



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Tracy Tran, 801-535-7645 or tracy.tran@slcgov.com

Date: May 9, 2018

Re: PLNPCM2018-00146, 1100 West Street Closure, between 900 South and Hayes Avenue, and PLNSUB2018-00147, Subdivision Amendment

Street Closure and Subdivision Amendment

PROPERTY ADDRESS: 1100 West, between 900 South and Hayes Avenue

MASTER PLAN: The Westside Master Plan, 9Line Corridor Master Plan, Open Space Master Plan

ZONING DISTRICT: R-2, R-1-5,000

REQUEST: This is a request by the Salt Lake City's Transportation and Park and Public Lands Divisions to close a section of 1100 West, between 900 South and Hayes Avenue. The purpose of this street closure is to extend the trail through the closed street to connect the 9Line Trail corridor with the Ila Fyfe Wetland Preserve. If approved by the City Council, the street would be closed to vehicular traffic, but would remain open to pedestrians and bicycles.

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 1100 West, between approximately 900 South and Hayes Avenue, and to amend the associated subdivision.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Property Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)

BACKGROUND

The City's Park and Public Lands and Transportation Divisions are requesting the subject street closure to implement the 9Line Corridor Plan. The 9Line Corridor Plan is a small area plan that further implements the visions from the Westside Master Plan. The 9Line Corridor is a linear parkway that runs along 900 South between the Surplus Canal and 200 West. This corridor has

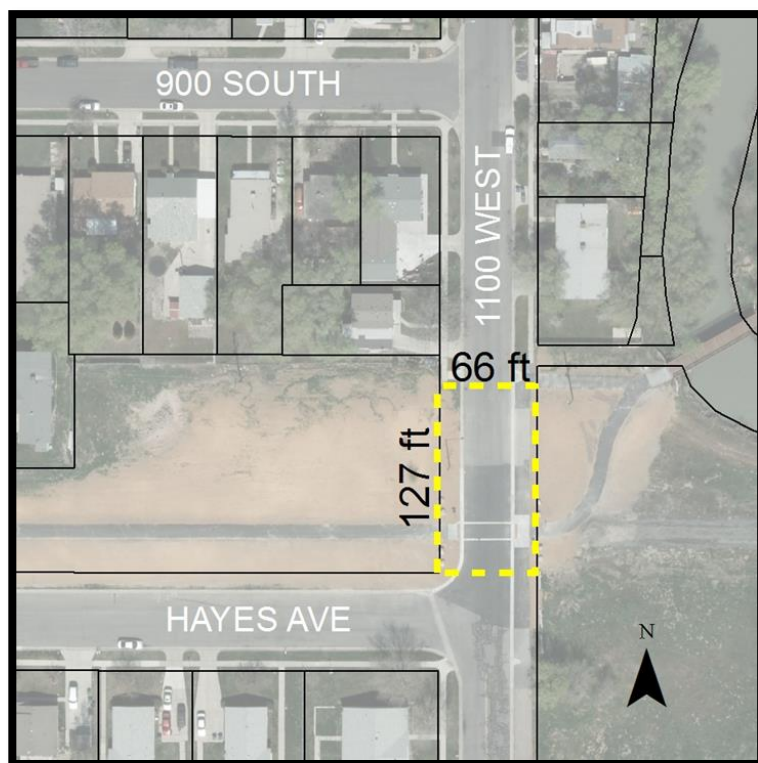
been historically used as a railroad corridor for passenger trains and was abandoned in 2007. The City acquired this property to construct the 9Line Corridor. This shared use plan is the first step in implementing the vision of the Transvalley Corridor Trail, a system of parks and trails that would connect the Westside with the foothills, which is identified in the 1992 Salt Lake City Open Space Plan. The City has provided significant investment in improvements to the 9Line and the Oxbow Node, which is located on the east side of the subject street closure. The proposed street closure would provide a greater physical connection along the 9Line and would provide for additional safety for non-motorized trail users, which meet many city goals and policies.



PROJECT DESCRIPTION:

The proposed street closure is located on 1100 West, between 900 South and Hayes Avenue. The proposed street closure measures approximately sixty-six feet (66') wide and one hundred twenty-seven feet (127') long. The subject right-of-way is paved and is used as public right of way access for cars, bikes and pedestrians. The area within the subject street closure is adjacent to two parcels of land owned by Salt Lake City. The subject property is adjacent to R-2, Single and Two-Family Residential zoning to the west and R-1-5,000 Single Family Residential zoning to the east.

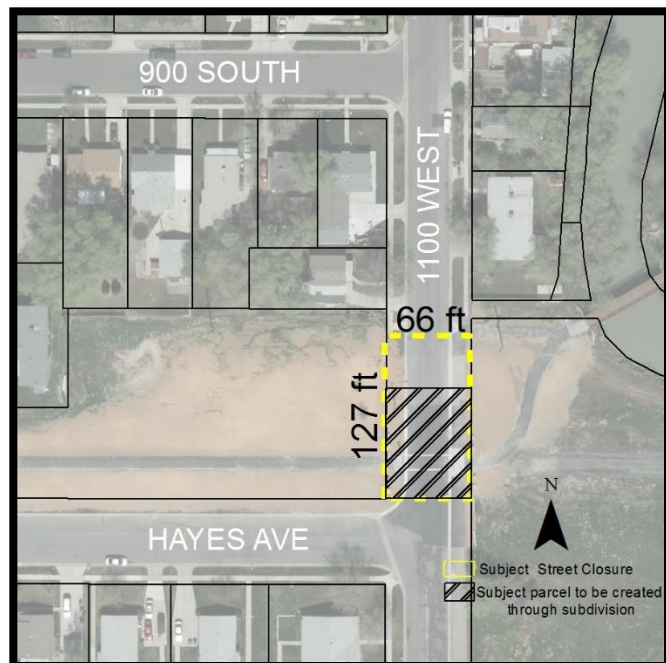
The subject area would continue to be used for a public purpose as it would be integrated into the 9Line Corridor as an extension of the east-west trail. The asphalt in the road would be removed and the subject area would be improved with landscaping. Automobile access in this section would be closed off, but access for



pedestrians and bicyclists would not change. This street closure would require motorists to use Emery Street (mapped below) for north/south access.



The subject section of 1100 West is located within an existing subdivision (Glendale Park Addition). The subject proposal would close off vehicular traffic to a portion of 1100 West and per the subdivision ordinance, subdivision amendments involving street closures also requires City Council approval. If approved by City Council, a 66' x 80' portion of the subject street closure would be permanently closed to vehicular traffic and this section will be converted to a parcel as part of the subdivision amendment. An approximate 47' section of the overall 127' subject street closure area would not be converted to a parcel to potentially accommodate a future second access point for the city-owned parcel located immediately west of the proposed street closure.



CONSIDERATIONS:

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

1. **City goals and policies.** The proposal meets goals within many of the City's master plans, particularly the Open Space Plan, Westside Master Plan, and the 9Line Corridor

Master Plan. Many of the goals discuss safety, enhanced transportation opportunities for pedestrians and cyclists, creating strong recreation and neighborhood nodes, making the Westside synonymous with trails and recreational access, and creating connections among nodes within and outside the community.

The Salt Lake City Open Space Plan from 1992 identified the Transvalley Corridor as a linear trail system to connect the west and east sides of the cities. This idea has been included in the more recent Westside and 9Line Corridor Master Plans.

The Westside Master Plan highlights the importance of creating connections to the Westside with the rest of the community and supporting the development of recreation nodes and open spaces. The plan calls out that “the intersections between trails and streets should be considered an opportunity for creating public spaces and highlighting the city’s ongoing emphasis on recreation and public art.” The Westside Master Plan also highlights the 900 South east-west connection and to find ways to highlight the connections along this corridor.

The 9Line Corridor Master Plan states the importance of enhancing the physical east-west connections, creating connections with the neighborhoods and recreational opportunities, and making the westside as a destination for river recreation and public spaces. The 9Line Corridor Plan also emphasizes the importance of safety for non-motorized users on the 9Line.

The subject closure would allow for enhancements to the safety for the users of the trail by cutting out the intersection with automobile traffic at 1100 West. The subject closure would also expand the trail connections to neighborhood nodes and improve the recreational opportunities on the Westside.

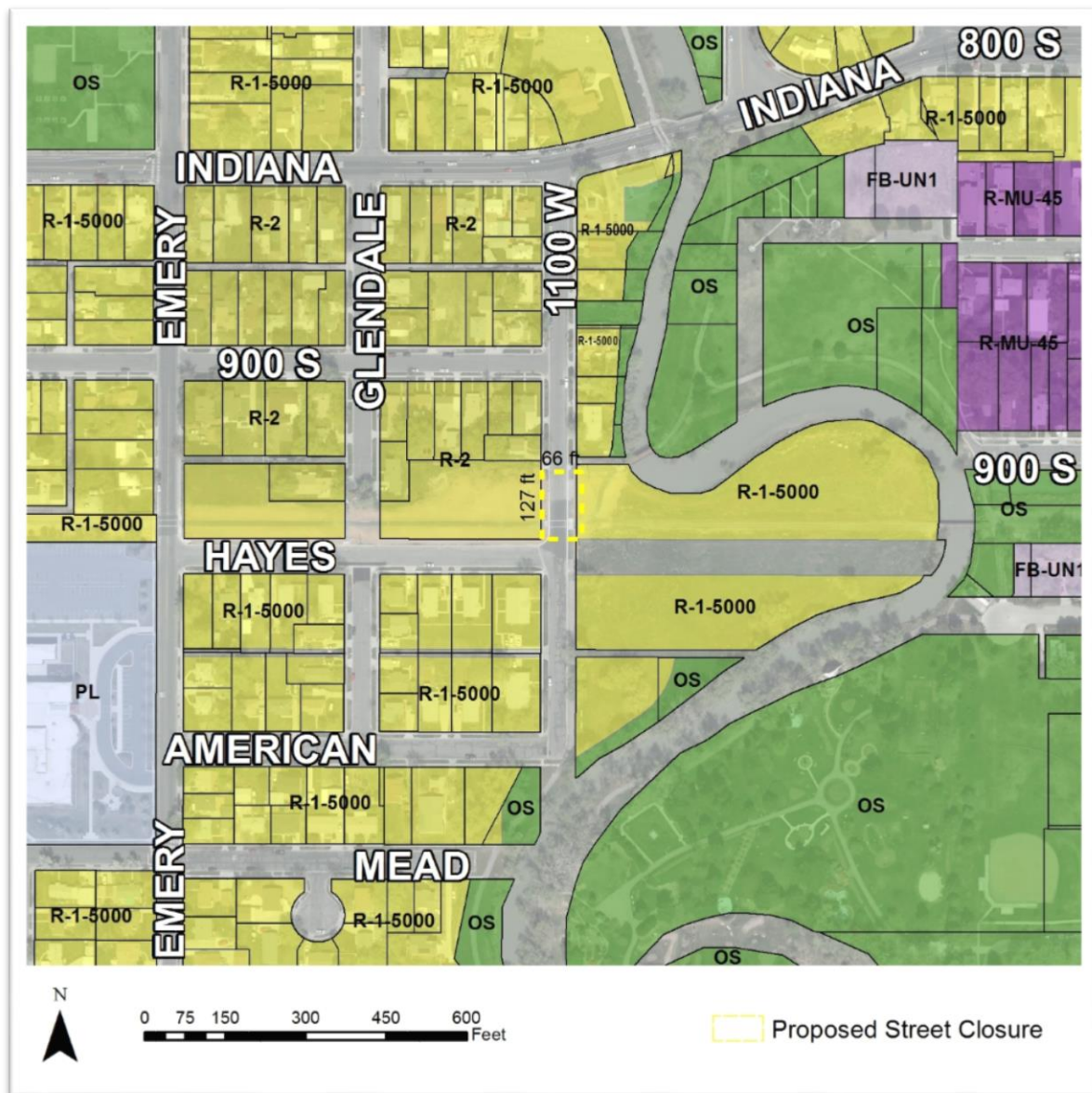
2. **Access for neighboring properties.** The section of 1100 West proposed to be closed is mainly used for local neighborhood traffic. This section of the 1100 West cuts off a block to the South at American Avenue and the Jordan River creates a natural eastern and southern border for this neighborhood so this section does not see a lot of through traffic. The closure will not create an impediment for the neighborhood access to get in/out of the neighborhood.
3. **Safety.** As of the date the staff report was published, staff received four comments of support and one comment against the proposal. The comments can be found in [Attachment E](#). The public comment against the proposal stated concerns about creating more spaces for homeless camps and creating more abandoned areas in the neighborhood.

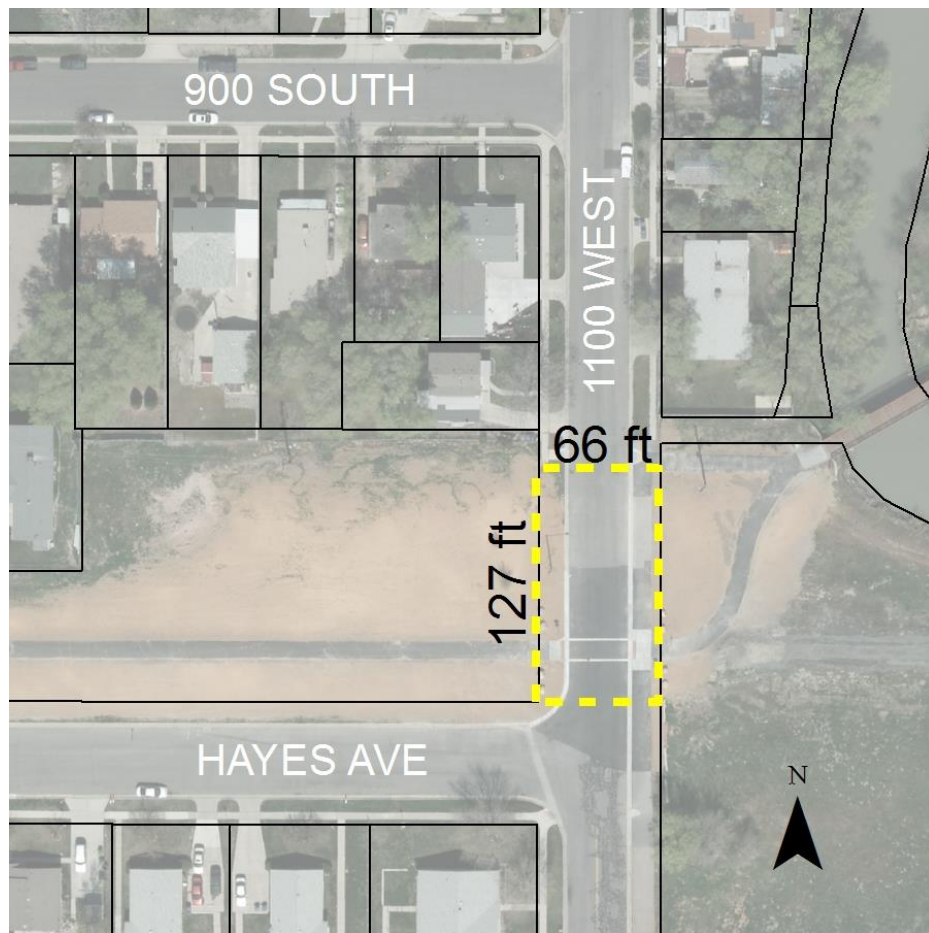
The possibility of camps is a concern as it is with all public spaces within the City. However, the intent of the proposal is to improve the 9Line Trail and improve safety on the trail to reduce conflicts with cars and non-motorized users. Enhancements to safety on the trail could allow for more users on the trail, which would increase activity in the area and would make it feel safer as more people are present and using the trail.

NEXT STEPS:

With a recommendation of approval or denial of the street closure and subdivision amendment 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: PROPERTY PHOTOGRAPHS



Proposed street closure - 1100 West looking south



9Line Trail Corridor 1100 West looking West



Ila Fyfe Wetland Preserve



1100 West looking East towards 9Line Trail and Ila Fyfe Wetland Preserve



Property located west side of 1100 West, north of proposed street closure



Property located east side of 1100 West, north of proposed street closure

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



Street Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By: Project #:	Received BY:	Date:
PLNPCM2018-00146	A Anglin	3/4/18
Project Name:		
9Line Improvement Project (1100 West Street Closure)		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street:	
1100 West Street between 900 South and Hayes Avenue	
Name of Applicant:	Phone:
Salt Lake City Corporation (Transportation Division)	801-535-6630
Address of Applicant:	
349 South 200 East, Salt Lake City, Utah 84111	
E-mail of Applicant:	Cell/Fax:
jeff.gulden@slcgov.com	801-535-6630
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):	
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 \$379
(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:	Date:
Jeff Gulden	3/09/2018

Updated 7/1/17

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.

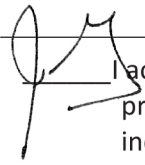
☐☒

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

A handwritten signature in black ink, appearing to be 'J. M.', is located at the top left of the page. A horizontal line is drawn across the page just below the signature.

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.

PETITION TO CLOSE A STREET

Name of Applicant:
Salt Lake City Corporation (Transportation Division)

Address of Applicant:
349 South 200 East, Salt Lake City, UT 84111

Date:
3/09/2018

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.

Salt Lake City Corporation

<i>Print Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>
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Salt Lake City Corporation

<i>Print Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>
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<i>Print Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>
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Preliminary Subdivision Plat

☐ New Lots

☒ Amendment

OFFICE USE ONLY

Project #: PLNSUB2018-00147 Received By: R. Gulden Date Received: 3/9/18 Zoning: R-1-5000
Proposed Subdivision Name: Glendale Add 1100 W. Amend.

PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):
1100 West Street between 900 South and Hayes Avenue

Name of Applicant: Salt Lake City Corporation (Transportation Division) Phone: 801-535-6630

Address of Applicant:
349 South 200 East, Salt Lake City, Utah 84111

E-mail of Applicant: jeff.gulden@slcgov.com Cell/Fax: 801-535-6630

Applicant's Interest in Subject Property:
☒ Owner ☐ Engineer ☐ Architect ☐ Other:

Name of Property Owner (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.

WHERE TO FILE THE COMPLETE APPLICATION

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

REQUIRED FEE

- Filing fee of **\$379** plus **\$121** for each new lot created.
- 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: Jeff Gulden Date: 3/09/2018

Updated 7/1/17

SUBMITTAL REQUIREMENTS

Staff Review

Please include with the application *(please attach additional sheet/s if necessary)*

Project Description

☐☒

A written description of what is being proposed.

Legal Description

☐☒

A digital file and one (1) paper copy of the legal description of the current boundaries of the subject property; and, for proposed subdivision of 10 lots or less, the legal descriptions of each of the proposed lots.

Preliminary Plat Drawing

☐☒

A digital (PDF) copy of the preliminary plat drawing

☐☒

One paper copy (24" x 36") of the preliminary plat drawing
(The plat shall be certified as accurate by a Utah Registered Land Surveyor or Professional Engineer and shall include the information listed on the attached checklist. If all the information cannot fit on the drawing, the information may be provided in accompanying documents.)

APPEAL PROCESS

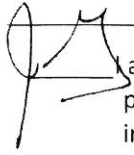
- (Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.
- (Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Updated 7/1/17



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.



March 9, 2018

Salt Lake City Corporation
Planning Division – Planning Counter
451 S State Street, Room 215
Salt Lake City, Utah 84114

Re: Street Closure, 1100 West (Between Hayes Avenue and 900 South)

To Tracy Tran:

Please find attached an application for street closure of a short segment of 1100 West between Hayes Avenue and 900 South. As part of the 9Line Trail Improvement project this proposed parcel will be converted into an extension of the 9Line Trail that will connect the 9Line Trail corridor with the Fred and Ila Fyfe Wetland Preserve. The proposed closure was incorporated into the design and public engagement for the 9Line Improvement project during the summer of 2017. Formal mailers were sent to residents in the surrounding neighborhood in September 2017 and representatives from both the Transportation Division and Public Lands presented at the Glendale and Poplar Grove Community Council meetings in October 2017. This portion of 1100 West would be permanently closed to motor vehicles. The roadway closure would occur north of Hayes Avenue, requiring motorists to use Emery Street, rather than 1100 West, to access Indiana Avenue. There would be no change in access for pedestrians and bicyclists.

Please let me know if additional information is needed. Thank you for your careful consideration of this application.

Sincerely,

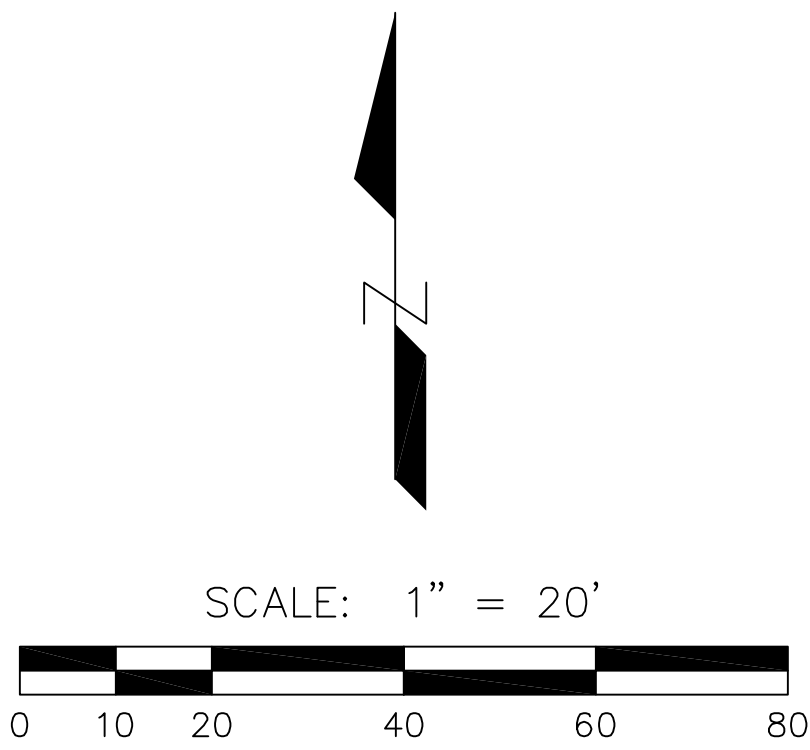
A handwritten signature in blue ink, appearing to read "JL", is written over the printed name of Jon Larsen.

Jon Larsen, P.E.
Director, Division of Transportation
Salt Lake City Corporation
349 South 200 East
Salt Lake City, Utah 84111



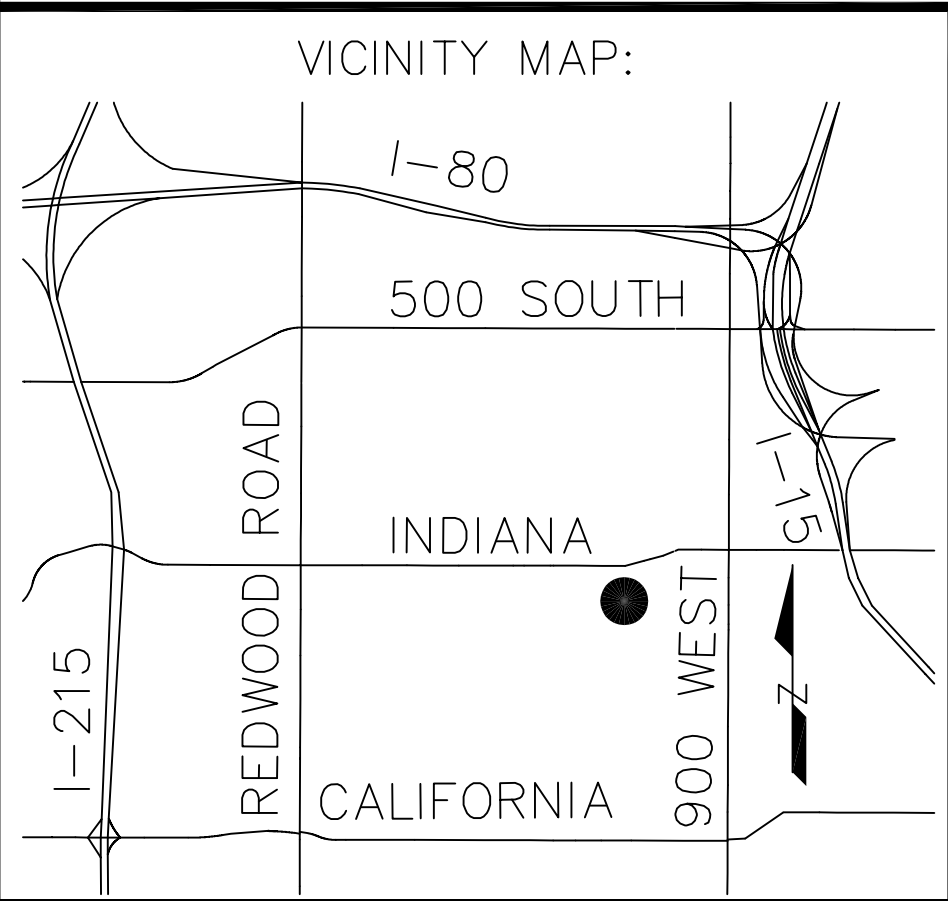
Legend

SLC Parcel Data



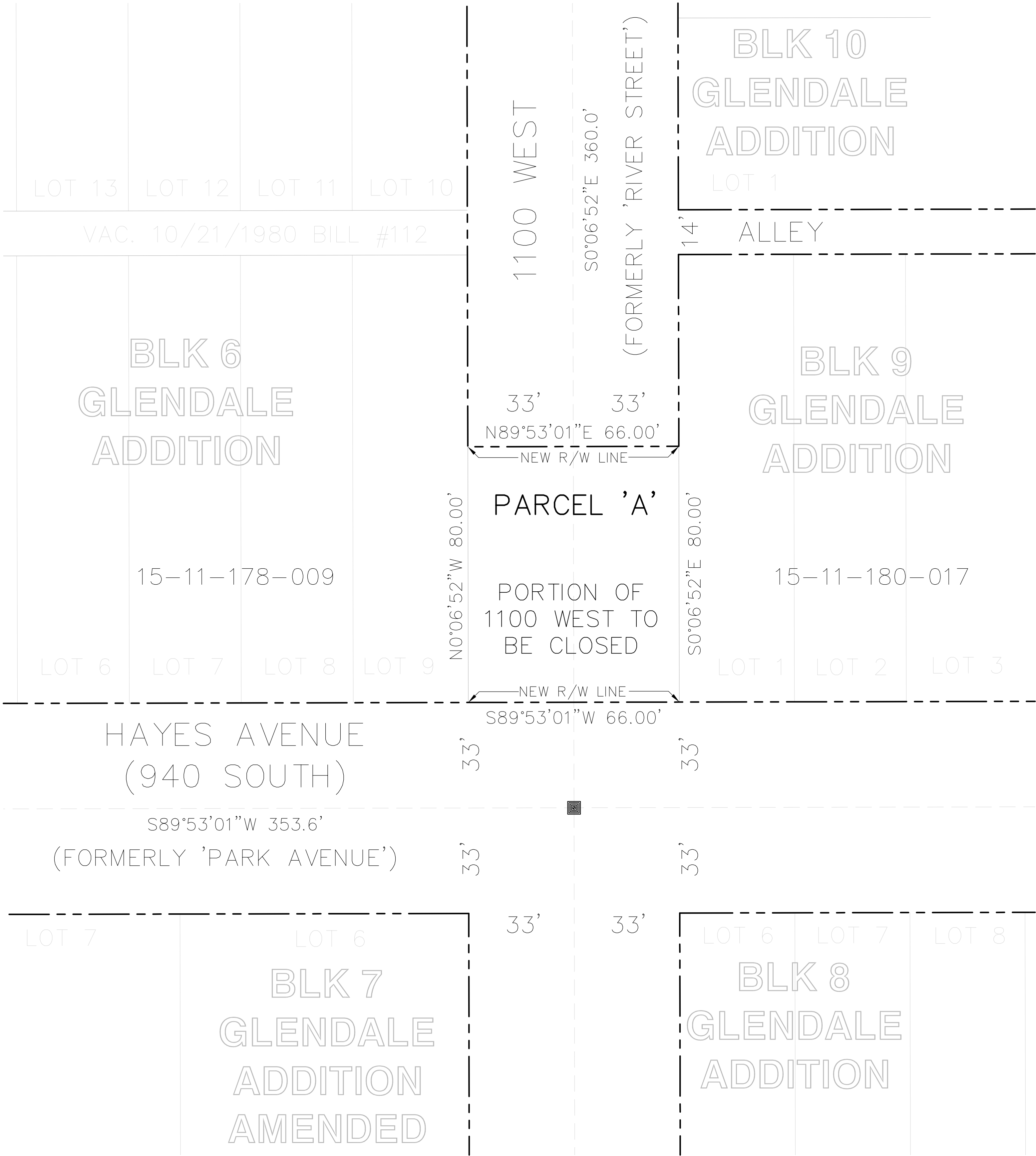
GLENDALE ADDITION SUBDIVISION
1100 WEST AMENDMENT
(CLOSING A PORTION OF 1100 WEST STREET BETWEEN
HAYES AVENUE AND 900 SOUTH STREETS AND
CREATING PARCEL 'A')

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH



SALT LAKE CITY CORPORATION COMMUNITY AND ECONOMIC DEVELOPMENT ENGINEERING DIVISION 349 SOUTH, 200 EAST, S.L.C., UT. 84111	BOARD OF HEALTH APPROVED THIS ____ DAY OF ____ _____, 20____, DIRECTOR S.L.CO. BOARD OF HEALTH
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NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	SURVEYORS CERTIFICATE PREPARED BY THE SALT LAKE CITY SURVEYORS UNDER THE DIRECTION OF VICTORIA OSTRADICKY WHOSE OFFICIAL TITLE IS SALT LAKE CITY SURVEYOR WHO IS AUTHORIZED TO PRACTICE LAND SURVEYING IN AND FOR THE CITY OF SALT LAKE DATE 1/29/2018 CITY SURVEYOR	CITY PLANNING DIRECTOR APPROVED THIS ____ DAY OF ____ _____, 20____, BY THE SALT LAKE CITY PLANNING COMMISSION. SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. CITY ENGINEER DATE _____	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAILS THIS ____ DAY OF _____, 20____, SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20____, SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS ____ DAY OF _____ A.D., 20____, AND IS HEREBY APPROVED. SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
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PARCEL 'A' DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF
BLOCK 6, GLENDALE ADDITION SUBDIVISION,
RECORDED IN BOOK 'B' PAGE 68 OF
SUBDIVISIONS IN THE SALT LAKE COUNTY
RECORDERS OFFICE AND RUNNING THENCE
ALONG THE EAST LINE OF SAID BLOCK 6
N00°06'52"W 80.00 FEET; THENCE N89°53'01"E
66.00 FEET TO THE WEST LINE OF BLOCK 9,
SAID GLENDALE ADDITION SUBDIVISION; THENCE
ALONG SAID WEST LINE S00°06'52"E 80.00 FEET
TO THE SOUTHWEST CORNER OF SAID BLOCK 9;
THENCE S89°53'01"W 66.00 FEET TO THE POINT
OF BEGINNING.
CONTAINS 5,280 SQUARE FEET, OR 0.121 ACRES,
MORE OR LESS

SURVEYORS NARRATIVE:

1. THE REASON FOR THIS SUBDIVISION AMENDMENT IS TO
SHOW THE PORTION OF THE 1100 WEST STREET RIGHT OF
WAY THAT SALT LAKE CITY CORP WISHES TO CLOSE.
2. ALL BEARINGS AND DISTANCES ARE RECORD AND TAKEN
FROM SALT LAKE CITY ATLAS PLAT 12
3. THE RIGHT OF WAY WAS PLOTTED BY REFERRING TO SALT
LAKE CITY ATLAS PLAT 12

DOCUMENTS UTILIZED:

1. GLENDALE PARK ADDITION BOOK 'B' PAGE
68
2. SALT LAKE CITY ATLAS PLAT 12

GLENDALE ADDITION SUBDIVISION 1100 WEST AMENDMENT
(CLOSING A PORTION OF 1100 WEST STREET BETWEEN HAYES AVENUE
AND 900 SOUTH STREETS AND CREATING PARCEL 'A')

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

STREET CLOSURE DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 6, GLENDALE ADDITION SUBDIVISION, RECORDED IN BOOK 'B' PAGE 68 OF SUBDIVISIONS IN THE SALT LAKE COUNTY RECORDERS OFFICE AND RUNNING THENCE ALONG THE EAST LINE OF SAID BLOCK 6 N00°06'52"W 126.78 FEET; THENCE N89°53'01"E 66.00 FEET TO THE WEST LINE OF BLOCK 9, SAID GLENDALE ADDITION SUBDIVISION; THENCE ALONG SAID WEST LINE S00°06'52"E 126.78 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE S89°53'01"W 66.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,367 SQUARE FEET, OR 0.192 ACRES, MORE OR LESS

ATTACHMENT D: ANALYSIS AND FINDINGS

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: If the City Council approves of the street closure, the City would retain ownership of the property and through the Parks and Public Lands Division, the space will be redesigned. The subject right-of-way is adjacent to two city-owned properties that are currently used for the 9Line Trail Corridor. Neighboring properties would be able to continue northern and southern access using Emery Street. Closing this street would not deny access to any properties.

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. Since the ownership of the land would not transfer, it is not necessary to obtain fair market value for the land. The land would remain public and eventually be incorporated as part of the 9Line Trail Corridor.

Finding: The City would retain ownership of this property and 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 proposed street closure is located in the area addressed by the [Westside Master Plan](#), adopted in 2014. One of the visions for the Westside is that it is a primary destination in Salt Lake City for river recreation, active parks and a variety of public spaces. That plan provides the following goals related to the proposed street closure:

*Make the Westside a destination synonymous with **recreation, trails, open space and the outdoors** by celebrating and spotlighting the Jordan River, the Jordan River Parkway, the 9 Line and the community's parks and natural spaces.*

*Strengthen the **connections both within and between the Westside and other parts of Salt Lake City** by improving the community's gateways and corridors and strengthening the transportation network for all modes of travel.*

*Create a beautiful community with a system of guidelines to **create and strengthen public spaces** that will foster **community interaction and pride** and catalyze ongoing redevelopment and growth.*

The Westside Master Plan discusses public spaces and the need to reconfigure or change public spaces to make them safer for the public. The plan also mentions reclaiming marginal public spaces to reclaim these spaces and avoid ongoing problems with them.

The Westside Master Plan includes the following implementation strategies.

Continue to support the development of recreation nodes in the Westside

- **Infrastructure Maintenance and Improvement.** *As part of other goals and strategies in this plan, and because of the unique recreational assets in the Westside, funding for ongoing maintenance and improvement of its recreational infrastructure should be one of the priorities of the city. The intersections between the trails and streets should be considered an opportunity for creating public spaces and highlighting the city's ongoing emphasis on recreation and public art.*

Build and maintain an active, multi-modal network between Westside's nodes and nodes outside the community.

- **The 900 South East-West Connection.** *Using the 9 Line corridor as a template, Salt Lake City should explore ways to highlight the connection between Westside's 900 South and 900 West intersection and the 9th & 9th neighborhood node at 900 East. Thematic design elements such as pavement markings, signage or special road signs, for example, should be part of the connection.*

The subject street closure would extend the existing 9Line Trail and would help meet the goals and implementation strategies of the Westside Master Plan by improving the community's corridors, strengthening the transportation networks for various modes of travel and strengthening public spaces. This street closure would further develop the recreation nodes in the Westside. The subject right of way will also be re-landscaped to create the 9Line extension.

The [9Line Corridor Master Plan](#) includes the following vision statements:

- *Connecting stable residential neighborhoods, growing commercial and neighborhood centers, and promoting thriving recreation locations;*
- *Improving physical and cultural connections between the east and west sides of the City that in turn offer regional connections;*
- *Featuring retail, service, recreational, and educational options at key nodes along the 9 Line, as well as encouraging and facilitating connections to neighborhood nodes in the surrounding community;*
- *Facilitating the goal of West Salt Lake becoming the primary destination in Salt Lake City for river recreation and other types of parks and public spaces;*

The Master Plan also highlights safety as a guiding principle:

Safety – *design the trail and its surroundings to create a corridor that is safe for pedestrians, cyclists, and other non-motorized users.*

The [9Line Corridor Master Plan](#) also highlights the Oxbow node as being the heart of the central core of the corridor and mentions the many points of interest within a 5-minute walk: International Peace Gardens, Parkview Elementary, Poplar Grove Park, and the neighborhood commercial node at 900 South and 900 West.

The proposed street closure would improve the physical east and west connections along the 9Line, add to the goal of the Westside becoming the primary destination in Salt Lake City river access and public space, and increase safety for non-motorized users on the 9Line. The proposal would also improve safety for pedestrians and bicyclists, preventing

potential conflicts with motorized vehicles at this existing intersection. The added safety will improve the ability for people to use the 9Line and visit the many points of interests nearby.

The goals of the [1992 Salt Lake City Open Space Plan](#) related to the subject street closure include:

- Enhance open space amenities for all citizens
- Connect the various part of the City to natural environments

The plan highlights using “a system of linear parks and non-motorized transportation corridors to reestablish, mentally and physically, the original connections between the natural land forms through the urban areas of Salt Lake City.” The plan contains corridor maps including the Transvalley Corridor that connects the area west of I-15 with the area east of I-15. The recommendations for this corridor include acquiring railroad corridor when abandoned. This idea has been incorporated within the Westside Master Plan and 9Line Corridor Master Plan that was discussed above.

[Plan Salt Lake](#) includes the following initiatives:

Transportation and Mobility Chapter:

- *Creating a system of connections so that residents may easily access employment, goods and services, neighborhood amenities, and housing.*
- *Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking, and transit.*
- *Make walking and cycling viable, safe, and convenient transportation options in all areas of the City.*

Parks and Recreation

- *Enhance trail and open space connectivity through improved visual and physical connections*
- *Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity.*

The proposed street closure would allow for greater access to neighborhood amenities, improving walking and biking routes to community and recreation nodes, and improved safety options for pedestrians and cyclists. In addition, the street closure would provide enhanced trail connectivity through both visual and physical connections and it would enhance the existing 9Line trail by making a physical connection that will enhance usability.

The [Salt Lake City Urban Design Element](#) states the following regarding vacating streets:

“Decline to vacate streets, alleys and other public rights-of-way unless it is demonstrated that the vacation will result in a public benefit.”

In accordance with this policy, the proposal to close off this portion of 1100 West in order to provide for additional open space and an extension of the 9Line trail at this location would benefit the public. Furthermore, the existing street is a low traffic street used by the public and converting it to another public use by improving and extending the 9Line trail at this point improves the transportation network for pedestrians and cyclists.

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: As an alternative to the proposal, the City could maintain the right-of-way as is. Not closing this street will mean that cars will continue to use the right of way and there will continue to be a gap along this portion of 9Line trail that may . By closing the street, the 9Line trail could be extended and landscaped as open space.

Finding: The alternative to this request is to maintain this right of way as it currently exists. Staff finds that the proposal has the potential to create a more useful space and improve the overall 9Line Trail.

PRELIMINARY PLATS FOR SUBDIVISION AMENDMENT

20.16.100: STANDARDS OF REVIEW: Applications processed pursuant to this chapter shall meet the following standards.

Factor	Rationale	Finding
A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;	The subject property complies and conforms to the design standards and requirements as set forth in Section 20.12 of the Salt Lake City Code. City departments provided comments related to the plat. The final plat will need to show those changes corrected before the final plat can be signed by the various departments.	Complies
B. All buildable lots comply with all applicable zoning standards;	The portion of right of way that will be converted to a parcel complies with applicable zoning standards.	Complies
C. All necessary and required dedications are made;	The subject property does not require dedications to be made.	Complies
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Public Utilities commented that any water lines that go the new parcel will require an easement on the amended plat or a separate easement recorded with the new parcel.	Complies
E. Provisions for the construction of any required public	No public improvements have been proposed or required in connection	Complies

improvements, per section 20.40.010 of this title, are included;	with the preliminary subdivision plat.	
F. The subdivision otherwise complies with all applicable laws and regulations;	The section of street closure that will be converted to a parcel complies with all applicable laws and regulations.	Complies
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	<p>The parcels in question are a part of the platted Glendale Addition.</p> <p>A portion of 1100 West is proposed to be closed. The subject subdivision amendment creates a parcel that is only for a section of 1100 West that will be closed. A portion of the subject street closure area will not be converted to a parcel on the plat to allow for a potential secondary access point for the city owned property located immediately west of the subject street closure. The section of 1100 west does not provide access to adjacent private property. This section of 1100 West has nearby access along Indiana Avenue, 900 South, Emery Street. All parcels adjacent to the street are owned by Salt Lake City.</p> <p>The subdivision amendment will not impact any of the abutting property owners and the proposal would allow for improvements to the 9Line Trail, which meet City plans and goals.</p>	Complies

ATTACHMENT E: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

- Prior to the submitting the subject street closure and subdivision amendment applicants, Parks and Public Lands and the Transportation Division engaged with the neighborhood and community councils regarding the proposed street closure to extend the 9Line. They sent out mailers to the nearby residents and attended the community council meetings. The majority of comments during their engagement have been supportive of the closure.
- Notice of petition and request for review sent to Glendale Community Council and Poplar Grove Community Council on March 16, 2018. Poplar Grove Community Council sent an email of support that can be found below.
- Letters sent to properties within the neighborhood that may be impacted by the street closure on March 20, 2018. Two emails were sent in support of the project and can be found below.
- Open House notice mailed on April 7, 2018
- Open House was held on April 19, 2018. Two comments were received at the Open House. Full comments can be found on the next page
 - One person was against the proposal stating concerns with removing “eyes on the street” on a dilapidated street.
 - One person was in support of the proposal but stated there should be better lighting.
- Letters with updated information with clarifying dimensions of the proposed street closure were mailed to properties within the neighborhood on April 27, 2018.
- Public hearing notice mailed on April 27, 2018.
- Public hearing notice posted on the property on April 26, 2018.
- Public notice posted on the City and State websites and sent via the Planning Division list serve on April 26, 2018.

The public comments mentioned above can be found below:

Tran, Tracy

From: [REDACTED] on behalf of Poplar Grove Community Council
<PoplarGroveCouncil@gmail.com>
Sent: Tuesday, April 10, 2018 10:43 PM
To: Tran, Tracy
Subject: Re: Recognized Organization Input - 1100 West Street Closure (PLNPCM2018-00146 and PLNSUB2018-00147)

Categories: To Do

Poplar Grove Community Council Board of Directors supports this project. Thanks for asking!

On Mon, Mar 19, 2018 at 1:23 PM, Tran, Tracy <Tracy.Tran@slcgov.com> wrote:

Hi Dennis,

Notices will be send out to the neighbors tomorrow. It is important to note that last summer the Transportation Division and Parks and Public Lands did quite a bit of engagement with the neighborhood. They also attended the Community Council meetings in October. They said most of the people they spoke to were in favor of the proposal. Let me know if you have additional questions.

Thank you,

Tran, Tracy

From: Kyle LaMalfa [REDACTED]
Sent: Friday, March 23, 2018 10:58 AM
To: Tran, Tracy
Subject: PLNPCM2018-00146 & 00147

Tracy,

As a nearby property owner, I would like to voice my wholehearted support for the proposed street closure at 1100 West near Hayes Avenue. The benefits of added pedestrian safety along with the expansion of the large tract of open space would create enhancements that far outweigh any negative impacts. Hayes avenue is a little, used side street.

With property nearby, I would appreciate the reduction in traffic due to short-cutting on 1100 west. In a family of avid walker/bikers, having one less street to worry about crossing is an incremental improvement to our whole experience, kids and grownups. Over the long-run, longer reaches of uninterrupted path will make a dramatic improvement to the Salt Lake City trail system.

Thank you for advancing this project.

Kyle LaMalfa
[REDACTED]

Tran, Tracy

From: Andrew Wright [REDACTED]
Sent: Saturday, March 24, 2018 10:24 AM
To: Tran, Tracy
Subject: 1100 W Street Closure

Hi Tracy,

My spouse and I live at 1153 W Hayes Ave in Salt Lake City. We received your letter regarding the closure of 1100 W for the 9 Line Trail. We wanted to let you know we strongly SUPPORT this closure, and believe it will greatly benefit trail users and the nearby area. We appreciate the efforts the City continues to make to open space and our trails.

Thank you for your work. We look forward to seeing continued improvements in the immediate area.

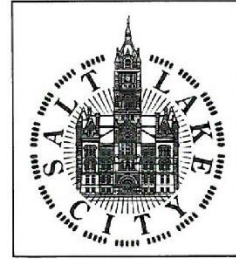
Sincerely,

Andrew Wright
Chase Roberts
1153 W Hayes Ave
Salt Lake City, UT 84104
[REDACTED]

Sent from my iPhone

**OPEN HOUSE
PUBLIC COMMENT FORM**

April 19, 2018



Planning Division
Department of Community and
Neighborhoods

1100 West Street Closure

Name: Sara Jensen

Address: 1134 Indiana Ave
SLC

Zip Code 84104

E-mail: [REDACTED]

Comments: Cutting the street will only cause a dead end
on a delapidated street. That removes eyes on the street
allowing for more homeless and others to create camps.
Also the area does not need an extension of the park system
that is not "owned." More abandoned areas in this area
will not solve this problems we have here.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at tracy.tran@slcgov.com or via mail at the following address: Tracy Tran, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE
PUBLIC COMMENT FORM**

April 19, 2018



Planning Division
Department of Community and
Neighborhoods

1100 West Street Closure

Name: Adam Page

Address: 948 / 958 - 1100 W 1117 American Ave

Zip Code 84119

E-mail: [REDACTED]

Comments: I'm all for the road closure.
I just feel that there needs to be better
lighting in a dead end street to deter crime
there has already been a murder in front of
one of my offs there is not sufficient
lighting.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at tracy.tran@slcgov.com or via mail at the following address: Tracy Tran, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

ATTACHMENT F: DEPARTMENT REVIEW COMMENTS

Attorney's Office: Comments related to plat were forwarded to applicant.

Building:

No comments received.

Engineering:

Is a fire truck turnaround needed on the north side of the proposed street closure?

Fire: After reviewing this, and our previous discussions on this plan, we are approving the closure of the road. This will not require a turnaround.

Police:

No comments received.

Public Utilities:

We only have one concern with the proposed street closure. There is a 6" water line that goes through this section of 1100 West. This is on the west side of the street. No structures or permanent facilities can be installed within 20 feet of this water line. We would like an easement shown on the amended plat or a separate easement recorded through this new parcel.

Sustainability:

No comments received.

Transportation:

Transportation approves.

Zoning:

There are no zoning issues related to the proposed street closure.