



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission  
From: Kelsey Lindquist, Principal Planner (801)-535-7930  
Date: April 11, 2018  
Re: PLNSUB2017-00478 Crystal Avenue Alley Vacation

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## CRYSTAL AVENUE ALLEY VACATION

**PROPERTY ADDRESS:** 1249 East Crystal Avenue, Salt Lake City

**PARCEL ID:** 16-20-438-015-0000

**MASTER PLAN:** Sugar House Community Master Plan

**ZONING DISTRICT:** R-1/5000 (Single-Family Residential)

**APPLICABLE LAND USE REGULATIONS:** Utah State Code, Section 10-9a-204 and 10-9a-609.5, Chapters 2.58 and 14.52 of the Salt Lake City Municipal Code

**REQUEST:** Scott Schoonover, property owner of 1249 East Crystal Avenue, and Coni Reay, property owner of 2623 South Highland Drive, are petitioning to vacate 125 feet of the north to south portion of an abutting alley. The proposed vacation is to provide for a safer surrounding environment and to incorporate the land into the neighboring residential properties to maintain access. The Policy Consideration that is applicable to this proposal is B. Policy Consideration B, relates to Public Safety, which states: *The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area.* The Planning Commission is required to transmit a recommendation to the City Council for the alley vacation request.

**RECOMMENDATION:** Based on the information in this staff report and the factors to consider for alley vacations, Planning Staff recommends that the Planning Commission forward a negative recommendation to the City Council.

### ATTACHMENTS:

- A. Vicinity Map
- B. Highland Park Plat
- C. Site Ownership Map
- D. Property Photographs
- E. Additional applicant Information
- F. Analysis of Standards
- G. Public Process and Comments
- H. Department Review Comments

**PROJECT DESCRIPTION:**

This is a request to completely vacate a 125 foot section of the north to south alley approximately located between Highland Drive to 1300 East and Stratford Avenue to Crystal Avenue. The alley vacation was formally requested by two of the abutting property owners.

This block is fed by three alley access points. The southernmost alley section is the access proposed for vacation. This particular alley access point directly services: 1249 East Crystal, 2619 South Highland, and 2623 South Highland. While 2635 South Highland Drive abuts this particular section of alley, it does not utilize it for access. Additionally, the accessory structure located to the rear of 2619 S. Highland is typically accessed from the Northern alley entrance. Two directly abutting properties rely on this alley for access to the rear of their parcels. Staff has received comments from additional neighboring properties that utilize this alley to access their property. All of the surrounding properties are zoned R-1/5000 (Single-Family Residential) zoning district.

The application was submitted with all four abutting property owner signatures, which exceeded the required 80%, per 14.52.030.A.1. While the application was being processed, staff was informed that signatures from the neighbors that abut the entire alley network were required. At this time, the application was placed on hold. Subsequently, Staff received direction from the Attorney's Office, which clarified the use of the language "subject alley property." The Attorney's Office informed Staff that the language doesn't specify alley network, and therefore the signatures of the directly abutting property owners would be accepted. At this time, one of the initial signees rescinding their signature of support. Again, the application was considered to be incomplete due to it only containing 75% of the abutting signature support. City Council eventually issued a Legislative Intent to amend the percentage requirement for alley vacations. This amendment is associated with PLNPCM2018-00081. A positive recommendation of this petition is contingent upon the positive recommendation and adoption of petition number PLNPCM2018-00081.

***Chronology of PLNPCM2017-00478***

- Application was submitted on 6/16/2017.
- Application was routed to Community Council and required divisions for review on 6/22/17.
- Applicants attended Sugar House Land Use Council on 7/16/17.
- Applicants attended Planning Division Open House on 7/20/17.
- Application was deemed incomplete, due to the lack of 80% of the alley network signatures, 8/7/17.
- Attorney's Office reviewed the Alley Vacation language and informed staff that the abutting signatures would be accepted and the application was considered to be complete and staff began working on the Staff Report and scheduled the item for a Planning Commission meeting in November of 2017.
- Staff received a request from an abutting property owner to remove their original signature from the petition 10/24/17.
- The application was deemed incomplete again, due to the percentage of signatures only reaching 75%, 10/24/17.
- City Council initiated a Legislative Intent to amend the threshold requirement on 12/6/17.
- Amendment application, PLNPCM2018-00081 was assigned to Mayara Lima on 2/14/18.
- Applicant was informed that this application would run consecutively with the amendment on 2/14/18.
- Staff informed the Sugar House Community Council that the application was active 2/21/18.

*The section of alley highlighted in red is the proposed area for vacation.*



#### **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

#### **Issue 1: Alley Vacation Petition Processing - *Unresolved***

When the application was submitted, the applicant provided the required 80% signatures from the neighbors owning property which abuts the subject alley. The application was considered to be complete and was scheduled for an Open House and Community Council Meeting. It was during this process and prior to a Planning Commission Hearing, that Staff was informed that the required 80% signatures included the properties that abut the entire alley network, which would include the east to west portion and the remaining northern portion of alley. The application was placed on hold and was considered to be incomplete. The applicant disputed this claim. Subsequently, Staff received direction from the Attorney's Office, which clarified the use of the language "subject alley property". Since Chapter 14.52.A.1 specifies "subject alley", only 80% of the property owners that directly abut the alley proposed for vacation are required for the application to be considered complete and to continue through the public process. The application processing resumed and the item was scheduled for a public hearing. It was during this time that one of the signees withdrew the signature, which caused the application to be considered incomplete, again.

#### **Issue 2: Legislative Intent for a Petition to Amend Chapter 14.52.030.1 - *Unresolved***

The application was initially submitted with all four abutting property owner signatures, which exceeded the required 80%, per 14.52.030.A.1. While the application was being processed, one of the initial signees rescinded a signature. The lack of 80% signature support caused the application to become incomplete and unable to proceed to a public hearing. In December 2017, the City Council initiated a Legislative Intent to amend the specific section of 14.52.030.1 to require 75% of the signatures of the abutting property owners, with the following language:

Council Member Adams requests the Council consider adopting a legislative action initiating a review of the City's zoning ordinance pertaining to the process to dispose of City owned alleys,

specifically, the requirement to obtain “no less than 80% of the neighbors owning property” which about the alley.

There are situations where it is mathematically impossible for this threshold to be reached. An example is there could be a situation when only four properties are adjacent to an alleyway. In that case three of the four owners could support the petition, but not ever be able to meet the 80% to move forward with the petition.

The intent is to review and update the ordinance with a revised threshold that could fairly allow property to initiate a petition in circumstances.

This amendment would be applicable to a variety of circumstances. The amendment and this alley vacation petition are running consecutively, in order to provide a lessened timeline.

### **Issue 3: Policy Considerations for Alley Vacations – Resolved**

The applicable Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys, lists four varying considerations. An applicant must demonstrate that at least one is being met by the proposal in order to be considered. The applicant provided information for Policy Considerations A, B, and C. Their main concern and reasoning surrounded Public Safety: *The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area.* The applicants provided information that suggests they have suffered from an increase in crime and pedestrian activity in relation to the alley. They believe that if the existing north to south access is terminated the criminal activity will diminish. The applicants provided written information relating to the previous and current issues that have occurred in the subject alley. The claim includes transients, shopping carts, liquor bottles, paraphernalia, and attempted break-ins. The applicant contacted the Police Representative, Joshua Ashdown, to provide Staff with information on the criminal activity and whether the Police would be in support of the vacation. Joshua Ashdown provided Staff with an email, which states that there isn't a significant amount of reported crime for this particular alley, which is possibly due to a mistake in the reporting. He also stated that the closure would not negatively impact the Police Department. For reference, the email is in Attachment G.

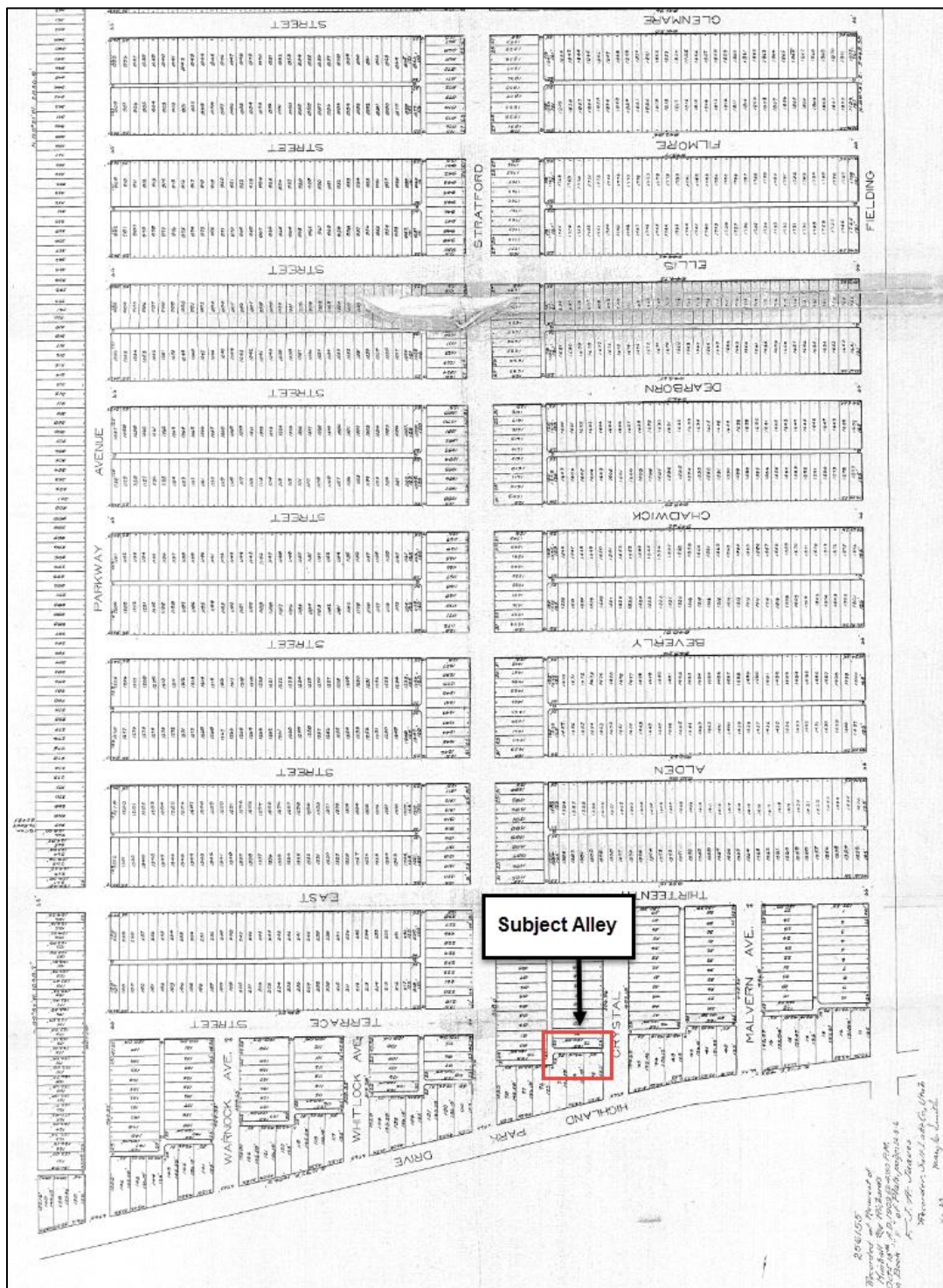
The additional Policy Consideration claims, which include Lack of Use, Urban Design and Community Purpose are not valid or applicable for the proposed partial alley vacation. The alley does not experience a lack of use, since it is currently utilized by the surrounding property owners, as well as the neighbors that directly abut the alley.

### **Issue 4: Sugar House Master Plan Conflicts - Unresolved**

The Mobility, Access & the Pedestrian Experience section of the Sugar House Master Plan provides details on the policies towards vacating City owned alleys stating: “Transferring ownership of property that was once a City right-of-way, has been a source of concern for the community. Although expedient if the City’s responsibility for maintenance is relieved, the long-term loss of resources creates a cumulative impact upon the public access routes.” The Sugar House neighborhoods, including both the residential and commercial areas, utilize existing alleys for access, off-street parking and relief from surrounding public streets. The intent of access of this particular section of alley will be severed. The access will remain for the direct abutting properties, but will be lost to the remainder of the eastern and northern portion of the block and alley network. This proposal is not supported by the adopted Sugar House Master Plan.

### **Issue 5: Highland Park Plat A – Unresolved**

The Highland Park Plat A, which was recorded in 1909, platted the area from Highland Drive to Preston Street and flanked by Parkway Avenue south to Fielding Avenue. As evidenced in the provided image of the recorded Plat, the entire area was similarly platted with T shaped alley access points. Each block contained a mid-block access point running north to south and east to west for pedestrians and vehicles. The subject alley, which runs 125 feet north of Crystal Avenue, is not unique for the Plat or for the area. Each block was platted and established similarly. The vacation of this segment of alley would result in a breaking of a well-designed series of platted alley networks and a utilized access point for this block.



## Highland Park Plat A

### Issue 6: Alley Network-Neighborhood Concerns - *Unresolved*

There have been concerns received from neighboring properties about access. The drive approach and alley segment are utilized for property owners and residents that abut the alley network. While the majority of the direct abutting properties are in support of the vacation and privatizing of the publically owned alley, the neighbors to the north and east will be unable to utilize this access point. The applicants suggest that the alley access to the north and east are both accessible to these property owners; however,

the city owned alley way was platted this particular way to serve as a network within the block. While these are not the neighbors that submitted the petition or are in support of the vacation, the vacation does directly affect their access and property enjoyment. The proposal is in direct conflict with the adopted Factors (14.52.B) that address access.

#### **DISCUSSION:**

This alley vacation application is dependent upon the outcome of the proposed 14.52.030.A.1 amendment. If the City Council does not adopt the proposed 75% required signatures or a decreased percentage from the required 80%, this application will be closed – due to not meeting the minimum required signatures. If the amendment is adopted, this proposal can be heard and decided upon by the City Council.

In regards to the proposed alley vacation, the applicable Factors for alley vacation, which are located in Attachment E, have been reviewed. The proposal to vacate 125 feet of the subject alley is in direct conflict with several Factors. Additionally, City policies and the relevant Master Plan are not in support of the partial vacation or of severing a functioning mid-block walkway.

#### **NEXT STEPS:**

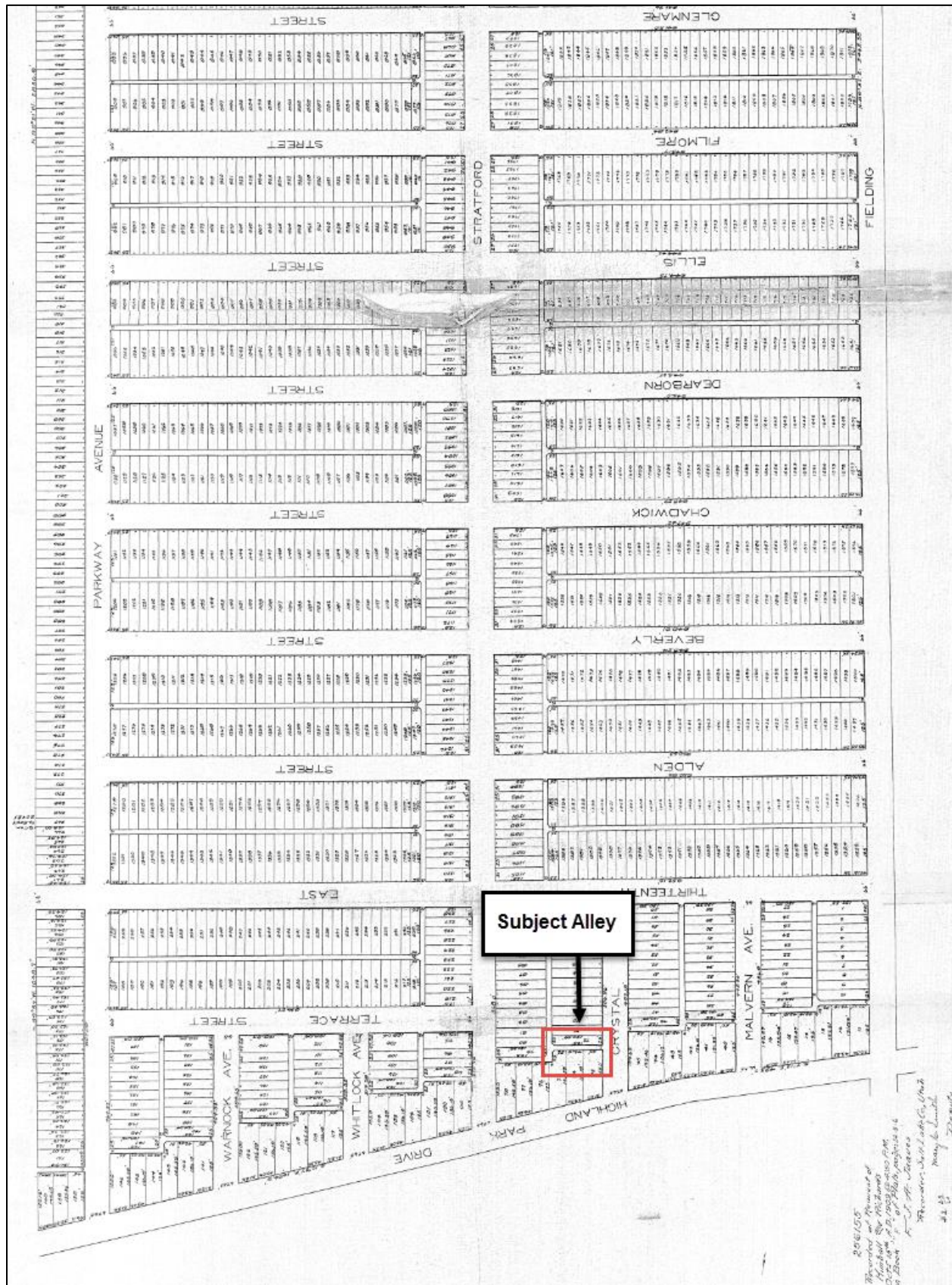
Chapter 14.52 of the Salt Lake City Code regulates the disposition of City owned alleys. When evaluating petitions to vacate publically owned alleys, the City considers whether or not the continued use of the property as a public alley is in the City's best interest. The Planning Commission and City Council will hold noticed public hearings to consider the proposed alley vacation. During the Planning Commission a recommendation will be given, which will be forwarded to City Council for their consideration.

The City Council has final decision making authority with respect to vacating City owned alleys. If the City Council approves the alley vacation, the alley will be vacated.

## **ATTACHMENT A: VICINITY MAP**



Publish Date April 4, 2018



## **ATTACHMENT C: SITE/OWNERSHIP MAP**

**The applicant's properties are highlighted in yellow.**



## **ATTACHMENT D: PROPERTY PHOTOGRAPHS**



**Subject Alley Proposed for Vacation**



**Subject Alley Proposed for Vacation**



**Subject Alley Proposed for Vacation**



**Subject Alley Proposed for Vacation**



**Looking West from the Northern Point of the Requested Vacation Portion**



**Looking North from the Northern Point of the Requested Vacation Portion**



**Looking East from the Northern Point of the Requested Vacation Portion**



**Looking South from the Northern Point of the Requested Vacation Portion**



**Alley Access Point from Stratford Avenue**



**Alley Access Point from 1300 East**

## **ATTACHMENT E: ADDITIONAL APPLICATION INFORMATION**

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# Alley Vacation or Closure

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Received By:	Date Received:	Project #:
PLNPCM2017-00478	6/16/2017	PLNPC L. Parisi

Project Name:

Crystal Avenue Alley Vacation

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley:	
1249 East Crystal Avenue	
Name of Applicant:	Phone:
Scott Schoonover	[REDACTED]
Address of Applicant:	
[REDACTED]	
E-mail of Applicant:	Cell/Fax:
[REDACTED]	[REDACTED]
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 alley (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:	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 \$248.
- 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:
[REDACTED]	November 28, 2016

Updated 2/20/15

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## SUBMITTAL REQUIREMENTS

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Staff Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Please include with the application:</b> (please attach additional sheet)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. A letter explaining why you are requesting this alley vacation or closure.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Highlight the area of the proposed alley vacation or closure.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Indicate with colored dot the property owners who support the petition.
	<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 measurements of the proposed alley vacation or closure. <ul style="list-style-type: none"><li>• A final legal description prepared by a licensed engineer will be required later.</li></ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. The name, address and signatures of all abutting property owners who support the petition. <ul style="list-style-type: none"><li>• Petition must include the signatures of no less than 80% of the abutting property owners.</li><li>• Signatures should be from the property owners and not from the property renters.</li><li>• You may use the form attached to this application or provide your own form with signatures.</li></ul>	

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### WHAT IS AN ALLEY VACATION OR CLOSURE?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, the City is officially the owner of these alleys. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.

When an alley is next to or abuts a single family or duplex residential property, the City **vacates** the alley, divides it in half, and the property is conveyed to the abutting property owners. If an alley is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may **close** the alley and then **sell** the land at fair market value to the abutting property owners.

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### WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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Updated 2/20/15

### WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

### 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.

### PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Scott Schoonover

Address of Applicant:

[REDACTED]

Date:

6/16/2017

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name

Address

Signature

Date

John E. Evesum

Print Name

[REDACTED]

10/7/16

Date

MEHVE AMER

Print Name

10-28-16

Date

Coni Reay

Print Name

11-1-16

Date

Scott Schoonover

Print Name

11-29-16

Date

Print Name

Address

Signature

Date

Updated 7/8/15

To whom it may concern,

This is a general letter signed by the occupants who reside on or near the side alley located on the west side of 1249 East Crystal Avenue, concerning the vacating of this section of the alley and the criminal, loitering, and illegal activities occurring in this location that make the vacate important.

On several occasions, we (the residents) have witnessed inebriated transients loitering on and near the alley, using this alley as an access to walk to the liqueur store on Highland Drive, which is less than an 1/8 of a mile away, do drugs and drink within feet of our back doors and garages. On one occasion, it was found that a transient had been sleeping under our carport just feet from our house, which has direct access to this section of the alley. We have all found drug paraphernalia, empty liquor bottles, beer cans, blankets and trash littering the alley and other items suggesting that people are sleeping and hanging out overnight within feet of our back doors. None of us feel safe anymore.

There have been several thefts from cars and porches and criminal activity occurring in this alley including broken windows and what appears to be drug dealings. Including and not limited to a shooting a few years ago which resulted in several arrests.

Closing off this section of the alley will not hinder or effect access for any residents as there are two other entrances that allow for movement from east to west, and would simply create a better buffer from criminal activity and the easy access of transients to back doors and car ports. This in no way limits any residents or walking traffic of the alley by neighbors, it simply makes the alley less desirable to people who are looking to cause mischief and illegal activity. The main alley way would continue to be a driveway access for the 2 properties that back onto it and for any utility or other easement use that is needed, it will not be converted to any other use, it would simply be blocked at one end eliminating the thru access on this section only. \*See drawing.

Please help us as citizens of Salt Lake City, and the Sugar House Community, to make our streets and alleys safer and help protect our properties and people who have invested in them. Many of us have pondered leaving this community due to the activities mentioned above but we all prefer to stay and help build a stronger and safer community for all.

Sincerely,

[Redacted Signature]

Date 5-13-17

Name Coni Keth

Address [Redacted]

Date 5-13-17

Name Shirley Steinmacher

Address [Redacted]

Date 5-16-17

Name Leanne Steinhilber

Address [Redacted]

Name Scott Schoonover

Salt Lake City, UT  
6/16/17

October 3, 2016

Planning Department  
Salt Lake City  
895 North 900 East  
American Fork, UT 84003

**RE: ALLEY VACATION PETITION  
1249 EAST CRYSTAL AVENUE**

Dear Planning Staff,

On behalf of myself, Scott Schoonover 1249 East Crystal Avenue, and Coni Reay 2623 South Highland Drive, I respectfully submit a petition to vacate a section of the public alley that runs the entire west side of my property. The other two property owners that abut this section have signed this petition, have been spoken to in person, and agree to the vacation as it does not adversely affect their properties and will help significantly with current crime in the neighborhood (refer to Exhibit A below).

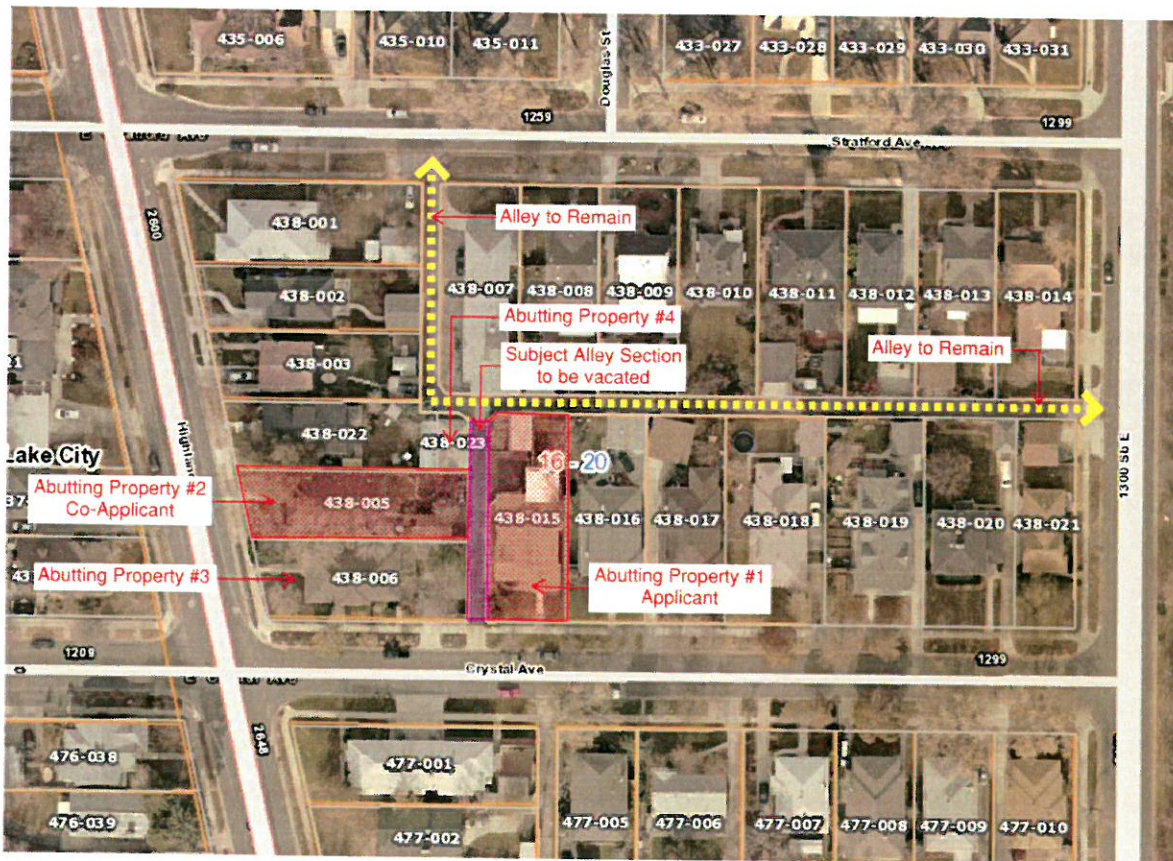


Exhibit A

According to Salt Lake City Code 14.52.020, Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys, the city will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack of Use
- B. Public Safety
- C. Urban Design
- D. Community Purpose

The primary reason we would like to vacate this alley is we believe that it satisfies the “Public Safety” policy. As per the definition in the code, “The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area.” We truly believe that this alley satisfies not only one of these criteria but four out of five: significant crime, unlawful activity, unsafe conditions, and to some extent blight.

Since my wife and I purchased our property in January 2015, we have experienced numerous mischievous and criminal activities in this section of the alley. In addition, several neighbors abutting the alley have experienced the same types of crimes and vandalism. Personally, we have had a table stolen, our cars broken into (several times), drug paraphernalia and needles in baggies found near our back door (which opens to the alley), garbage found in the alley every morning (from vagrants hanging out in the alley at night), just to name a few. Our neighbors that abut this section of the alley have had their vehicles broken into, car parts stolen, and similar paraphernalia left on the ground by their homes. This section of the alley is very dark and has become a short cut at night through our neighborhood for vagrants and a type of transient corridor which we all feel encourages criminal activity in general.

Blight is also a concern. The maintenance of this alley is merely non-existent, the asphalt has deteriorated and become full of potholes and cracks with numerous weeds, tree and shrub suckers, and other noxious plant material that has filled within the cracks and voids along the sides. We have been maintaining the alley way along with Coni Reay at our own expense, even to the extent of black topping it when it became un-drivable.

The secondary reason we would like to vacate this section of the alley is we believe that it satisfies the “Lack of Use” policy. As previously mentioned, the subject alley section is primary access to garages for only two properties, myself Scott Schoonover and Coni Reay the co-applicant. No other properties use or require access through this section. As a matter of fact, the subject alley section is very narrow and difficult to maneuver through the “T” intersection at the north end. Because of this, both the applicant and co-applicant do not use the access to the north and only use the access which opens to Crystal Avenue to come and go.

In summary, this section of the alley has become a public safety issue and encourages criminal activity and is only used by myself Scott Schoonover and Coni Reay to access our properties. Based on the information provided above and contained within the application, we believe vacating this section of the alley is appropriate and meets the criteria outlined in the city code. Ms. Reay and I humbly request that the public alley be vacated.

Please don't hesitate to contact me if you have any questions or need additional information. Thank you for the consideration and we look forward to the possibility of speaking with you in person.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Schoonover".

Scott "Skip" Schoonover, PLA, ASLA  
Principal Landscape Architect  
[scotts@mcneileng.com](mailto:scotts@mcneileng.com)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 72, HIGHLAND PARK PLAT "A", AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE WEST 12.00 FEET TO THE SOUTHEAST CORNER OF LOT 73, OF SAID HIGHLAND PARK PLAT "A"; THENCE NORTH ALONG THE EASTERLY LINE AND LINE EXTENDED OF SAID LOT 73 A DISTANCE OF 125.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF LOT 75 OF SAID SUBDIVISION; THENCE EAST 12.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 72; THENCE SOUTH ALONG SAID WESTERLY LINE 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,500 SQ. FT. OR 0.034 ACRES

Hi Kelsey,

I'm sending you a compilation of incidents and information from Scott, Coni and myself.

We have been trying to recover records of all the events that have taken place in the alley over the last 2 years and have only received 3 report numbers for the many times we have either had transient activity or a crime in this stub of the alley, 15-805381, T17008342, and 17-801419. We've been told by the SLC police that it is not a crime for transients to walk the alleys or leave carts and belongings, it is public property. This is why we want the closure, we can't tell anyone to not hang out by our back doors whether it is suspicious or not (our back door, our main entrance, is within 3 feet of the public area).

Also, Coni Raey, the co-applicant, has informed me she has always called the SLC police department at the non-emergency number, either having a police officer come out or given the information over the phone. The police department told us recently those are dispatch calls and we cannot get records. We didn't know we should be collecting reports, or know there aren't records for dispatch calls, or we would have been filing differently for the last few years.

Anyway, here is a list of the things that have been going on. I also have attached a few photos of some of the items left behind by the transients that walk the alley way looking for things to steal, a place to sleep or a place to do drugs. None of which are crimes according to SLC police which makes it difficult to deal with.

- A shooting and subsequent arrests that took place in the alley about three years ago, Coni called 911 and gave the person shot medical assistance. Obviously, there is a record of this but I could not get it.
- Table stolen from our porch, see report number 15-805381.
- Syringes found on the ground within feet of our back door.
- Transients loitering by our cars and back doors, some obviously intoxicated. (none of this is a crime according to police and we were encouraged to close the alley to avoid this activity).
- The past year Coni has woken up to her gate and garage key pad wide open.
- Missing items from our back yard and garage, see report number T17008342.
- Cars broken into while parked in the parking spot behind both our homes, also visitor's cars have been broken into, has happened on several occasions. (see report number 17-801419).
- Ball caps with tags attached, appear to be stolen, left by Coni's garage entrance.

- Have found vagrants sleeping in or by our carport. Asked them to leave and called the police, they did not come out since the person left.
- Shopping cart full of belongings left outside Coni's garage door. Police called, we were informed not a crime or illegal and we would have to arrange for the removal, the person came back and retrieved it before we could act.
- Empty liquor bottles left in the alley, appearance that people are hanging out in the alley by our homes at night, especially by our side fence on the west side of our home.
- Have witnessed drug deals going on in the alley, the police have been called, but again informed now that those are dispatch calls which we cannot get a record of.
- People who don't live in the immediate area sneaking around and acting suspicious in the alley way, again not a crime but disturbing.
- Vagrants walking through the alley way stopping to look at homes. Possibly casing the area to see when people leave for work or what is accessible to steal. Again, not illegal for them to do.
- Occasional graffiti, again happening at night.
- We also have a registered sex offender renting a unit directly behind us on the alley way, he does walk the alley frequently even though he lives on the other end, again not a crime, but they are registered for a reason to help keep the public aware and safe.

We are very exposed on this stub of the alley and in hind sight I wouldn't have bought this house for this very reason. Now we have sunk a lot of money into our old home hoping to remain here but probably won't if we can't get this situation under control. The growth of Sugar House, has and will, only make it worse.

Please let me know if there is something else you need.

Thanks,

Jeanette









## ATTACHMENT F: ANALYSIS OF FACTORS

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### **Alley Vacations**

Salt Lake City Code, Section 14.52.020: Policy Considerations for Closure, Vacation or Abandonment of City Owned alleys

The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack of Use:** The city's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an onsite inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right of way;
- B. Public Safety:** The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area;
- C. Urban Design:** The continuation of the alley does not serve as a positive urban design element; or
- D. Community Purpose:** The petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.

**Discussion:** The subject alley is requested to be vacated due to public safety, which is associated with Factor B. The applicants applied to vacate the alley because of an increased crime rate, vagrants and paraphernalia left within the neighborhood. The applicants would like to fence or wall off the northern portion that is proposed for vacation. The proposed wall or fence are in order to cut off pedestrian access through the interior of the block and to limit potential crime.

**Finding:** The applicants suggest that the increased crime rate and suspicious and unwelcoming behavior is associated with the alley, which is established by the submitted written narrative and the email from the police representative. The proposed alley vacation does comply with Policy Consideration B. The additional listed considerations are not applicable to the proposed alley vacation.

### **Analysis Factors**

#### **Salt Lake City Code, Section 14.52.030.B: Processing Petitions – Public Hearing and Recommendation from the Planning Commission.**

- 1. The city police department, fire department, transportation division, and all other relevant city departments and divisions have no reasonable objection to the proposed disposition of the property;**

**Discussion:** Staff requested review comments from pertinent City Departments and Divisions. Comments were received from the Transportation Division, Engineering, Building Services and Public Utilities.

**Finding:** The appropriate City Departments and Divisions have reviewed this request and have no objections to the proposed disposition of the property.

- 2. The petition meets at least one of the policy considerations stated above;**

**Discussion:** The proposed alley vacation was submitted with information for Policy Consideration (B) for Public Safety.

**Finding:** The petition satisfies Policy Consideration (B) for Public Safety.

**3. Granting the petition will not deny sole access or required off street parking to any property adjacent to the alley;**

**Discussion:** The applicants are proposing to record a cross access easement for vehicles and pedestrians for the properties directly abutting to the east and west of the subject alley. 1249 East Crystal and 2623 South Highland Drive will have continued access to the rear of their property and their off-street parking area. 2635 South Highland Drive will receive access with the recorded easement, in order to grant any future desire to construct a garage or access off-street parking. Additionally, 2619 S. Highland Drive does contain access to the detached garage through the northern alley entrance. However, the thorough fare would cease, causing property owners and residents to access their property from the eastern or northern access. While the abutting property owners will retain access, the remainder of the block will be directly impacted. This proposal does affect the remainder of the surrounding property owners.

**Finding:** Granting the petition would deny southern access for the remainder of the alley network.

**4. Granting the petition will not result in any property being landlocked;**

**Discussion:** Should the portion of the alley be vacated, none of the four directly abutting parcels will be landlocked.

**Finding:** Granting the proposed alley vacation will not result in any property being landlocked.

**5. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the city, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;**

**Discussion:** The disposition of the subject alley will result in a use of the alley property which is otherwise contrary to the policies of the city. Vacating the proposed portion of would cease a midblock walkway and vehicular access by eliminating the connection between the north to south and the east to west alley segments.

**Finding:** The proposed alley vacation does not meet this factor.

**6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within twelve (12) months of issuance of the building permit;**

**Discussion:** If the proposed alley vacation was approved. The applicants would be required to record a cross access easement that guaranteed pedestrian and vehicular access. The easement would also allow the subject property located at 2635 South Highland Drive to build a garage and access from the alley at any point in the future.

**Finding:** The proposed alley vacation does meet this factor.

**7. The petition furthers the city preference for disposing of an entire alley, rather than a small segment of it; and**

**Discussion:** The proposed alley vacation does not include the entire alley. A small 125 foot segment is proposed for vacation which would eliminate a through north to south access point, as well as an access to the eastern portion of the block.

**Finding:** The proposed alley vacation does not meet this factor.

**8. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.**

**Discussion:** Two of the four abutting properties utilize the southern alley access point to gain access to the rear of their lot and their off-street parking. 2619 South Highland Drive utilizes the northern alley access and 2635 South Highland does not have a garage or off-street parking access from the alley.

**Please note, staff received several comments concerning access.** The neighbors to the north, west and east currently utilize the subject alley to access the rear yard.

**Finding:** The proposed alley vacation does not meet this factor.

## **ATTACHMENT G: PUBLIC PROCESS AND COMMENTS**

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Notice of the application was sent to Sugar House Community Council on June 19, 2017. The applicant attended the Sugar House Land Use Committee Meeting on July 17, 2017. The Sugar House Land Use Committee took a vote during the meeting, which was unanimously in support of the proposed alley vacation. The Sugar House Community Council also submitted a letter of support for the proposal, which is attached below.

### **Open House**

The applicants attended a Planning Division Open House on July 20, 2017. Five (5) members of the public were in attendance and Planning Staff received five (5) public comments, which are attached below.

Notice of the public open house meeting was mailed on July 8<sup>th</sup>, 2017.

Staff has received additional public comments, which are attached below.

### **Planning Commission Notice**

Public hearing notice was mailed on October 26, 2017.

Public notice posted on the City and State websites and sent via the Planning Division list serve on October 26, 2017.

The public hearing, which was noticed on October 26, 2017, was postponed due to the lack of required signatures.

The item was rescheduled to run consecutively with the proposed amendment, notices were mailed on March 24, 2018.

The property was posted on April 2, 2018.



## Recognized Organization Input Notification

### Proposed Alley Vacation / Closure

**TO:** Landon Clark, Chair, Sugar House Community Council  
Dianne Leonard, Salt Lake Community Network

**FROM:** Kelsey Lindquist, Principal Planner, Salt Lake City Planning Division  
([kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or 801-535-7930)

**DATE:** June 22, 2017

**RE:** PLNPCM2017-00478 Crystal Avenue Alley Vacation

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The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

**Request Type:** Alley Vacation/Closure

**Location:** 1249 East Crystal Avenue

**Zone:** R-1/5000, Single-Family Residential

**Request Description:**

Scott Schoonover, an adjacent property owner, has initiated a petition to vacate a 125-foot section of alley in order to incorporate the land into the neighboring residential properties to provide for a safer surrounding environment. The alley is located between Highland Drive and 1300 East, the alley runs north to south off of Crystal Avenue.

I have attached information submitted by the applicant relating to the project to facilitate your review as well as an information sheet that outlines the project area clearly.

### Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

**August 7, 2017**

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision making process.

### Open House

**The Planning Division will be holding an Open House to solicit comments on this project.** The Open House will be held on **July 20, 2017** at 5:00 PM. I will forward a location of the Open House for your information.

## **Comment Guidance**

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

## **Approval Criteria for the Alley Vacation/Closure Request**

For your reference, the following are criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

1. The city police department, fire department, transportation division, and all other relevant city departments and divisions have no reasonable objection to the proposed disposition of the property;
2. The petition meets at least one of the policy considerations stated above;
3. Granting the petition will not deny sole access or required off street parking to any property adjacent to the alley;
4. Granting the petition will not result in any property being landlocked;
5. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the city, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within twelve (12) months of issuance of the building permit;
7. The petition furthers the city preference for disposing of an entire alley, rather than a small segment of it; and
8. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

## **Comment Submission Address**

You may submit your written comments via e-mail to [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or mail them to:

**ATTN Kelsey Lindquist**  
**Salt Lake City Planning Division**  
**451 S State St Rm 406**  
**PO Box 145480**  
**Salt Lake City UT 84114-5480**

If you have any questions, please call me at (801) 535-7930 or contact me via e-mail.

## Sugar House Community Council Forwarded Information

August 11, 2017



TO: Salt Lake City Planning Commission

FROM: Judi Short, Land Use Chair  
Sugar House Community Council

RE: Alley Closure 1249 E Crystal Avenue PLNPCM2017-00478

At the July 17 meeting of the Sugar House Community Council Land Use Committee (LUZ), we discussed the request to close the alley as described in the staff report.

We put flyers all around the block from Highland Drive up Stratford, across 1300 East, and down Crystal Avenue back to Highland Drive. We had email comments from some of the neighbors, and you can read those in my attachment to this letter. Because this alley forms a 'T' in the middle of this block, and behind the houses along Highland Drive, we were particularly focused on the properties that abut the section to be closed, from Crystal Avenue to the alley in the middle of the block. We heard, either by email comments, or by attendance at the LUZ meeting that all the neighbors who directly abut the proposed to be closed section of the alley, were in favor of the closure. Those in attendance agreed that this was a reasonable request. Those affected report of people coming directly from the liquor store half a block away to drink alcohol, or homeless who hide in this section to sleep.

We have since learned that because this request affects two alleys, this has been noticed again and planning is waiting to hear from everyone on the main part of the alley. We did flyer them, but heard from no one. We think it is because all of those people still will have access to the part of the alley they need so they can use their garages.

We recommend that this section of the alley be closed. The remaining part of the alley will still provide access to those who need it.

### Attachments:

1249 Crystal Avenue Neighbor Comments

## **1249 Crystal Avenue Neighbor Comments**

Joy Beightol <Joy.Beightol@zionsbancorp.com>

to me, jcbeightol

Dear Ms. Short,

I have lived in two different homes that are within feet of the alley at 1249 East Crystal Ave since 1992, and I think closing the alley is brilliant and wish I had thought of it while I lived at 2623 South

Highland Drive. The alley has been a constant source of crime. I personally know 2 homes were burglarized because of alley access, I caught someone trying to steal a trailer that was parked in the parking space at 2623 South Highland, and my son witnessed a car leaving the scene of a shooting that took place in the duplex on the alley. In addition, graffiti was painted on the garage that's located on the alley numerous times. It's very easy for criminals to enter and exit quickly because of the straight shot from Stratford to Crystal.

I am respectfully submitting my support of the alley closure.

Thank you,  
Joy Beightol

[REDACTED]  
Salt Lake City, UT 84106  
[REDACTED]

**Coni Reay** [REDACTED]

Jul 13 (6  
days  
ago)

to me

Judi, this is Coni Reay at 2623 Highland Drive. I would like to express my support in the closure of the alley access behind my home. In the 7 years that I have owned my home we have had a shooting, car break-ins  
Vagrants wandering through the alley way and found drug paraphernalia. I have woken in the morning to find my back gate left open and often feel unsafe. I think by closing this small section we can discourage the activity in the alley therefore creating a safer environment for our neighborhood.

Thank you  
Coni  
Sent from my iPhone



**Katie Thomas** [REDACTED]

Jul 13 (6  
days  
ago)

to me

Hi Judi,

My name is Katie Thomas, I live at 1262 E Crystal Ave.

My husband Chris Thomas and I are in support of closing the alley at 1249 E Crystal Ave.

Until recently we had 9 children under the age of 10 on our small block, (recently 5 have moved). They are often riding bikes, walking, or playing in the neighborhood. We get quite a bit of people cutting through that are just going through the alley to get to Stratford. If the alley is closed to through traffic I feel it will reduce overall cars on Crystal and make is a safer place for our children.

Additionally, the alley that goes parallel to Crystal and Stratford is not accessible by any of the residents on Crystal, except 1263 which has a double sided garage. Alley access is only being used by residents of Stratford, or other traffic just cutting through. As I understand, this won't eliminate anyone's access to their garage or even the alley, it will just require the residents of Stratford to use their own street instead of Crystal.

And lastly, a few months ago there was a renter in the neighborhood that we suspect was dealing drugs. He used the alley as a coordination point for his drop-offs with his clients. He has since

moved (to rehab apparently). But the alley is a very convenient location for criminal behavior that we would like to keep out of our neighborhood. If we remove the ability to have through traffic in the alley it will reduce the likelihood for a repeat issue.

Thank you for your consideration.

Katie and Chris Thomas

Hi Judi,

My name is Shirley Steinmacher.

My husband, Bob Copenhafer, and I are very much in favor of vacating the alley from 1249 E Crystal Avenue north about 150 ft.

We live at 1256 E Crystal Ave, across the street. We live along the alley that runs between Crystal and Malvern Avenues.

I am happy we don't also have an alley behind our house running east west. That alley was vacated a long time ago, and the homes on either side gained 6 ft of yard, but the right of way for power lines remains, which is fine.

Reasons we like the idea of vacating the alley by 1249 E Crystal:

- 1) Living along an alley ourselves, we know all about strangers partying in the alley behind our house, leaving alcohol bottles, syringes from illicit drug use, food wrappers, and other trash. We clean the alley and pull weeds every week and always find trash.
- 2) We caught strangers jumping up onto our back fence and picking apples off the tree IN our yard (alley does a dog leg so we have some alley behind us too). (general vote against free access alleys)
- 3) Strangers wearing backpacks walk or ride bikes up our alley and the alley in question and try to open garage doors and gates. I have witnessed thieves stealing things from my neighbors several times.
- 4) Homeless/vagrants were using the alley behind and beside 1249 E Crystal to access the back entrance to a garage of a neighbor who was out of town. They would leave the garage door open, leaving trash consistent with a longer stay at the garage.
- 5) More than one tenant in the apartment building on the alley in question drives out of the alley into Crystal at great speed, playing loud music. When we ask one in particular to please slow down, he shouts nasty things back at us.
- 6) If that alley were closed at the halfway point as I think they are planning, the apartment tenants will still have 2 ways to enter and exit the alley east-west Highland to 1300 E and north from Stratford.
- 7) Our neighborhood in particular is a favorite target for burglars because we are directly off I-80 and thieves can make a quick getaway. People who do not live along these alleys are seen driving them slowly, looking into yards.

Thank you,

**Shirley Steinmacher, P.G.**

CH2M / SLC

Ms. Short,

My name is Mehul Asher. I own and live in the house at 2635 Highland Dr/1233 East Crystal Ave, which abuts the alley in question to the south right at the road access point off Crystal Ave.

I am in favor of the partial closure as gesture of goodwill to my neighbors. My main concern would be is if it would affect my property rights, and even then that would depend on the affect. My neighbor that is spearheading this effort didn't think it would affect my property in any way. I don't use the alley for any vehicle traffic, I do use it to for foot access to a back gate to my yard.

If you think there is anything I should be aware of and reconsider my support then I would be very appreciative of any input you would give me. I am not very knowledgeable about this stuff. Thank you for your time.

**Mehul Asher**

Jul 13 (6  
days  
ago)

to me

i don't have garage accessed off the alley at present. i would like to preserve any rights i have to build a garage that would require alley access if i have those rights at this time.

my understanding was with a alley vacation it would turn into a private drive and that it would remain a paved area in perpetuity, no one could build on it, expand their fencing or place any structure on to it. please let me know if i am mistaken.

no one has mentioned that i would have to purchase the land from the city. if that is the case i would need to know more about the purchase cost and any future costs that may be my responsibility before i can give my support.

i know it is not your job to advise me on this and i appreciate any help you give me in the matter. thank you for taking the time to serve the community.

**Mehul Asher**

Jul 13 (6  
days  
ago)

to me

Please do see if the planner can give me some guidance to the questions I have.

And I will follow your suggestion. Please put me down for approval of the closure pending my satisfaction with the issues I have mentioned in my previous emails.

I work evenings and may not be able to attend the meeting. If i can get away then I will see you there and look forward to meeting you.

## Email Comments:

### Lindquist, Kelsey

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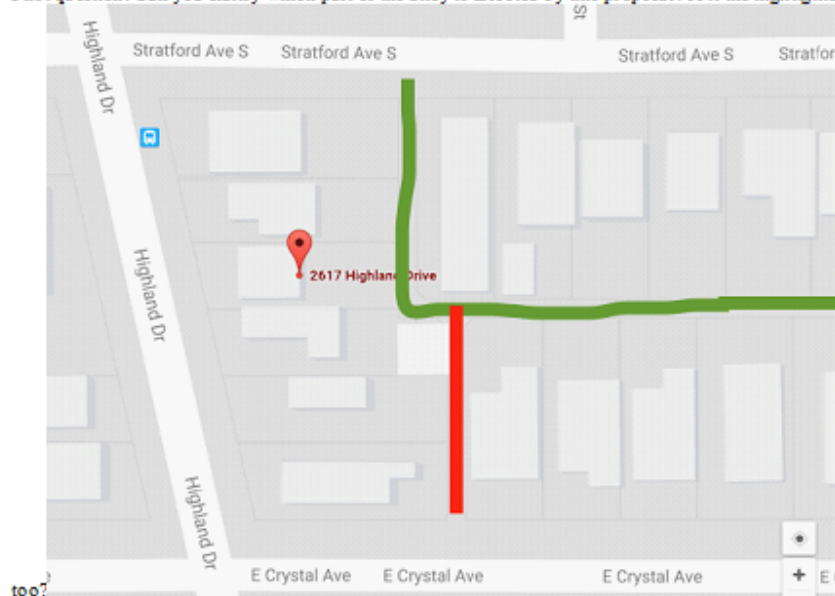
**From:** Anna Trujillo [REDACTED]  
**Sent:** Thursday, July 27, 2017 1:59 PM  
**To:** Lindquist, Kelsey  
**Subject:** Crystal Avenue Alley Closure

Hi Kelsey,

I'm hoping you can provide information regarding the proposal to close the alley between Highland Drive and 1300 East. We reside at 2617 Highland Drive and we use that alley regularly to get our drive way/parking spot so I'm concerned about that being taken away.

Based on the notice, it appears we missed the open house learn more about this so your help is appreciated so we can understand whether we are impacted by this.

First question: Can you clarify which part of the alley is affected by this proposal? Is it the highlighted alley in red or the green section



too?  
Second question: The request includes a comment about providing a safer environment. Has there been an incident(s) with individuals and/or vehicles while passing through any section of this alley?

If it is section in red getting closed I am concerned about that potentially creating more traffic for the sections in green, especially the alley that is access from Stratford Avenue. That part of the alley has multiple properties, including apartments that houses little children. I think the possibility of increased traffic through that section could actually be safety hazard.

Third question: Has this proposal been approved? If not, what other steps are planned and will there be any opportunities to discuss further?

Fourth question: Was this proposal made by the city or the property owner(s) in the surrounding area?

I apologize we were not present at the open house held on 7/20/17 and appreciate you taking the time to answer my questions. I'm sure you'll provide clarity that will help us understand this more.

Please feel free to respond to this email or call me on cell number below. I look forward to hearing from you

## Lindquist, Kelsey

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From: [REDACTED]  
Sent: Wednesday, August 02, 2017 7:33 AM  
To: Lindquist, Kelsey  
Cc: Michael Lee  
Subject: Re: Crystal Avenue Alley Closure

Hi Kelsey,

Thank you for the speedy response! I apologize mine has been delayed. I would appreciate if you could add my comments to the report. Bottom line, we are not a fan of this change. We use that alley regularly and although I can't speak to claim of it being a gathering place for individuals (since I do not have a line of sight to that alley portion), I can confidently say we don't have that problem with the alley directly behind our house. If we close that alley part off, why not close the entire section? Or make it private somehow? It seems like the entire space would have the same issues that have been claimed.

When is the hearing on this? Can the public attend? Also, it appears the alley is already closed off. With cones and garbage cans so that doesn't align with the fact that it hasn't been approved yet. Can you provide insight on that?

Thank you so much for your help and responses.

Anna Trujillo  
[REDACTED]

On Jul 27, 2017, at 2:09 PM, Lindquist, Kelsey <[Kelsey.Lindquist@slcgov.com](mailto:Kelsey.Lindquist@slcgov.com)> wrote:

Anna,

1. The only section proposed for vacation is the section in red. The green section is not proposed to be vacated.
2. The applicants have explained that the alley has become a gathering place and thoroughfare for pedestrians that have vandalized, left trash, etc.. Additionally, the neighbors have expressed a general concern of not feeling safe, due to the alley.
3. No, the proposal has not been approved. The proposal attended a Community Council Meeting and an Open House. The next step is a Planning Commission hearing and then City Council.
4. The petition was submitted by a neighbor, with the majority of signatures from the abutting neighbors.

It's okay that you missed the Open House. These comments can be included in the Staff Report or you can forward additional comments that can be included. I am also happy to schedule a meeting with you to discuss the proposal. If you have any additional questions, please let me know.

Sincerely,

Kelsey Lindquist  
Principal Planner

COMMUNITY AND NEIGHBORHOODS

## **Lindquist, Kelsey**

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**From:** [REDACTED]  
**Sent:** Thursday, August 31, 2017 5:49 PM  
**To:** Lindquist, Kelsey  
**Subject:** Crystal Avenue Alley Closure app number PLNPCM2017-00478

Hi Kelsey,

We spoke a few weeks ago and discussed my concerns about the closure and if it will eliminate access to my property. My neighbors told me that may have caused some confusion about my support for the closure so I wanted to send you this email in order to clarify. I'm in agreement with Scott thus far. I have to see a final access agreement before giving 100% of my support but I think we're 99% there. I would not want that ongoing process to be a reason to stall or reject the closure.

Was surprised to hear from my neighbors that the application to partially close the alley was deemed incomplete. Any reason why that was not addressed earlier in the process before the open house?

Please let me know if I can do something to help with your recommendation. I urge you to consider the safety and peace of mind of my neighbors in your decision.

Thank you for your time,

Mehul Asher  
[REDACTED]

**Sent:** Tuesday, October 24, 2017 7:09 AM  
**To:** Lindquist, Kelsey  
**Subject:** PLNPCM2017-00478

My name is John Eresuma of Eresuma Family LLC and I own the property at 2619 S Highland Drive. This email is to request my name be taken off of the petition to close the alley access between Crystal Avenue and Stratford Avenue. At this time I have realized the hardship and inconvenience it would be for me and my tenants to have this alley access closed off especially in the winter months. Thank you, John Eresuma

Kelsey,

The avenue continues to be closed with cones and at times, garbage cans. I have not received a notice of a public hearing, has one been scheduled yet? My husband spoke with the individual requesting this alley closure and she indicated the closure request will be or has been approved. Is this correct? If this is the case, I'd like to understand the details such as when the public hearing occurred, why we didn't receive notice of the hearing, when the wall will be built, and whether there is anything else we can do to stop this.

Another question/concern I wanted to present is the state of the entrance from Stratford Avenue. The paved gravel continues to break up and I'm sure it will worsen after it is exposed to more ice and snow this winter. If the closure has indeed been approved then I'm hoping you can help me understand who could help improve the entrance on the other side since the traffic has increased through that side.

Thanks in advance for your response and help on this.

- Anna Trujillo

**Sent:** Tuesday, February 27, 2018 4:09 PM  
**To:** Lindquist, Kelsey  
**Cc:** Oktay, Michaela; Michael Lee  
**Subject:** Re: Crystal Avenue Alley Vacation

Hi Kelsey,

Thanks so much for letting me know. Can you tell me what the percentage currently is and what amendment is proposing? You mentioned you think the petition to vacate would run consecutively with the amendment. Does this mean if the amendment is approved and the required (amended) percentage of signatures has already been obtained, the alley will be vacated? I want to make sure I understand that piece before I provide comments or inquire if there's anything I can do to stop this.

Thank you!

On Wed, Feb 21, 2018 at 8:12 AM, Lindquist, Kelsey <[Kelsey.Lindquist@slcgov.com](mailto:Kelsey.Lindquist@slcgov.com)> wrote:

Anna,

I wanted to follow-up on the proposal to vacate a portion of the alley located between Crystal Avenue and Stratford Avenue. There has been a petition initiated to amend the percentage requirement for alley vacations, in regards to signatures obtained by abutting property owners. This petition is currently being processed by Mayara Lima, which is tentatively scheduled to go to the Planning Commission sometime in late April. The application for the Crystal Avenue alley vacation will likely run consecutively with the proposed amendment, due to the percentage of signatures obtained. If you have any questions, please don't hesitate to contact me. Additionally, if you wish to submit additional public comments please let me know. Thank you.

Sincerely,

Kelsey Lindquist

Principal Planner

**Sent:** Friday, March 9, 2018 2:46 PM  
**To:** mavara.lemma@slcoov.com  
**Cc:** Lindquist, Kelsey  
**Subject:** Alleyway on Crystal Avenue

Hello Mayara and Kelsey,

I am writing write to express my opposition to the closing/privatization of the alleyway on Crystal Avenue in Salt Lake City.

My husband and I own and live in the home at 2607 South Highland Drive and frequently use the alleyway off Crystal Avenue to access our carport, which is the main point of entrance to our home.

In the Winter, the alleyway off Stratford Avenue is too steep a grade for our vehicle to climb, so we enter solely through the alleyway on Crystal Avenue. If this entrance were no longer accessible, we would be forced to park our vehicle in an uncovered location. We have had to do this once this year because of snow accumulation and it resulted in water damage to our vehicle due to an unknown cracked seal.

In addition, I feel that closing that alleyway would pose a safety issue in case of emergencies since all residents would be exiting one-way.

I appreciate your efforts in this matter and please let me know how this case proceeds.

Thank you,  
Sarah Daanen

**Sent:** Friday, March 30, 2018 12:18 PM  
**To:** Lindquist, Kelsey; Lima, Mayara  
**Cc:** Oktay, Michaela; Michael Lee  
**Subject:** Re: Crystal Avenue Alley Vacation

Hi Kelsey,

Thank for your information and my apologies for the delay in my response. Below are our comments regarding the closure. I am adding Mayara to this email as well so she is aware of the previous correspondence between us. Mayara, can you add my comments regarding the petition from this email? Let me know what is easiest for you.

Regarding the petition to lower the percentage, we are 100% against this. When the first petition was submitted to close the alley we were against that and this measure would only make that option more possible.

Our Rationale:

1. We use that alley everyday, it is our preferred way to get to our driveway. It is easier to use when the pavement is covered in snow.
2. It's important to have two exits, there are have been times where I have attempted to exit or enter on the Stratford entrance while someone else was trying to exit. Stratford has street parking and is already very narrow so having to figure out a way to move so my neighbor could exit was not ideal.
3. There's also the safety concern, if there was a need for multiple people to leave at the same time, that would be a mess having FIVE households (more cars than 5), attempting to exit at the same time.
4. Bottomline, it is shared space and when multiple people use it, it doesn't make sense to take that convenience away from many to save two people from what is considered standard city living concerns; such as people passing through and the risk of property being stolen. The reality is, if one chooses to live closer to a city, then one should take extra measures to ensure property is secure.

Please let me know if you need anything else to get our comments submitted. In addition, please let me know when meetings are scheduled regarding the petition. Thank you!!

Anna Trujillo & Michael Lee

**From:** Pamela Eresuma - eresuma@qscm.com  
**Sent:** Monday, March 19, 2018 5:20 PM  
**To:** Lima, Mavara  
**Cc:** Lindquist, Kelsey  
**Subject:** Alley closure

Ms. Lima,

We are writing in concern of the alley closure from Crystal Avenue to Stratford Avenue. We have owned the duplex

at 1244-1246 Stratford Avenue for over 30 years and have always used this alley. Several people including our

tenants use this entrance which is much easier especially in the winter months. The entrance from Stratford

Avenue is much steeper and harder to come up with snow and ice in the winter. We also feel in an emergency

of any kind, it would be much safer to have two exits. Right now there are 5 residence that use this alley on a

daily basis. We strongly feel it would be great advantage to keep the alley open. Thank you for reading our

concerns and if you have any questions please feel free to call.

John & Pamela Eresuma



**Subject:** Case Number PLNPCM2017-00478

Good afternoon Amy and Kelsey,

I'm sending a quick note in support of the Crystal Avenue Alley Vacation at approximately 1249 E Crystal Ave and 2623 S Highland Drive, Case Number PLNPCM2017-00478 (Legislative matter). My husband and I live on the continuation of this alley, on the south side of Crystal Avenue. We have lived here for 17 years and have seen many questionable alley activities over the years on both sides of the street that we feel will be at least partially mitigated by the closure of at least part of the alley. We \*highly support\* the vacation of the alley segment on the north side of Crystal.

Thank you for your consideration,

Shirley J. Steinmacher

And

Robert B. Copenhafer

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**Open House Comments:**

**SIGN IN SHEET**

**MEETING FOR:** Petition PLNSUB2017-00478 Crystal Avenue Alley Vacation

**DATE:** July 20, 2017

**PLEASE PRINT**

FULL NAME	MAILING ADDRESS (INCLUDE ZIP CODE)	PHONE #
MART KIRSTIE O'CONNOR		
Coni Reay		
Bob Copenhaver		
Shirley Steinmacher		

OPEN HOUSE  
PUBLIC COMMENT FORM

July 20, 2017



Planning and Zoning Division  
Department of Community and Economic  
Development

Crystal Avenue Alley Vacation-PLNPCM2017-00478

Name: Shirley Steinmachar

Address: [REDACTED]

SLC UT Zip Code 84106

Phone: [REDACTED]

Comments: I am in FAVOR of vacating the alley (partial) between Crystal Ave and halfway down toward Stratford. We also live on the alley, as it continues across Crystal. We have a great deal of bike and foot traffic of shady characters testing garage doors & gates leading from the alley. Men have been spending time in alley with backpack. They rob from the garages & put in packs & then ride off. We have had strangers open our gates and let our

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 [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

dogs out. There is, on a weekly basis, alcohol bottles, syringes from drug use (less often), and/or trash from strangers hanging out in the alleys in the neighborhood. I would love for part of the thru highway to be cut off. Also, drivers from apt. bldg on Stratford speed out of alley onto

Crystal Avenue. nearly hitting pedestrians. Closest! Care for it!

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**July 20, 2017**



Planning and Zoning Division  
Department of Community and Economic  
Development

**Crystal Avenue Alley Vacation-PLNPCM2017-00478**

Name: Bob Copenhagen

Address: [REDACTED]

SLC UT 84106

Zip Code

Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

Comments: I believe that the proposed alley vacation will reduce the amount of vagrant traffic, reduce crime, reduce the potential for crime, & make the neighborhood safer for everyone. As the alley is currently configured, it is too easy for people to use it as a drug trafficking corridor and as a means to easily get away after committing a crime.

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**OPEN HOUSE  
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**July 20, 2017**



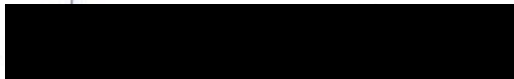
Planning and Zoning Division  
Department of Community and Economic  
Development

**Crystal Avenue Alley Vacation-PLNPCM2017-00478**

Name:

Misty Sirotnis

Address:



SLC UT 84106

Zip Code

Phone:



Comments:

I am strongly against this. Stratford Entrance is way to steep in winter. My car won't make it up it and I will be forced to move. the other alley is too skinny for a firetruck to get down. There are lots of branches and it scratches your car down the alley also very steep. In the winter both of the entrances are ice and most "cars" cannot make it up them. Also there is usually a car at the bottom and I have almost slid

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into it going down stratford entrance.  
I have live here for a year and almost 8 months, to my knowledge there has been 1 crime incident where cars were broke into. That was over a year ago. →

if you truly want a safer neighborhood this will not solve it. I think it is a fire hazard, and a fire truck needs to be able to get up there, should a fire happen. Also plenty of car wrecks in the winter.

Thanks for taking the time to read this.

Misty Sustins

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**July 20, 2017**



Planning and Zoning Division  
Department of Community and Economic  
Development

**Crystal Avenue Alley Vacation-PLNPCM2017-00478**

Name:

Coni Reay

Address:



SLC

LA

Zip Code

84106

Phone:



Comments:

I am in favor of closing this portion of the alley for safety at my home. We have many people walking through. I have had cars broken into - found my gate open when I wake up. My garage door has been pried to open. We find empty liquor bottles, drugs paraphernalia etc. This is my only access to my home & I would love to improve it for the safety of the neighborhood.

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 [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**July 20, 2017**



Planning and Zoning Division  
Department of Community and Economic  
Development

**Crystal Avenue Alley Vacation-PLNPCM2017-00478**

Name:

Wally O'Connor

Address:

[REDACTED]

SLC UT

Zip Code 84106

Phone:

E-mail:

[REDACTED]

Comments:

I FULLY SUPPORT AND HOPE TO  
ALLOW THE PORTION OF THE CRYSTAL ALLEY TO BE  
VACATED BY THE ADJOINING PROPERTY OWNERS. OUR  
ALLEYS ARE BECOMING SKETCHY WITH STRANGERS WANDERING  
LEAVING EMPTY LIQUOR BOTTLES AND THEFT. FOR THE SAFETY  
AND COMMON SENSE, THE HOMEOWNERS SHOULD BE GIVEN THE  
ABILITY TO CLOSE OFF AND CONTROL THEIR ONLY ACCESS  
TO THEIR GARAGES. THANK YOU FOR YOUR CONSIDERATION.

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 [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

## **ATTACHMENT H: DEPARTMENT REVIEW COMMENTS**

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**Building:** No comments.

**Engineering:** Comments on the legal description.

**Fire:** No comments.

**Police:** Please see the comment attached below.

Hello Kelsey,

I checked this location and from a police officer perspective, I see no reason to not allow the portion of the alley way running north/south to be blocked. As far as data related to a crime problem, I do not have many calls regarding the alley way but, I have urged residents to call in anything suspicious or illegal and to request a case number or call log number of the incident.

Please contact me with any questions.

Best Wishes,

Josh Ashdown  
SLCPD CIU  
801-799-3127

P.S. Jeanette and Connie, I sent two emails because I typed Kelsey's email incorrectly on the first attempt and it did not get delivered.

**Public Utilities:** No comments.

**Sustainability:** No comments.

**Transportation:** No concerns.

**Zoning:** Building Services has identified no zoning related issues associated with this proposal.