



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Anthony Riederer, 801-535-7625 or anthony.riederer@slcgov.com
Date: March 23, 2016
Re: PLNPCM2015-00462, Eight North Street Closure

Street Closure

PROPERTY ADDRESS: Approximately 800 N 800 W

MASTER PLAN: Northwest Community Master Plan

ZONING DISTRICT: RMF-35

REQUEST: This is a request from Tom Lloyd, co-founder of the Good Samaritan Foundation, to close a portion of 800 West, north of a terminating cul-de-sac. This portion of 800 West was truncated as a result of freeway construction association with Interstate 15. The purpose of the closure is to make the site available for the construction of a Rose Park Immigrant and Refugee Community Center.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council for the request to close 800 West between the terminating cul-de-sac and the Right-of-Way associated with Interstate 15.

RECOMMENDED MOTION: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a favorable recommendation to the City Council for the request to close 800 West between the terminating cul-de-sac and the Right-of-Way associated with Interstate 15.

ATTACHMENTS:

- A. Vicinity Map
- B. Zoning Map
- C. Photographs
- D. Additional Applicant Information
- E. Analysis of Standards
- F. Public Process and Comments
- G. Department Review Comments
- H. Motions

BACKGROUND:

The subject property is an unimproved portion of 800 West in the Rose Park neighborhood. This portion of 800 West once provided some measure of connectivity across Interstate 15, but that access point was eliminated when the highway was expanded. The property in question has no foreseeable transportation value. The proposal is to change the status of the property from a public street to a surplus parcel of land owned by the city.

Access and Zoning

There are two privately owned parcels that are adjacent to the subject portion of 800 West; however, the street has not been used, and is not required to access these properties.



Both properties adjacent to the subject portion of 800 West are zoned RMF-35 (Residential Multi-Family, Low Density) and are home to apartment complexes.

According to Section 21A.22.030A of the Salt Lake City Zoning Ordinance, all streets are included in the adjacent zoning district and where the street is a boundary between two zoning districts, the centerline of the street is the zoning boundary. As previously stated, the subject property is adjacent only a single zoning district, and so the property would be zoned RMF-35 upon creation.

Process and Outcome

The process for removing the status of 800 West as a public street is called a street closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If the petition is approved by the City Council, the property will no longer be recognized as a public street. The City will retain ownership of the property and would be able to choose how to dispose of it. The overall purpose of the petition is to allow for the creation of a Rose Park Immigrant and Refugee Center, operated by the Good Samaritan Foundation.

CONSIDERATIONS:

Important considerations listed below have been identified through the analysis of the project.

1. Although the subject portion of 800 West would be closed as a public street, the property would remain under City ownership, in the immediate term.

APPLICABLE REGULATIONS:

Section 10-9a-609.5 of the Utah Code Annotated establishes the power for cities to vacate streets upon the request of the governing body or a property owner. The City Council must determine that there is good cause for the action and the action will not be detrimental to the public interest.

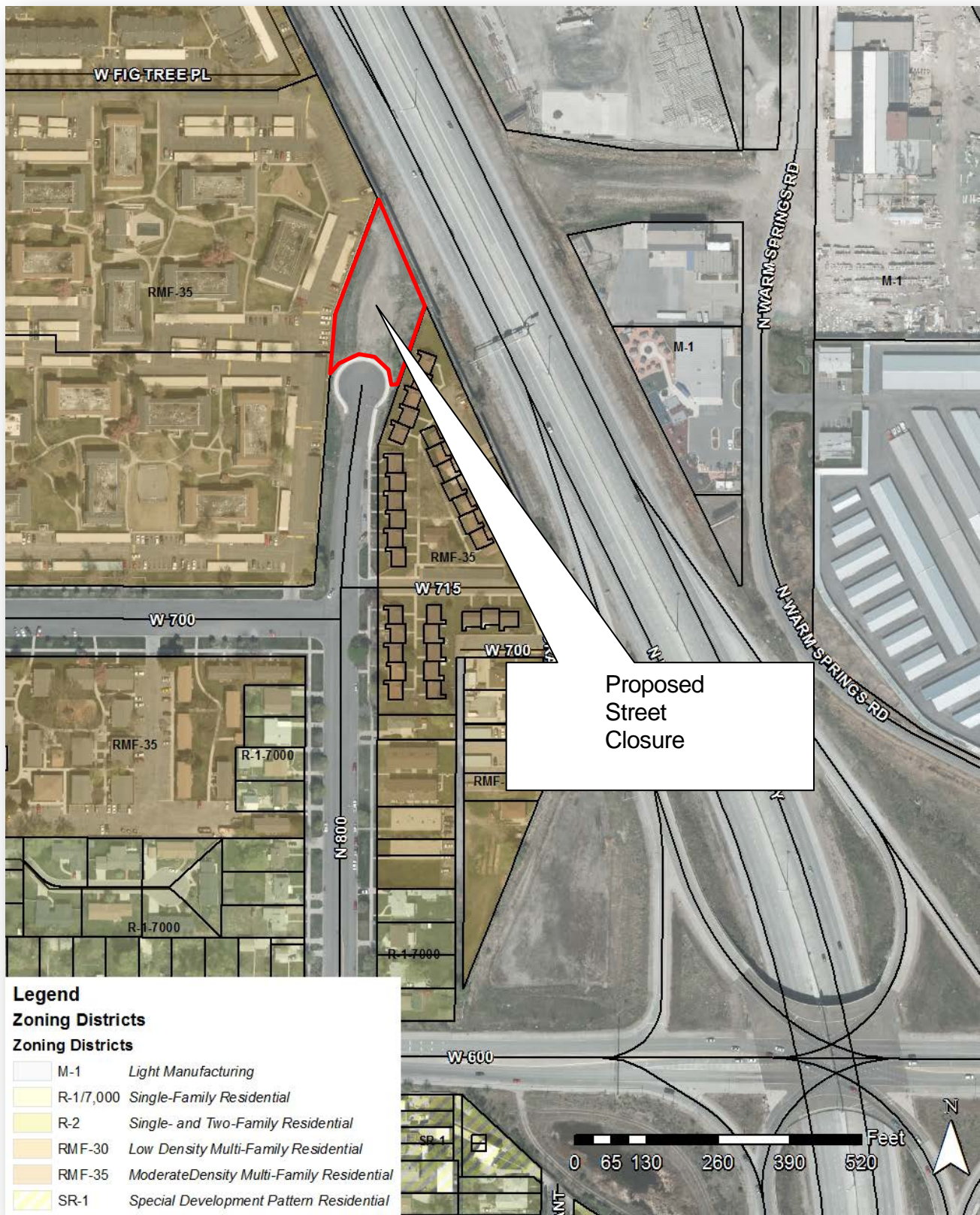
NEXT STEPS:

With a recommendation of approval or denial of the street closure from the Planning Commission, the proposal will be sent to the City Council for a final decision by that body.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: ZONING MAP

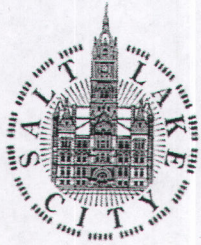


ATTACHMENT C: PROPERTY PHOTOGRAPHS

Images obtained from Google Streetview and Google Earth.



ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Street Closure

OFFICE USE ONLY		
Received By: <i>J. Anglin</i>	Date Received: <i>6/11/15</i>	Project #: <i>PLNPCM2015-00462</i>
Project Name: Rose Park Refugee & Immigration Neighborhood Center		
PLEASE PROVIDE THE FOLLOWING INFORMATION		
Name/Location of the Street: <i>800 N. 800 W. (see attached)</i>		
Name of Applicant: Good Samaritan Foundation		Phone:
Address of Applicant: 6925 Union Park Center, Suite 500, Cottonwood Heights, UT 84047		
E-mail of Applicant: julieann@terrautah.com		Cell/Fax: 801-699-9478
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other:		
Name of Property Owner abutting the street (if different from applicant): Cottage Park Condos 710 North 800 West, Salt Lake City, UT		
E-mail of Property Owner: steve@treoproperties.com (Property manager of HOA)		Phone: 801-355-1136
➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.		
AVAILABLE CONSULTATION		
➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.		
WHERE TO FILE THE COMPLETE APPLICATION		
Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
REQUIRED FEE		
➔ Filing fee of \$357.		
➔ Plus additional fee for required public notices.		
SIGNATURE		
➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.		

Signature of Owner or Agent:

Tom Lloyd

Date:

9-24-15

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application: (please attach additional sheet)

☐☒

1. A letter explaining why you are requesting this Street Closure.

☐☒

2. A Sidwell map showing the area of the proposed Street Closure. On the map please:

☐☒

a. Highlight the area of the proposed Street Closure.

☐☒

b. Indicate the property owners abutting the proposed Street Closure.

☐☐

c. Submit one paper copy and a digital (PDF) copy of the map.

☐☒

3. A written description with the width and length measurements of the proposed Street Closure.

- A final legal description prepared by a licensed engineer will be required later.

☐☒

4. The name, address and signatures of all abutting property owners who support the petition.

- You may use the form attached to this application or provide your own form with signatures.
- Signatures should be from the property owners and not from the property renters.

➔ Please be aware that once the City closes the street it will then sell the property at fair market value to the abutting property owners.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Good Samaritan Foundation

6925 Union Park Center

Suite 500

Cottonwood Heights, Utah 84047

Salt Lake City Corporation
Planning Department
451 South State Street, Room 215
SLC, Utah 84114

RE: Street Closure
800 N. 800 W.

To Whom It May Concern:

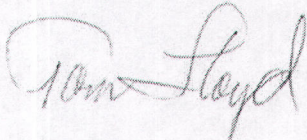
Attached, please find our application for street closure of the proposed parcel locate at 800 N and 800 W in SLC. The Good Samaritan Foundation is a recognized 501 c-3 charitable foundation, which serves the needs of refugees in SL County. Since it's beginning over 7 years ago, we have done our best to meet as many needs of the nearly 1,200 refugees that are sent here each year by the State Department. The State department provides about 8 months worth of minimal assistance as a "transition" and "integration" period for the refugees it sends here. We have determined that this is not nearly adequate to provide the services they need in order to provide housing, education, or employment. That was the reason behind the founding of the Good Samaritan Foundation.

We currently have about 60,000 refugees in Salt Lake County, with an average of 1,200 more sent to us each year. Our experience in working with various public and private entites that serve the needs of this population, is that Nieghborhood Centers are the most efficient and effective means to provide the services. Neighborhood Centers bring "core programming" directly to the neighborhood, including employment, English language courses, citizenship classes, after school tutoring, and walk in services. Neighborhood Centers become a gathering space and resource for all neighborhood residents. Neighborhood Centers serve as a platform for partner programs to bring further activities and services into the community. Neighborhood Centers build capacity within the neighborhood so that individuals and families have the skills and confidence to navigate systems more effectively in order to have their needs met. Neighborhood Centers provide a safe and welcoming place where those standing in such significant

need can find the resources they need to obtain education, skills, and confidence to better their lives. The first Neighborhood Center we developed is located in South Salt Lake, the Sunnyvale Neighborhood Center. It is a model that we plan to follow as we look to the future, it's success has been driven by the fact that it is located in the heart of where those in need reside. The location at 800 N and 800 W has similar characteristics, and we hope to forge a strong public/private partnership with the City of Salt Lake, in serving the needs of this very deserving and vital part of our great community.

Please let me know what other information you may need or when we might get together to discuss further. Thank you for your careful consideration of this application.

Sincerely,

A handwritten signature in cursive script that reads "Tom Lloyd". The signature is written in dark ink and is positioned above the printed name.

Tom Lloyd
Co-Founder
Good Samaritan Foundation

PETITION TO CLOSE A STREET

Name of Applicant:

Good Samaritan Foundation

Address of Applicant:

6925 Union Park Center, #500, Cottonwood Heights, UT

Date:

6/5/15

As an owner of property adjacent to the street, I agree to the proposed street closure. I also understand that I have the option to purchase the portion of the street adjacent to my property at fair market value.

Print Name	Address	Signature	Date
Joa Negrón	710 N 800 W #8 SEC 17 84116	Joa Negrón	6/4/15

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

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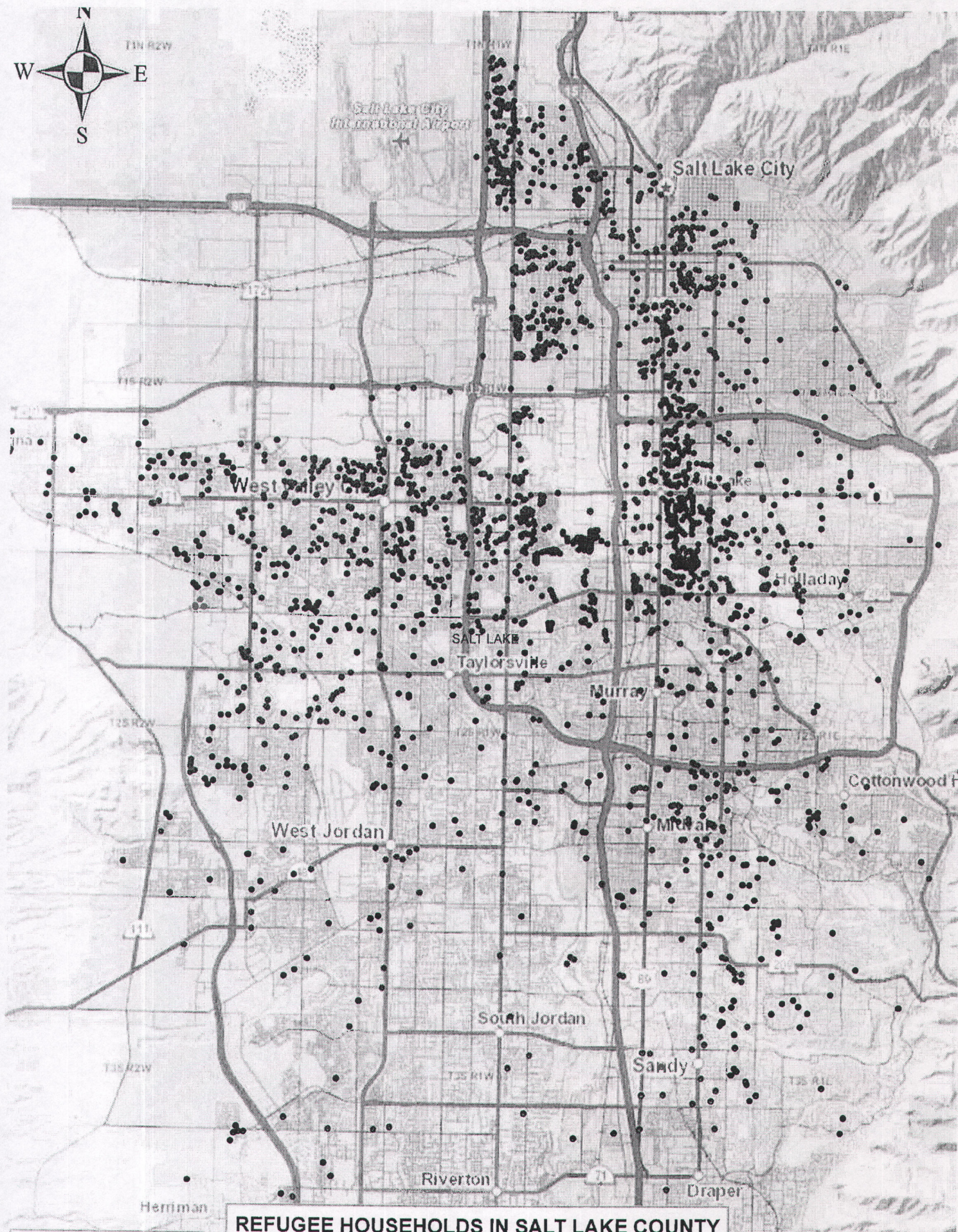
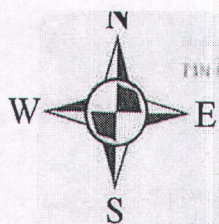
Date

Print Name

Address

Signature

Date

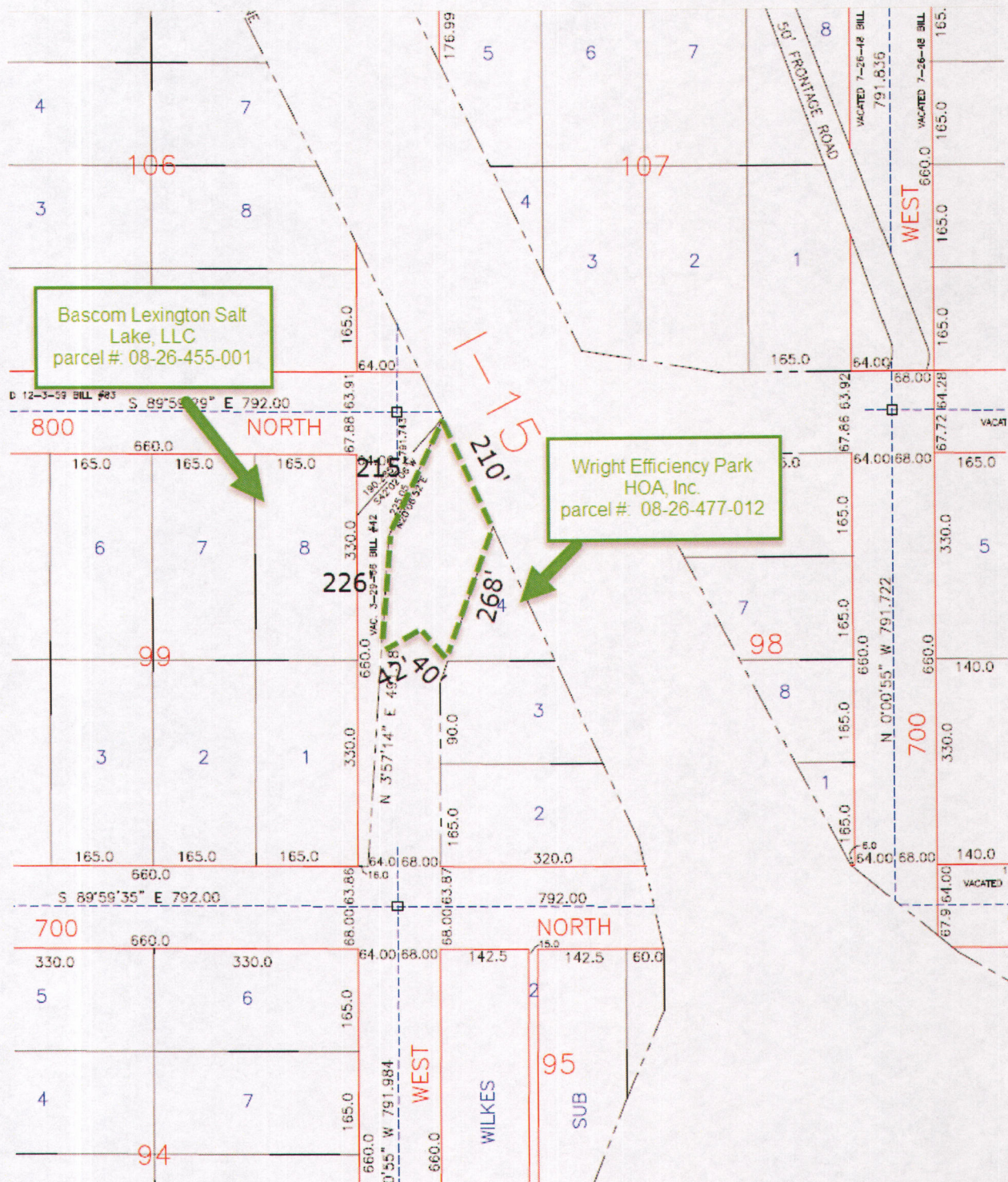


**REFUGEE HOUSEHOLDS IN SALT LAKE COUNTY
AS OF APRIL 2015**

Last Updated: April 2015

DWS, WRA-MIS, JDJ, SBA





The proposed R.O.W. closure parcel consists of an irregular shaped portion of 800 North the dimensions of which measures at the beginning of the north most point 210' x 268' x 40' x 42' x 226' x 215' to point of beginning (see above outline map). Measurements are approximate and will be finalized in formal survey and legal description.



- In addition to the street closure application for the parcel on the west side of the freeway, we'd like to also include the street closure for the parcel on the east side of the freeway. This parcel was also affected by the reconstruction of I-15 and the elimination of the 800 North overpass, and is still considered right-of-way. We were advised by Planning & Zoning to include this parcel in the same Street Closure process.



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Jun 11, 2015

GOOD SAMARITAN FOUNDATION

PLANNING COMMISSION

6925 UNION PARK SUITE 500

COTTONWOOD HEIGHTS, UT 84047

Project Name: EIGHT NORTH STREET CLOSURE

Project Address: 800 N 800 W

Detailed Description:



* P L N P C M 2 0 1 5 - 0 0 4 6 2 *

CLOSING THE PUBLIC RIGHT-OF-WAY WHERE THE 1-15 RAMP WAS CLOSED ON 800 N AND 800 W

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1241896							
Postage	369	06	00600	1890	\$180.81	\$0.00	\$180.81
Filing Fee	1	06	00900	125111	\$357.00	\$0.00	\$357.00
Total for invoice 1241896					\$537.81	\$0.00	\$537.81
Total for PLNPCM2015-00462					\$537.81	\$0.00	\$537.81

OFFICE USE ONLY
Intake By: AA1589

CAP ID #
PLNPCM2015-00462
Total Due: \$537.81



* P L N P C M 2 0 1 5 - 0 0 4 6 2 *

www.slcpermits.com

Treasurer's Office
Rcpt# 1346090
PL PLNPCM2015-00462 CH
\$537.81 9/24/2015

Please Keep This
Box Clear

ATTACHMENT E: ANALYSIS AND FINDINGS

In 1999, the City Council developed policy statements in an effort to guide decisions related to street closures. The policy statements are as follows:

- 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 property does not provide access to adjacent private property and no longer serves a broader connectivity function. If the City Council approves of the street closure, the City would retain ownership of the property in the immediate term and determine how best to dispose of it in the future.

Finding: The proposed street closure would not deny access to the properties adjacent to the closure.

- 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 proposed right-of-way to be closed would remain City property, in the immediate term. Since the ownership of the land would not transfer, it is not presently necessary to obtain fair market value for the land. The land would remain public until a determination was made for how best to utilize or dispose of it.

Finding: The City would retain ownership of this property; therefore, fair market value exchange is not necessary at this time.

- 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 property is located in an area identified by a local non-profit organization (The Good Samaritan Foundation) for future development as a Refugee and Immigrant Neighborhood Community Center. Though this proposal is put forward by a local non-profit organization, the center would support key principles and initiatives of Plan Salt Lake, as adopted in 2015.

Chapter 1: Neighborhoods

Guiding Principle: Neighborhoods that provide a safe environment, opportunity for social interaction, and the services needed for the well-being of the community therein.

Initiative 7: Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.

Chapter 2: Growth

Guiding Principle: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

Initiative 3: Promote in-fill and redevelopment of underutilized land.

Initiative 8: Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

Chapter 10: Arts and Culture

Guiding Principle: Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.

Initiative 1: Support opportunities for vibrant expression of cultural diversity.

Chapter 10: Equity

Guiding Principle: Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

Initiative 1: Recognize and advocate for the rights of all residents and visitors.

Initiative 3: Pursue equitable access to privately provided services and amenities across the City

Initiative 5: Promote and foster high rates of social capital.

Initiative 6: Be among the most inclusive, welcoming, and dynamic cities.

Initiative 7: Collaborate with community partners and the private sector to combat discrimination and ensure safe and equal access.

Removing this portion of 800 West from the Salt Lake City street inventory will allow the property to be valued and sold to the Good Samaritan Foundation for their proposed Rose Park Refugee and Immigrant Neighborhood Center.

This mission of this facility, and the organization as whole, is to provide a safe and welcoming space where newly arrived members of the Salt Lake City community can find the resources they need to successfully integrate into society. This can take the form of employment counseling, English language courses, citizenship classes, after-school tutoring, and walk-in support on a range of issues from identifying opportunities for health care to navigating the public transit system.

Finding: The relevant City master plans have established policies that are compatible with the proposed right-of-way closure.

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

Analysis: If the subject segment of 800 West is not closed, it could remain an unimproved "street" and function as open space. However, keeping the property in the Salt Lake City street inventory prohibits the property from being put to productive use in meeting critical needs of some of the newest members of the Salt Lake City community.

Finding: The alternative to this request is to maintain the property as it currently exists. Staff finds that closing the street outweighs the alternative because it would aid in implementation of key elements of Plan Salt Lake.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

- Notice of public open house meeting was mailed on February 4, 2016 to property owners within 300 feet of the subject property.
 - One phone call was received expressing significant misgivings about a facility providing services to the 'immigrant and refugee' community being located in this area. No pertinent planning issues were raised by the caller.
- Public open house meeting was held on February 18, 2016.
 - No community members chose to sign in or submit written comments.
 - One or two attendees expressed concerns about pedestrian traffic in the area.
- Public hearing notice mailed on March 10, 2016
- Public hearing notice posted on the property on March 10, 2016
- Public notice posted on the City and State websites and sent via the Planning Division list serve on March 10, 2016
- One public comment was received via email and is provided below.

You replied on 3/16/2016 5:33 PM.

From: Craig Brown [REDACTED] Sent: Wed 3/16/2016 5:06 PM
To: Riederer, Anthony
Cc:
Subject: Rose Park Refugee and Immigration Center

Mr. Riederer,

I am contacting you about the Rose Park Refugee and Immigration Center. I understand your intentions. But I have dealt with and lived among these people for a few years. Bringing them in to SLC is a bad idea. I urge you to not support developing the land identified for this purpose. There will be violence, murders, and attacks, all in the name of Allah. Like I said, I have lived among them, visited their mosque, read and still possess a copy of their Quran. They believe we must comply/convert or die. At the heart of their teachings is violence to gays, and treating women as property. This is in their teachings, not just hateful speculation. Everywhere they go en masse they create sharia patrols and harass those not of their faith.

I urge you to do two things: 1- Educate yourself on who they are. Read their book Study their teachings. Learn who an "innocent" person is in their eyes. 2- Do not support this development. For the sake of the gay community alone this center should not be constructed. You may think you are just "doing your job", but you can make a difference.

If you have continued to read this far I commend you for your open mind and willingness to hear the truth. I must also say that I am of mixed ethnicity myself (to include North Africa and the Middle East too!), so please do not jump to the conclusion this has anything to do with one race being superior to the other. It isn't. I simply know what will happen if we invite people with these beliefs here. There will be violence akin to San Bernadino or Boston right on our doorstep, and if you continue to support this or just "do your job", you'll be partially responsible for the aftermath. This certainly isn't a threat and I advocate nothing but peace, but them attacking (especially gays) is inevitable.

Thanks for your time. You're welcome to borrow my Quran if you want.

Craig Brown

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Building:

No comments received.

Engineering:

No objections.

Fire:

No comments received.

Police:

No comments received.

Public Utilities:

Public Utilities has no objection to the proposed street closure.

There are no public utility mains in the two proposed parcels. Depending on the exact property boundary a drainage easement along the freeway may be required.

Development of the parcels may require extension of water and sewer mains to provide service especially the parcel on the west side of the freeway.

Sustainability:

No comments received.

Transportation:

No comments received.

Zoning:

No comments received

ATTACHMENT H: MOTIONS

Consistent with Staff Recommendation:

Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a favorable recommendation to the City Council for the request to close the herein identified section of 800 West.

Not Consistent with Staff Recommendation:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council for the request to close the herein identified section of 800 West.

[Planning Commission should state findings that support negative recommendation.]