



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 8, 2017
Re: PLNPCM2011-01008, 740 N 800 W Street Closure

Street Closure

PROPERTY ADDRESS: Approximately 740 N 800 W

MASTER PLAN: Northwest Community Master Plan

ZONING DISTRICT: RMF-35

REQUEST: This is a request from Shellie Sepulveda, of Salt Lake City's Division of Real Estate Services, on behalf of The Good Samaritan Foundation, to close a portion of 800 West, south of a terminating cul-de-sac. 800 West was truncated as a result of freeway construction association with Interstate 15.

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 the segment of 800 West as indicated in Attachment D, page 13.

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 as indicated in Attachment H of the staff report.

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 segment 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 City-owned parcel and transfer ownership to the Good Samaritan Foundation, for the purposes of developing a community center focused on the needs of Salt Lake City's immigrant and refugee communities.

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 the indicated segment 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

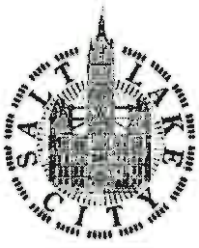


ATTACHMENT C: PROPERTY PHOTOGRAPHS

Images obtained from Google Streetview and Google Earth.



**ATTACHMENT D: ADDITIONAL APPLICANT
INFORMATION**



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

| | | |
|-----------------------------------------|-------------------------------------|--------------------------------|
| Received By: <i>PLNPCM2011-01008</i> | Date Received: <i>12/21/2016</i> | Project #: <i>L. Paribi</i> |
|-----------------------------------------|-------------------------------------|--------------------------------|

Project Name:
800 West 740 N. Cul-de-sac street closure

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street:
800 West 740 North

| | |
|------------------------------------------------|-------------------------------|
| Name of Applicant: <i>Shelvie Sepulveda</i> | Phone: <i>801-535-6447</i> |
|------------------------------------------------|-------------------------------|

Address of Applicant:
451 S. State Street, Room 425, SLc 84114

| | |
|------------------------------------------------------------|----------------------------------|
| E-mail of Applicant: <i>shelvie.sepulveda@yahoo.com</i> | Cell/Fax: <i>385-321-7143</i> |
|------------------------------------------------------------|----------------------------------|

Applicant's Interest in Subject Property:

Owner Contractor Architect Other: *city employee*

Name of Property Owner abutting the street (if different from applicant):

| | |
|---------------------------|--------|
| 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

| | |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114 | <i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|

REQUIRED FEE

Filing fee of \$371.
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.

Shelie Sepulveda

Signature of Owner or Agent:

Date:

12/20/16

SUBMITTAL REQUIREMENTS

Staff Review

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

- | | | |
|--------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. A letter explaining why you are requesting this Street Closure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. A Sidwell map showing the area of the proposed Street Closure. On the map please: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Highlight the area of the proposed Street Closure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Indicate the property owners abutting the proposed Street Closure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | c. Submit one paper copy and a digital (PDF) copy of the map. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. A written description with the width and length measurements of the proposed Street Closure. <ul style="list-style-type: none">• A final legal description prepared by a licensed engineer will be required later. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. The name, address and signatures of all abutting property owners who support the petition. <ul style="list-style-type: none">• 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.

December 20, 2016

Salt Lake City Corporation
Planning Department
451 S. State Street, Room 215
Salt Lake City, UT 84114

RE: Street Closure at 740 North 800 West

To Whom It May Concern,

Attached is the formal Street Closure petition for the proposed parcel located at 740 N. 800 W., Salt Lake City, Utah. The purpose of the additional street closure, located south of the original street closure, is to expand the size of the proposed refugee center site to be developed by the Good Samaritan Foundation.

The desire is to develop the proposed parcels, recently converted to a cul-de-sac by UDOT and build a small refugee community center to support residents in the adjoining apartment communities that will be known as the Rose Park Refugee & Immigration Neighborhood Center

Please consider our application for street closure so we may move forward with this important, community initiative.

Please don't hesitate to contact me should you have any questions.

Sincerely,

Shellie Sepulveda
Real Property Agent
801-535-6447

PETITION TO CLOSE A STREET

Name of Applicant:

Shelley Saperhinder

Address of Applicant:

457 S. State St, Rm 425, SLC, UT 84114

Date:

12/20/14

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

Print Name Address Signature Date

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Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

Print Name Address Signature Date

Print Name

Address

Signature

Date



800 West 740 North Cul-de-sac Parcel

Legal Description

Beginning at a point on the east line of a portion of vacated right of way recorded Ordinance Number 42 of 1966 in the Salt Lake City Recorders Office and is S89°59'30"E 16 feet and N03°57'14"E 258.59 feet from the Southeast Corner of Lot 1, Block 99, Plat 'C' Salt Lake City Survey; thence N03°57'14"E 107.22 feet; thence S86°02'46"E 8.72 feet to a point on a non-tangent curve to the left; thence along said curve 177 feet, radius 52 feet, chord length 103.11 feet, chord bearing S78°31'53"E and Delta 195°01'46"; thence S71°01'00"E 10.76 feet to the northwest line of Wright Efficiency Park Subdivision recorded in Book 1980, Page 181 with the Salt Lake County Recorders office; thence along the northwest line of said Wright Efficiency Park S18°58'11"W 90.28 feet; thence S00°00'55"E 3.75 feet; thence N86°02'46"W 98.21 feet to the point of beginning. Contains 16,012 sq. ft. or 0.378 acres



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: Dec 21, 2016

SALT LAKE CITY CORPORATION

PLANNING COMMISSION

451 S. STATE STREET, ROOM 425
SALT LAKE CITY, UT 84114

Project Name: GOOD SAMARITAN STREET CLOSURE

Project Address: 710 N 800 W

Detailed Description:



* P L N P C M 2 0 1 6 - 0 1 0 0 8 *

CLOSING BULB OF CUL-DE-SAC ON 800 WEST TO ACCOMMODATE NEW REFUGEE CENTER FOR GOOD SAMARITAN.
ASSOCIATED WITH PREVIOUS STREET CLOSURE PETITION PLNPCM2015-00462.

| Description | Qty | Dept | C Ctr | Obj | Amount | | |
|-----------------------------------|-----|------|-------|--------|-----------------|---------------|-----------------|
| | | | | | Invoice | Paid | Due |
| Invoice Number: 1390858 | | | | | | | |
| Filing Fee | 1 | 06 | 00900 | 125111 | \$371.00 | \$0.00 | \$371.00 |
| Postage for Planning Petitions | 369 | 06 | 00900 | 1890 | \$180.81 | \$0.00 | \$180.81 |
| Total for invoice 1390858 | | | | | \$551.81 | \$0.00 | \$551.81 |
| Total for PLNPCM2016-01008 | | | | | \$551.81 | \$0.00 | \$551.81 |

OFFICE USE ONLY
Intake By: PL4788

CAP ID #
PLNPCM2016-01008
Total Due: \$551.81



* P L N P C M 2 0 1 6 - 0 1 0 0 8 *

www.slcpermits.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. Currently, the intent is to sell the property to the Good Samaritan Foundation.

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 Center. Though this proposal is put forward by a local non-profit organization, though the Northwest Master Plan of 1992 offers no specific guidance as to projects of this type, 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 11: 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 in the street inventory. However, as it serves no connective function, 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

- The Rose Park Community Council was notified of the petition on January 5, 2017.
 - The Chair of RPCC requested that the applicant and planning staff present the project at their February 1 meeting.
- The matter was presented to the Rose Park Community Council at their February 1, 2017 meeting.
 - A show of hands was taken at that meeting and the proposal garnered unanimous support.
 - An email from the RPCC Chair is attached indicating their support of the proposal.
 - No additional comments or inquiries were received.
- Public hearing notice was mailed on February 23, 2017.
- Public hearing notice was posted on the property on February 21, 2017.
- Public notice posted on the City and State websites and sent via the Planning Division list serve on February 21, 2017.
- Newspaper notice was sent and publicized on February 21, 2017.

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 proposed parcel.

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 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.]