



Staff Report

PLANNING DIVISION
COMMUNITY AND NEIGHBOODS

To: Salt Lake City Planning Commission
From: Anthony Riederer, 801-535-7625 or anthony.riederer@slcgov.com
Date: October 12, 2016
Re: PLNPCM2016-00478, Street Closure at Approximately 470 S 700 W

Street Closure

PROPERTY ADDRESS: Approximately 470 S 700 W

MASTER PLAN: Central City Master Plan

ZONING DISTRICT: General Commercial (CG)

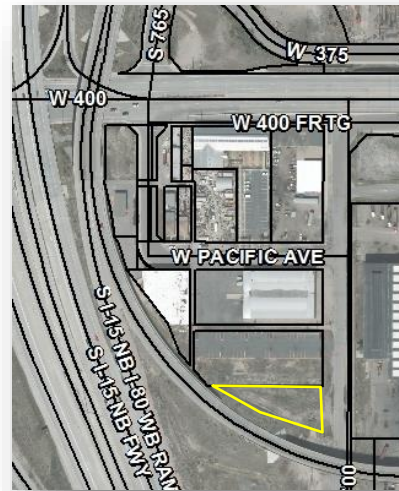
REQUEST: This is a request from Jim Lewis, Senior Principal with FFKR Architecture, to close a portion of 500 South, from 700 West to the I-15 onramp. Given that it is truncated by an on-ramp to I-15, this portion of 500 South does not offer any connectivity to the larger system.

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 this portion of portion of 500 South, from 700 West to the I-15 onramp.

RECOMMENDED MOTION: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit positive recommendation to City Council for the request to close this portion of portion of 500 South, from 700 West to the I-15 onramp.

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 location is an unimproved portion of 500 South in on the far edge of the Salt Lake City’s downtown district. Though, at one point, this section of road may have been connective, the construction of Interstate 15 and subsequent expansions have permanently blocked its path.

In point of fact, the subject location is recognizable as street right-of-way, only on city maps and has no identifying characteristics of a roadway, instead simply appearing to be unimproved land. 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 City-owned parcel.

Access and Zoning

There are two privately owned parcels that are adjacent to the subject portion of 500 South; however neither of these properties rely on the subject location for any type of vehicular access.

Both properties adjacent to the subject portion of 500 South are zoned CG (General Commercial). One is owned by a local architecture firm, and the other to a light industrial operation.

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 CG upon creation.

Process and Outcome

The process for removing the status of this segment of 500 South 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. Given that FFKR is requesting the closure, the most likely end-outcome is that FFKR Architects will acquire the property from the city to support improvements to their adjacent property.

CONSIDERATIONS:

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

1. Although the subject portion of 500 South would be closed as a public street, the property would remain under City ownership, in the immediate term.

APPLICABLE REGULATIONS:

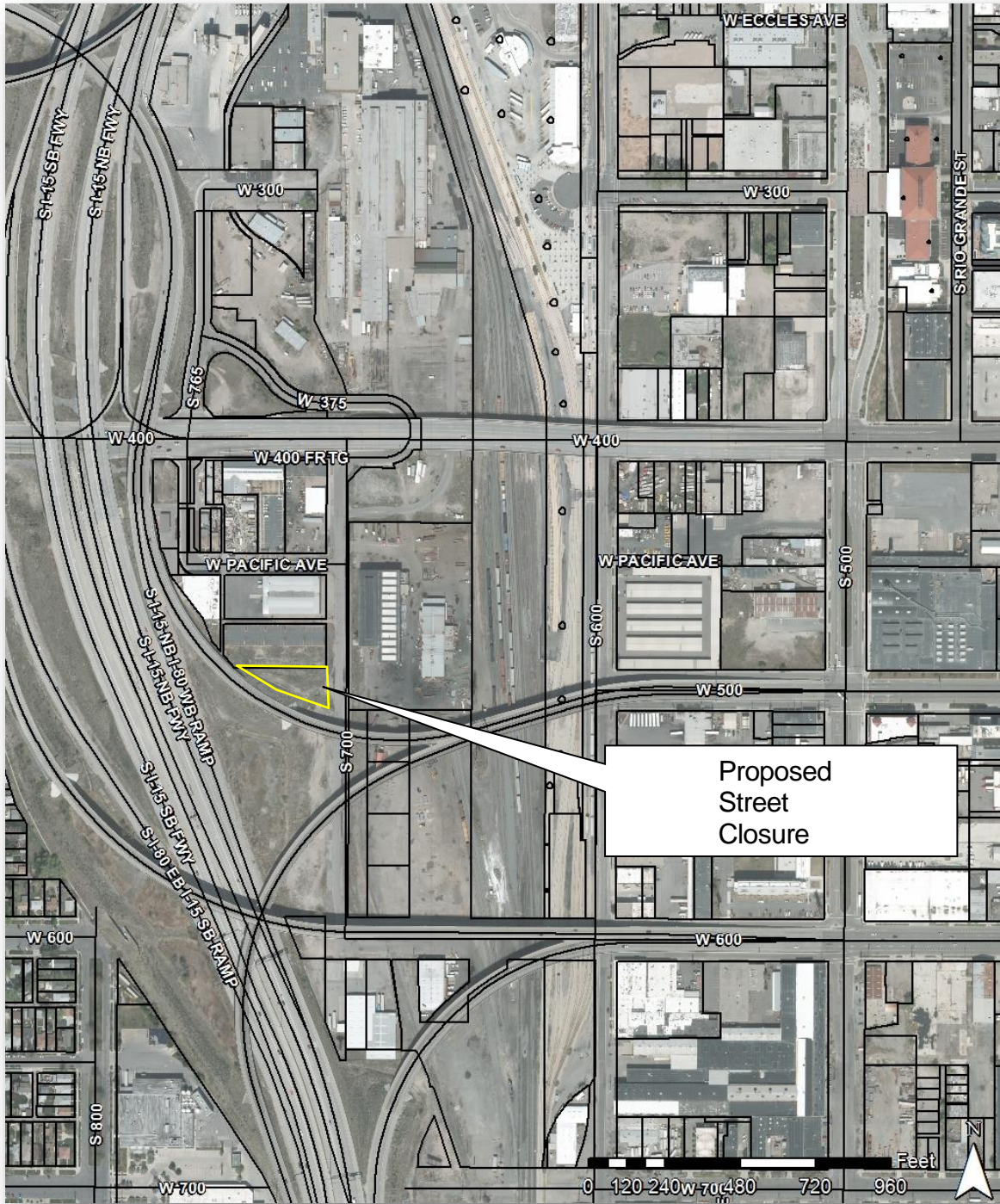
Section 10-9a-609.5 of the Utah Code Annotated establishes the power for cities to vacate streets upon the request of the governing body or a property owner. The City Council must determine that there is good cause for the action and the action will not be detrimental to the public interest.

NEXT STEPS:

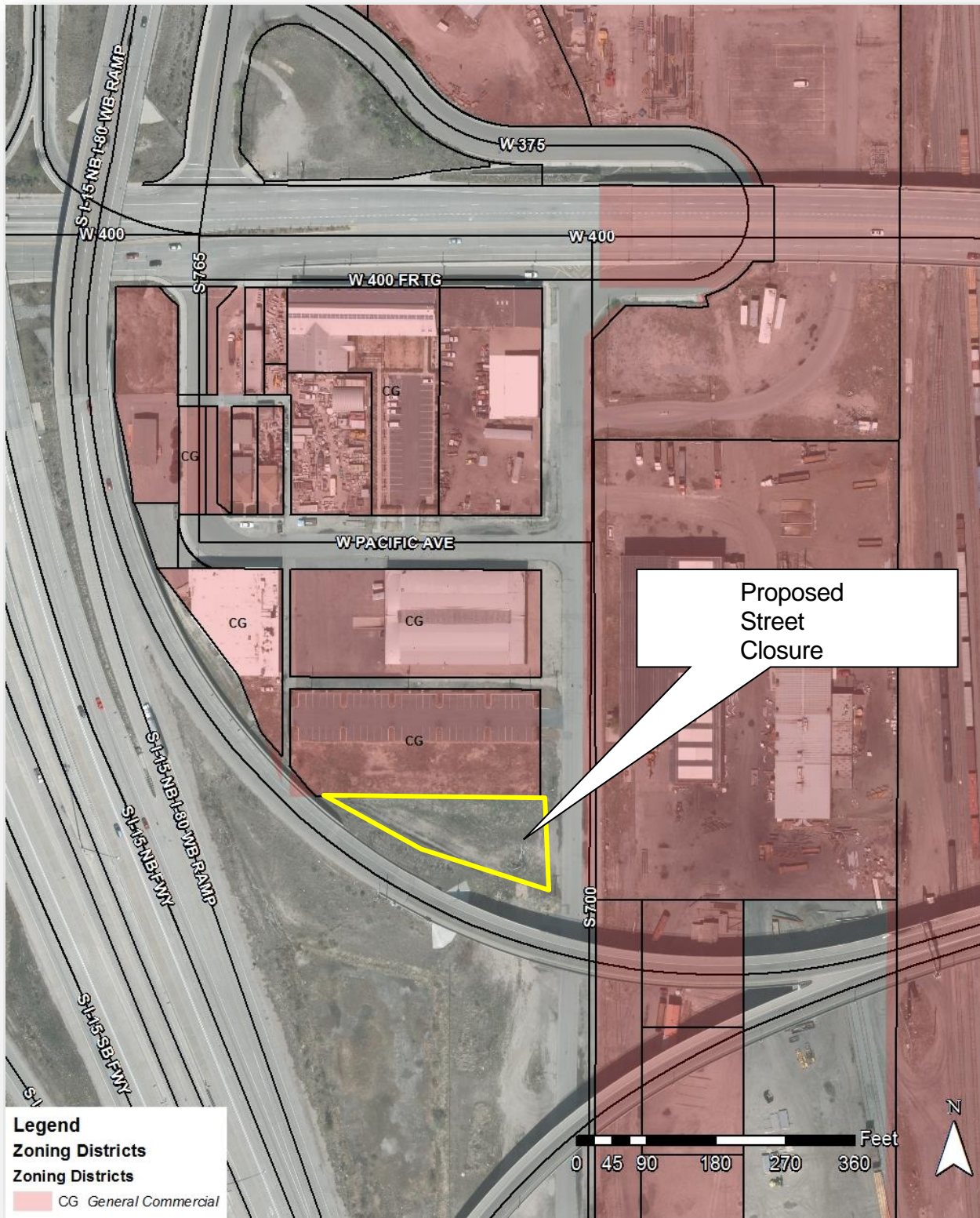
With a recommendation of approval or denial of the street closure from the Planning Commission, the proposal will be sent to the City Council for a final decision by that body.

Should the City Council decide favorably on this request, the property would become a surplus city-owned parcel and made available for fair market purchase, most likely by FFKR Architects.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: ZONING MAP



ATTACHMENT C: PROPERTY PHOTOGRAPHS



ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PLNPCM2016-00487</i>	Received By: <i>L. Parisi</i>	Date Received: <i>6/29/2016</i>
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street: <i>500 SOUTH. FROM 700 WEST TO 1-15 Freeway ON RAMP.</i>	
Name of Applicant: <i>JIM LEWIS FOR FFKR ARCHITECTS</i>	Phone: <i>801-521-6186</i>
Address of Applicant: <i>730 PACIFIC AVE. SLC UT. 84104</i>	
E-mail of Applicant: <i>jlewis@ffkr.com</i>	Cell/Fax: <i>801-910-5290</i>
Applicant's Interest in Subject Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:	
Name of Property Owner abutting the street (if different from applicant): <i>SAME AS ABOVE</i>	
E-mail of Property Owner: _____	Phone: _____

➔ 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
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REQUIRED FEE

- ➔ Filing fee of \$364.
- ➔ 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: <i>Jim Lewis</i>	Date: <i>June 28 2016</i>
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Updated 7/8/15

SUBMITTAL REQUIREMENTS

Staff Review

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

FFKR ARCHITECTS

June 25, 2016

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

RE: Request to Close Street at 500 South from 700 West to the I-15 Freeway.

Dear Salt Lake City Council, and Salt Lake Planning Officials,

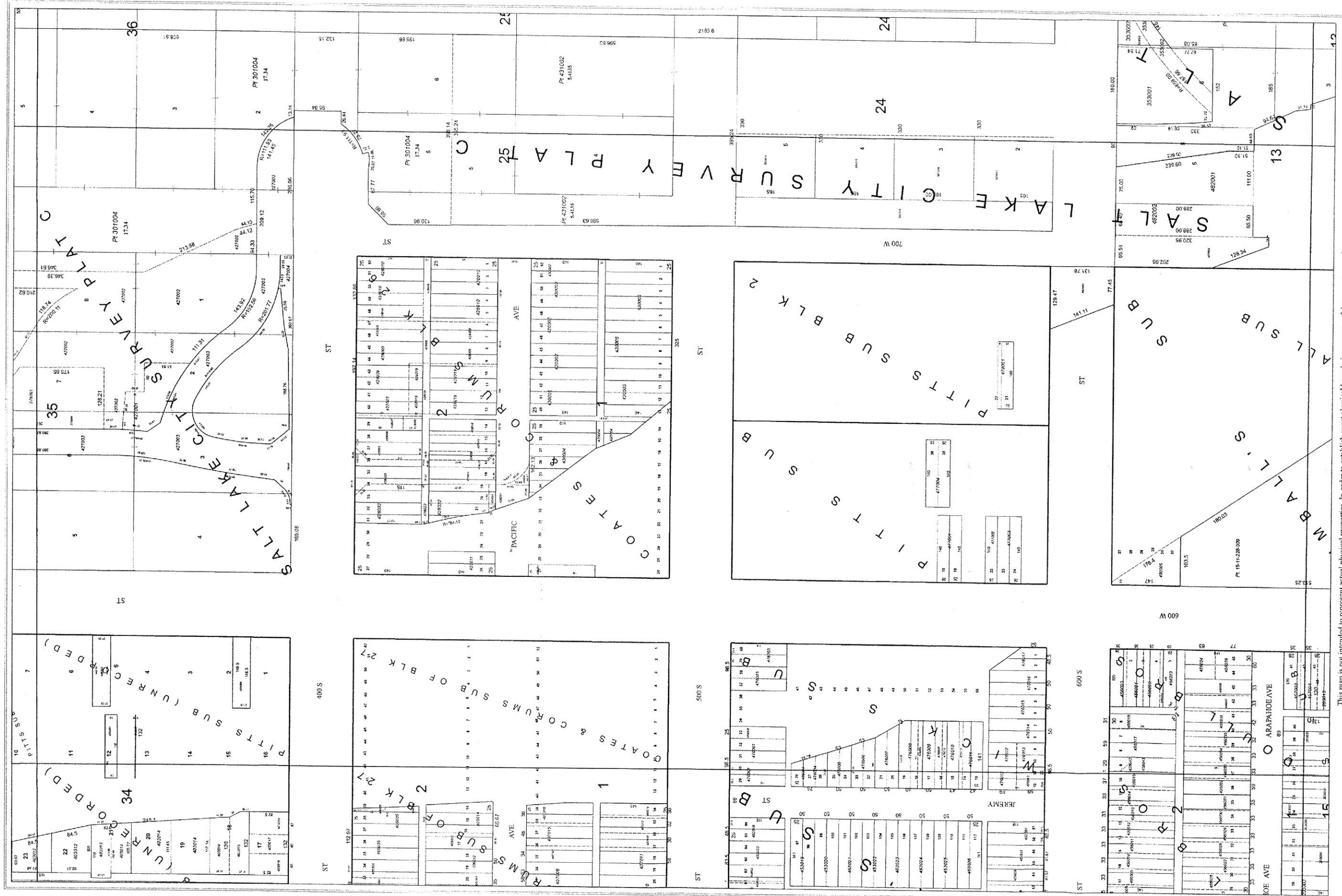
We are requesting a street closure by Salt Lake City for the triangle area on what appears to have been part of 500 South from 700 West to the I-15 freeway onramp. Refer to attached Sidwell map, and aerial photo.

We would like to acquire this property to accommodate improvements to our current existing, adjacent property

Sincerely,

A handwritten signature in black ink that reads "Jim Lewis". The signature is written in a cursive, flowing style.

Jim Lewis AIA, LEED AP
Senior Principal | Architect



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

Scale 1"=100'
 0 100' 200'
 Feet

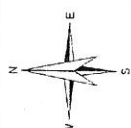
15-02-42

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 SALT LAKE COUNTY, UTAH

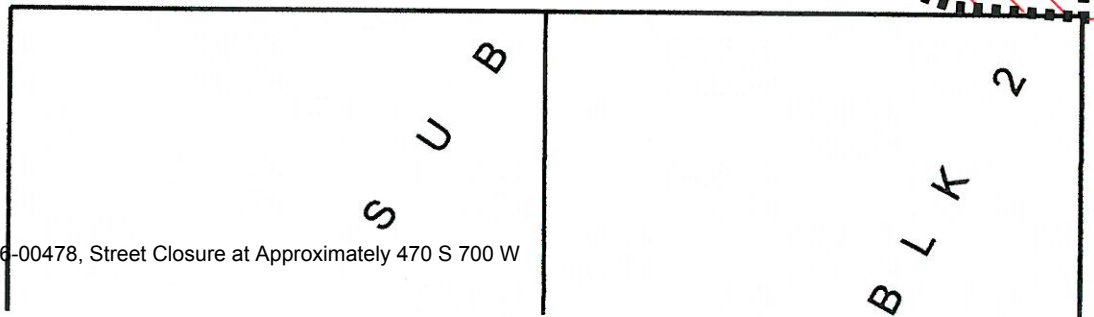
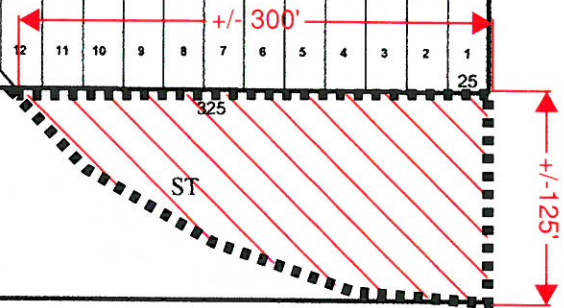
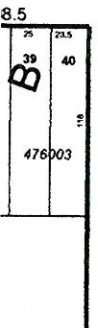
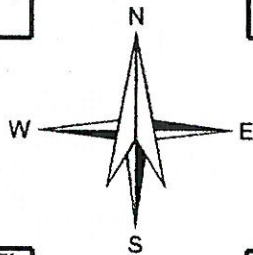
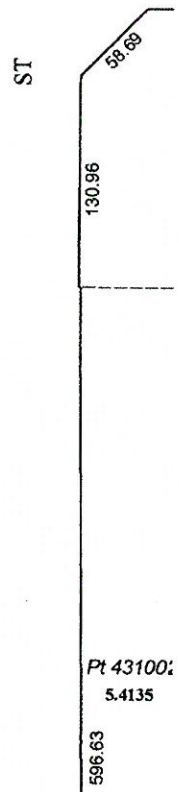
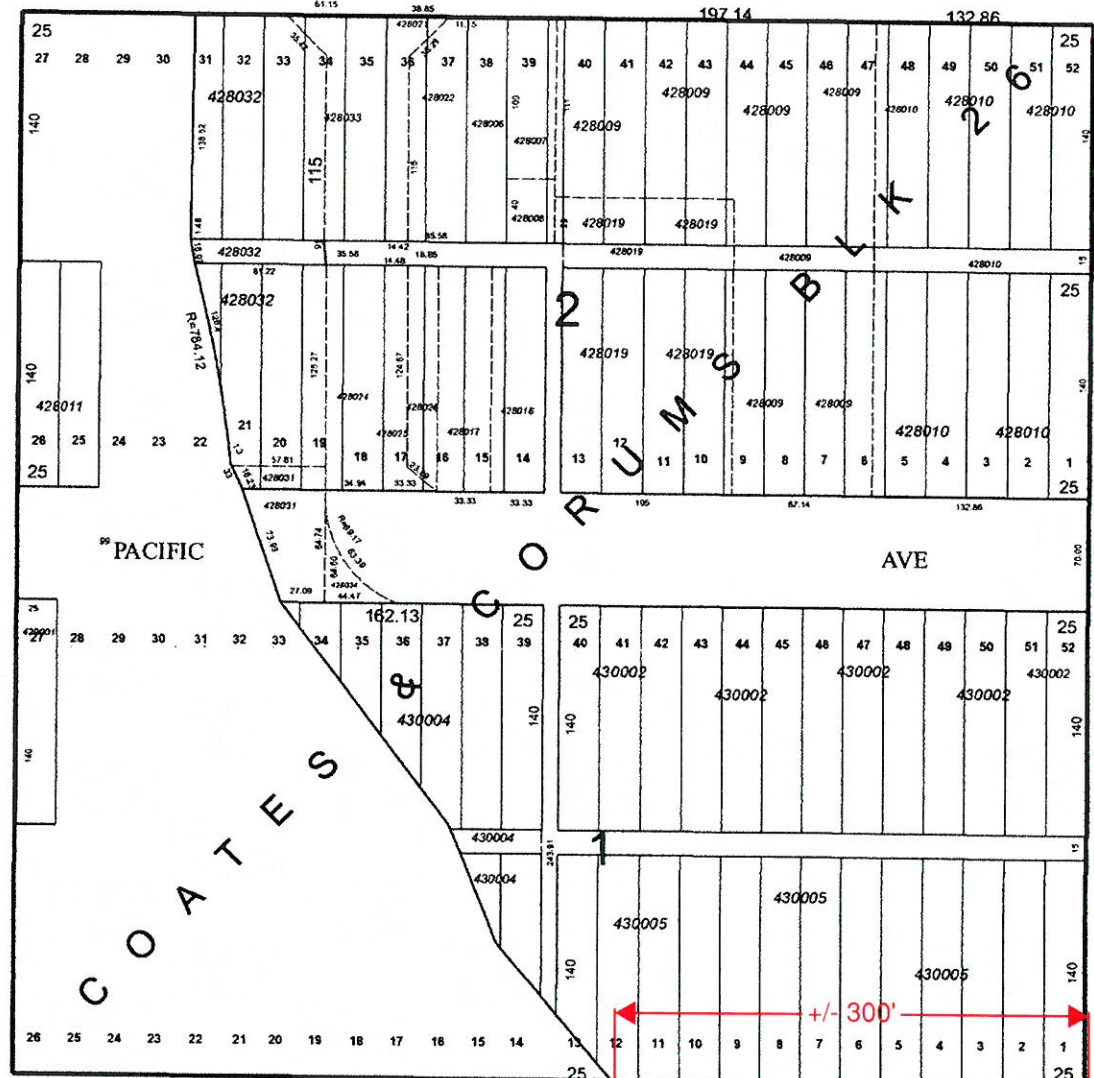
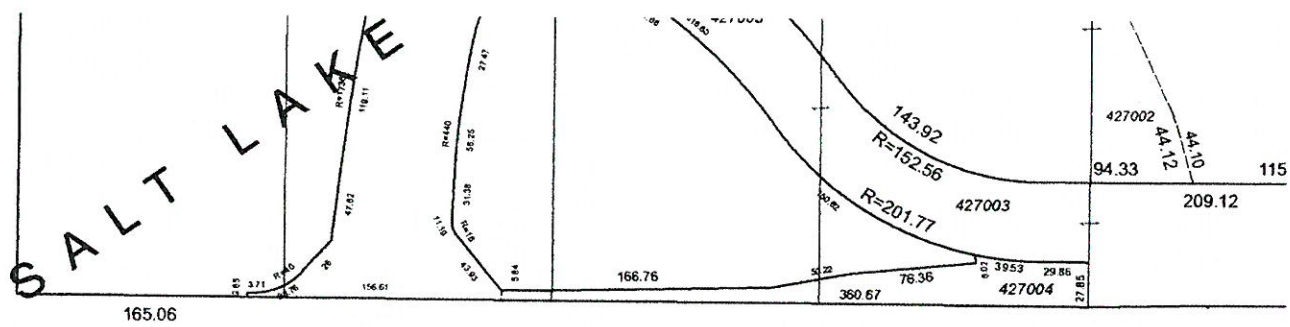
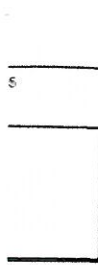
12/19/2014

Prepared and published by
 Salt Lake County Recorder
 Gary Ott
 2001 S. State Street #N1600
 Salt Lake City, Utah 84190
 801-468-3391
<http://slccorrecorder.utah.gov/>

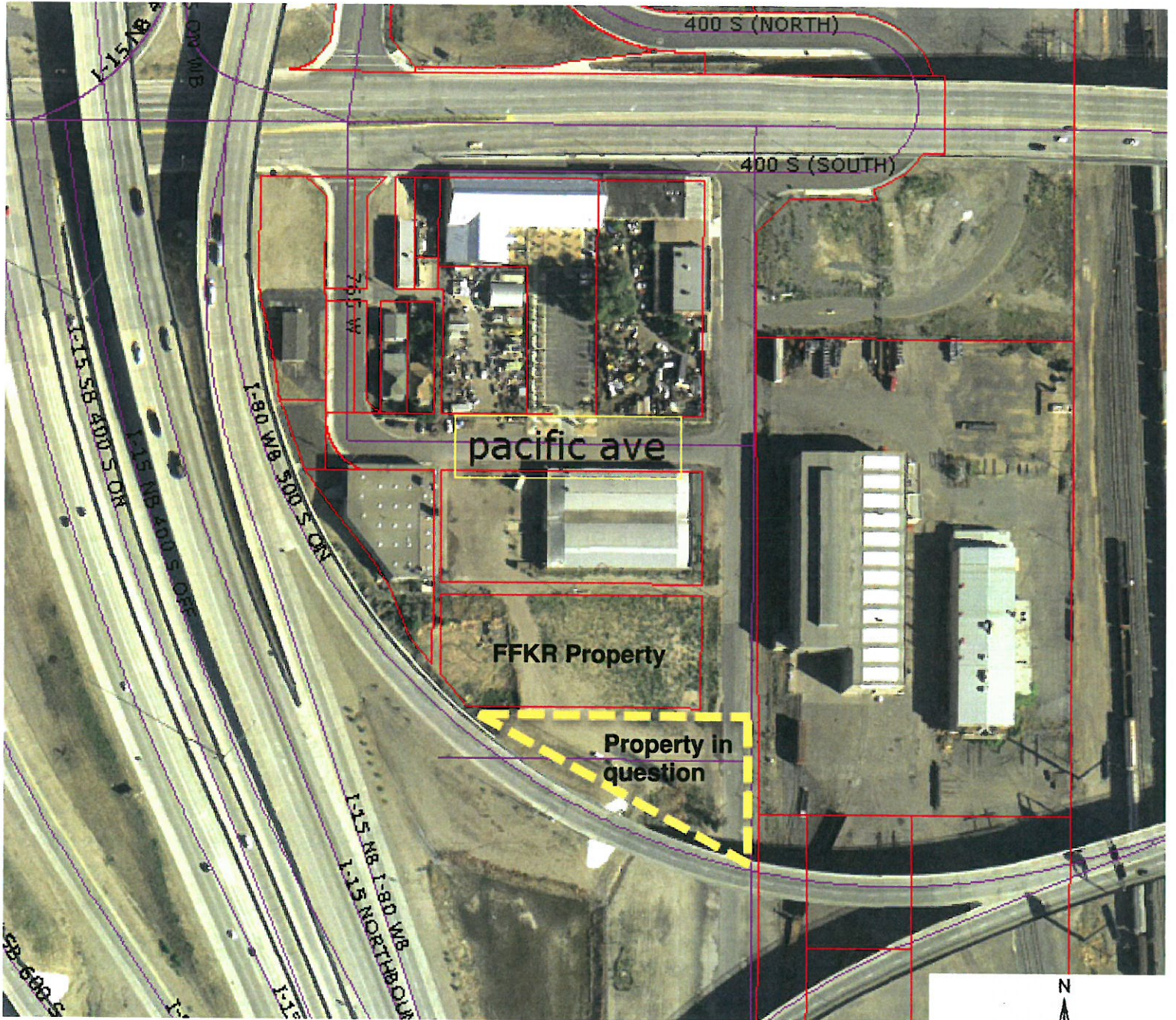
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PLNPCM2016-00478, Street Closure at Approximately 470 S 700 W



[15-02-428-032-0000]
GCII INVESTMENTS LC
242 S 200 E
SALT LAKE CITY, UT 84111-2412

[15-02-431-002-0000]
CRESCENT PROPERTIES, LLC
3150 W 900 S
SALT LAKE CITY, UT 84104-4535

[15-02-428-017-0000]
CANHAM, DENNIS & CARMELLA
1440 W HARRIS AVE
SALT LAKE CITY, UT 84104-2930

[15-02-428-010-0000]
GRUTTER-JONES, PATRICIA G
2664 S MELBOURNE ST
SALT LAKE CITY, UT 84106-4006

[15-02-428-009-0000]
THE BOGUE/FFKR BUILDING, LLC
730 W PACIFIC AVE
SALT LAKE CITY, UT 84104-1021

[15-02-428-031-0000]
THORNTON INVESTMENTS, LLC
745 W PACIFIC AVE
SALT LAKE CITY, UT 84104-1022

[15-02-428-034-0000]
THORNTON INVESTMENTS, LLC
745 W PACIFIC AVE
SALT LAKE CITY, UT 84104-1022

[15-02-430-004-0000]
THORNTON INVESTMENTS, LLC
745 W PACIFIC AVE
SALT LAKE CITY, UT 84104-1022

[15-02-428-024-0000]
SALT LAKE CITY CORPORATION & STONE, CORA
PO BOX 145460
SALT LAKE CITY, UT 84114-5460

[15-02-428-025-0000]
SLC CORP
PO BOX 145460
SALT LAKE CITY, UT 84114-5460

[15-02-428-018-0000]
STARKIE, JOHN & PAUL; JT
6282 S LAKE FORK CIR
TAYLORSVILLE, UT 84129-6845

[15-02-428-019-0000]
STARKIE, JOHN & PAUL; TC
6282 S LAKE FORK CIR
TAYLORSVILLE, UT 84129-6845

[15-02-428-010-0000]
Resident
412 S 700 W
Salt Lake City, UT 84104-1019

[15-02-428-017-0000]
Resident
748 W PACIFIC AVE
Salt Lake City, UT 84104-1021

[15-02-428-018-0000]
Resident
744 W PACIFIC AVE
Salt Lake City, UT 84104-1021

[15-02-431-002-0000]
Resident
421 S 700 W
Salt Lake City, UT 84104

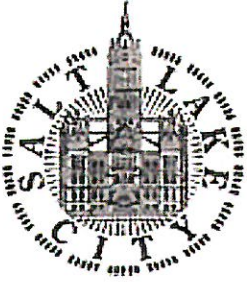
[15-02-431-002-0000]
Resident
435 S 700 W
Salt Lake City, UT 84104-1087

[15-02-428-032-0000]
Resident
424 S 765 W
Salt Lake City, UT 84104

[15-02-430-004-0000]
Resident
739 W PACIFIC AVE
Salt Lake City, UT 84104

[15-02-430-004-0000]
Resident
741 W PACIFIC AVE
Salt Lake City, UT 84104

[15-02-430-004-0000]
Resident
747 W PACIFIC AVE
Salt Lake City, UT 84104-1022



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

Treasurer's Office
Rcpt# 1270530
PL PLNPCM2016-00487 Card
\$10.42 6/29/2016

Date: Jun 29, 2016

PLANNING COMMISSION

730 PACIFIC AVENUE
SALT LAKE CITY, UT

Project Name: FFKR ARCHITECTS STREET CLOSURE

Project Address: 470 S 700 W

Detailed Description:



CLOSING PUBLIC RIGHT OF WAY SOUTH OF 470 S. 700 W.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1339433							
Filing Fee	1	06	00900	125111	\$364.00	\$0.00	\$364.00
Postage for Planning Petitions	21	06	00900	1890	\$10.29	\$0.00	\$10.29
Total for invoice 1339433					\$374.29	\$0.00	\$374.29
Total for PLNPCM2016-00487					\$374.29	\$0.00	\$374.29

OFFICE USE ONLY
Intake By: PL4788

CAP ID #
PLNPCM2016-00487
Total Due: \$374.29



Treasurer's Office
Rcpt# 1270529
PL PLNPCM2016-00487 Check
\$364.00 6/29/2016



www.slpermits.com

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.

- 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 occasionally beset by challenges of property maintenance. Given that the objective of the closure is to support property improvements to an adjacent property, the closure would allow for continued reinvestment in the district and the ongoing redevelopment of underutilized properties within the city. Closure of the 'street' would support the following 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 1: Maintain neighborhood stability and character.

Initiative 8: Encourage and support local businesses and neighborhood business districts.

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 1: Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

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

Chapter 12: Economy

Guiding Principle: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.

Initiative 1: Maintain and grow Salt Lake City as the economic center of the region.

Initiative 3: Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

Initiative 9: Support the growth of the industrial areas of the City.

Removing this portion of 500 South from the Salt Lake City street inventory will allow the property to be valued and sold to FFKR Architects to support improvements at their adjacent property. By supporting reinvestment in the area the city would further a number of comprehensive plan and economic development goals.

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 500 south 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.

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 support reinvestment in the area and aid in implementation of key elements of Plan Salt Lake.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

- Notice of the application was sent to the community council and property owners within 300 feet of the subject property on.
 - No communications were received from area property owners.
 - The Community Council did not request to have the applicant present to them.
 - No comments were received from the Community Council.
- Public hearing notice mailed on September 30, 2016
- Public hearing notice posted on the property on September 30, 2016
- Public notice posted on the City and State websites and sent via the Planning Division list serve on September 30, 2016

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.

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 500 South.

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 500 South.

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