East a Salt Lake City ROW and 400 South a UDOT ROW, or the private 40' wide Blair Street roadway. The attached photo noting the three lot in yellow is incorrect. the lot lines for lot 1 and 2 have been revised per the Salt Lake City Public Safety Building development. Lot 1 is only 192.59' south of 400 South ROW. Lot 2 is also reduced to the 192 feet. There is also a 66' by 130' right of way easement in the south east corner of the lot for the PSB driveway access ramp to the parking structure along with surface parking and pedestrian sidewalk corridor. along with a 10' wide communications easement. as noted on sheet C103 - Zoning site plan</p>
8/9/2012	Planning Dept Review	In Progress	Valdemoros, Ana	
8/9/2012	Sustainability Review	Complete	Valdemoros, Ana	

Attachment C

Property Photographs

Former American Title Co.



Former Barnes Building



Former Celtic Bank

