



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner  
(801) 535-7932 or [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com)

Date: August 18, 2020

Re: PLNPCM2020-00268 – West End Alley Vacation

## Alley Vacation

**PROPERTY ADDRESS:** Approximately 740 W 900 S  
**MASTER PLAN:** Westside Master Plan, 9-Line Corridor Master Plan  
**ZONING DISTRICT:** M-1 Light Manufacturing

**REQUEST:** A request by Maximilian Coreth, property owner, to vacate a small triangular portion of the alley abutting the west side of the property at 740 W 900 S. This is not a request to vacate the entire alley. The applicant is requesting to vacate this portion of the alley in order to acquire the property to square off the southwestern corner of his property.

The Planning Commission's role in this application is to provide a recommendation to the City Council for the alley vacation request. The City Council will make the final decision regarding the requests.

**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 vacate a portion of the alley adjacent to the property located at approximately 740 W 900 S with the following condition:

- The vacated alley be consolidated into the parcel located at approximately 740 W 900 S.

### ATTACHMENTS:

- [Vicinity Map](#)
- [Property Photographs](#)
- [Application Materials](#)
- [Analysis of Standards – Alley Vacation](#)
- [Public Process and Comments](#)
- [Department Review Comments](#)

**PROJECT DESCRIPTION:** The proposed alley vacation involves a 560 square foot portion of the alley abutting the west side of the property located at 740 W 900 S. The subject alley is located on the north side of 900 South between 700 West and 800 West and west of I-15. The purpose of the alley vacation would be to incorporate this vacated portion of alley into the property located at 740 W 900 S in order to square up the southwest corner of the property to prepare it for future development. This

request would not vacate the entire alley, only a small triangular portion. Alley access would still be present running north to south from Genesee Avenue to 900 South and east to west from the subject property site to 800 West.



The property is one of eleven properties that are currently involved in zoning map amendment requests to rezone the properties from M-1 Light Manufacturing to R-MU Residential Mixed-Use. On April 8, 2020, the Planning Commission held a public hearing where this request for a zoning map amendment was heard. The Commission voted 7-1 in favor of forwarding a positive recommendation to the City Council. A second zoning map amendment request by the applicant to rezone the property located at 715 W Genesee Avenue is currently in review and will be presented to the Commission at a future date. Along with the zoning map amendment request, on December 11, 2019, the Commission also heard a request to vacate a small portion of alley abutting the north property line of 740 W 900 S. The Commission voted unanimously to forward a positive recommendation to the City Council. On August 18, 2020, City Council approved the alley vacation.

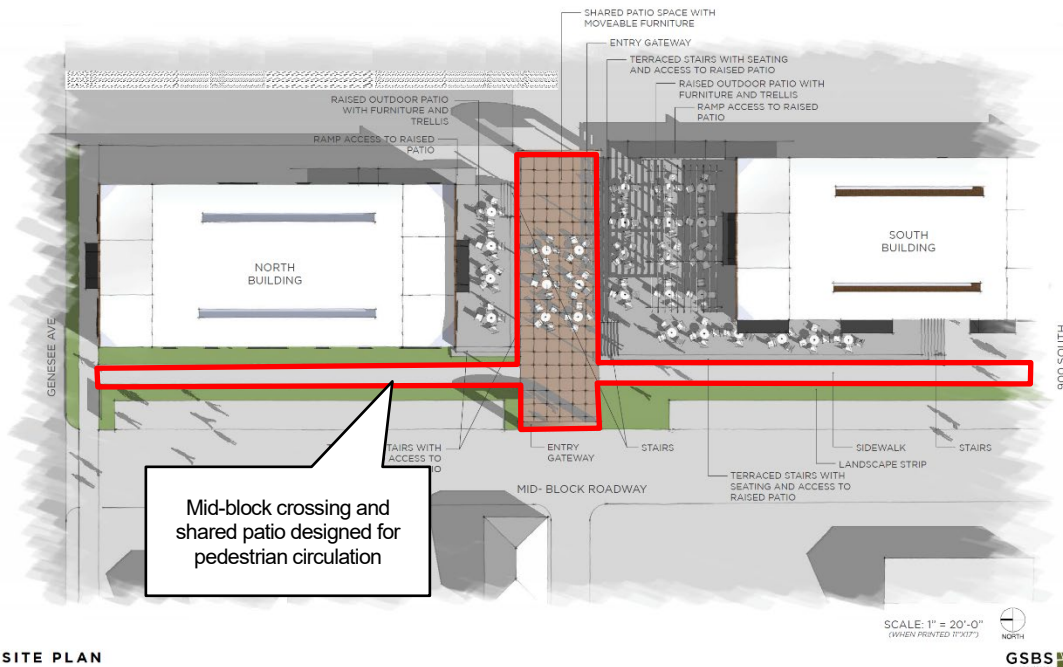
The purpose of the requested rezone is to accommodate a future multi-family residential and commercial development on the subject site. Although there is not a specific development plan for the entire development, the applicant has provided conceptual renderings of their intentions for development. The applicants have also submitted plans with the Building Services department for permits for the rehabilitation of the vacant structures on the property. There are two existing commercial buildings on the site that are planned to be rehabilitated for restaurant and retail type uses. The applicant has been working in conjunction with Salt Lake City's Redevelopment Agency for the development of this project and the adaptive reuse of the buildings currently on site. The applicant intends to use the vacant eastern portion of the site for high-density residential. As part of this future development, the applicant would like to incorporate the portion of the alley in order to make the site more suitable for development.



VIEW FROM ABOVE

GSBS

It is the intention of the applicant to incorporate a mid-block crossing into the design of the project and allow for a more pedestrian-friendly experience. Adjacent to the west side of the proposed development, the crossing will run north to south from Genesee Avenue to 900 South. Along with the mid-block crossing, shared patio space runs east to west between the two commercial buildings which will help with pedestrian flow throughout the development and surrounding area. This crossing is planned to eventually connect with a mid-block walkway across 900 South as part of the City's 9-Line Trail project.



SITE PLAN

GSBS

## **KEY CONSIDERATIONS:**

### **Consideration 1: Lack of Use**

The triangular portion of the alley was once part of a Union Pacific Railroad easement; however, this easement no longer exists. This small piece lends no function to the existing alley and would not detract from the functionality of the alley if it were to be vacated. The alley portion is too small in size to provide any extra functionality to the rest of the alley. It currently has adjacent concrete barriers that make it impossible to continue north through this portion of alley.

### **Consideration 2: Public Safety**

If the proposed alley vacation is approved, the applicant intends to redevelop the subject properties as a residential and commercial development. Much of the property currently sits vacant or undeveloped. Redevelopment would help to activate the street and revitalize the surrounding neighborhood making the area more pedestrian friendly and less susceptible to crime. The applicant also intends on including a mid-block crossing as part of the development, further increasing pedestrian mobility and functionality of the area.

### **Consideration 3: Urban Design**

The subject properties currently sit vacant or undeveloped. With the inclusion of the portion of alley that is requested to be vacated, the applicant can maximize the potential of the project area to produce a better product than what is currently on site. The future development intends to provide residential and commercial elements by rehabilitating the vacant commercial buildings and developing the undeveloped areas of the property in order to make better use of the site. The proposed mid-block crossing running north and south between Genesee Avenue and 900 South along with the shared patio that runs east and west between the development area promotes pedestrian activity. With the mid-block crossing connecting to a future mid-block walkway across 900 South, pedestrian flow throughout the development site and surrounding area will be greatly improved.

## **DISCUSSION:**

Chapter 14.52 of the Salt Lake City Code regulates the disposition of City owned alleys. When evaluating requests to close or vacate public alleys, the City considers whether or not the continued use of the property as a public alley is in the City's best interest. In this case, the functionality of the alley will remain, and this vacation will not restrict access to properties by way of the alley. The small triangular portion of the alley exists due to an old railroad easement that is no longer in place, lending an irregular shape to the alley. This portion provides no added public benefit to the functionality of the alley nor would it be a detriment to public interest if it were vacated. The benefit of closing the alley is it would allow the applicant to better utilize their entire property to bring commercial and residential elements to the area.

A goal found in the Westside Master Plan is to *Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods.* This alley vacation request will help the applicant redevelop a site that has been left vacant, providing no benefit to the public. The proposed development will offer opportunities for residential and commercial uses such as restaurants and retail. The introduction of these uses to the area will help meet another goal found in the Westside Master Plan, *Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth.*

The applicant has indicated that the proposed development will include a mid-block crossing through the development. This crossing will eventually connect to a mid-block crossing that will be a part of the City's 9-Line Trail project. The 9-Line Corridor Master Plan seeks to create *a major east to west multi-modal transportation corridor with the potential of drawing attention to community assets, and spurring redevelopment in the neighborhoods it traverses.* The proposed mid-block crossing

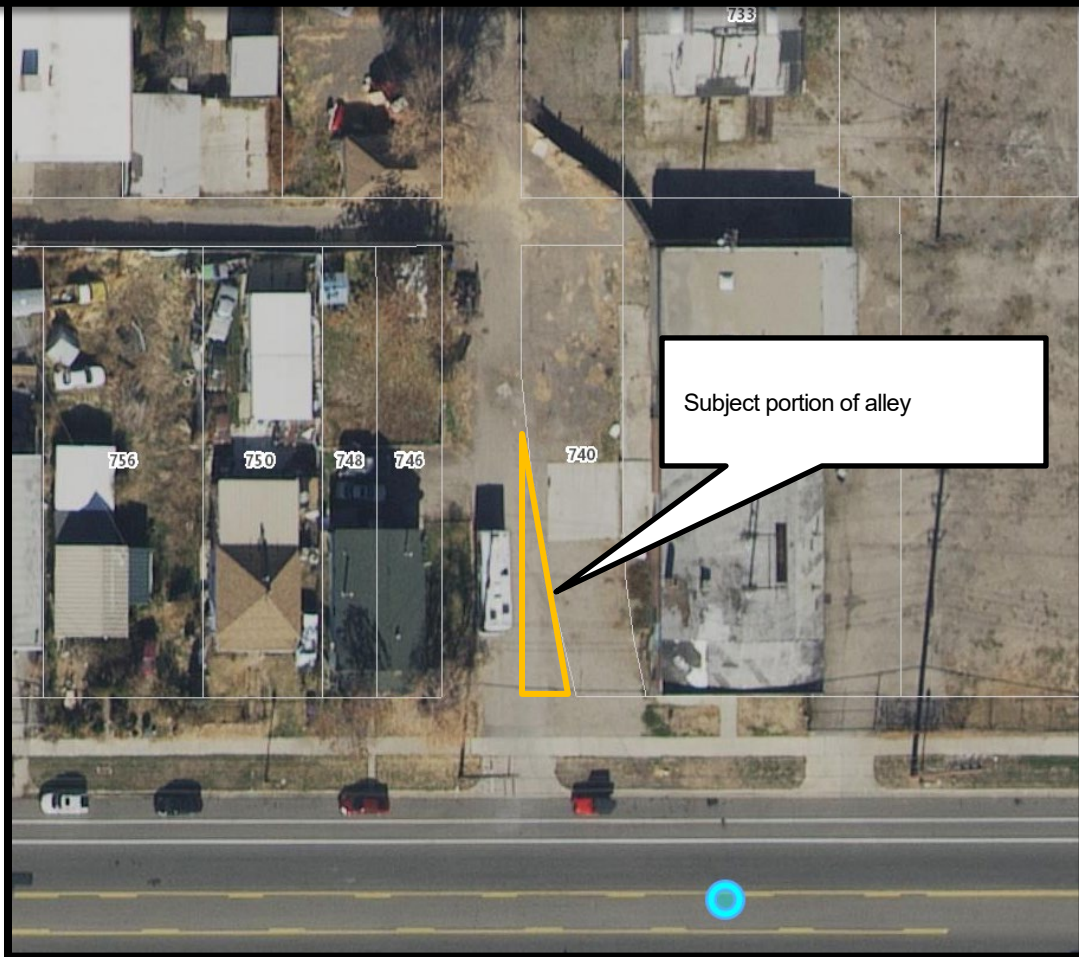


connection is vital in promoting the goals found in the 9-Line Corridor Master Plan as it provides pedestrians access to the multi-modal transportation corridor from throughout the development and surrounding area.

**NEXT STEPS:**

After the Planning Commission reviews the request, their recommendation will be forwarded to the City Council for consideration. The City Council will make the final decision with respect to these requests.

# ATTACHMENT A: VICINITY MAP





## **ATTACHMENT B: PROPERTY PHOTOGRAPHS**



*Subject portion of alley requested to be vacated*



*Subject portion of alley requested to be vacated*





*View of 740 W 900 S*



*View of 740 W 900 S*



## **ATTACHMENT C: APPLICATION MATERIALS**

---



SALT LAKE CITY PLANNING

# Alley Vacation or Closure

## OFFICE USE ONLY

Received By:

Date Received:

Project #:

Project Name:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley:

See Requirement 3

Name of Applicant:

Maximilian Coreth, Manager of West End LLC (Owner)

Phone:

Address of Applicant:

c/o WeWork - High Boy Ventures LLC, 205 Hudson Street, New York, NY 10013

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner
 ☐ Contractor
 ☐ Architect
 ☐ 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:** Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

**In Person:** Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

## REQUIRED FEE

Filing fee of **\$259**  
Plus additional fee for required public

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

DocuSigned by:

AE8C1AC8EC174E8...

Date:

2/25/2020

## SUBMITTAL REQUIREMENTS

Staff Review

☐
☒

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

1. A letter explaining why you are requesting this alley vacation or closure.
2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:
  - a. Highlight the area of the proposed alley vacation or closure.
  - b. Indicate with colored dot the property owners who support the petition.
  - c. Submit one paper copy and a digital (PDF) copy of the map.
3. A written description with measurements of the proposed alley vacation or 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.
  - Petition must include the signatures of no less than 80% of the abutting property owners.
  - Signatures should be from the property owners and not from the property renters.
  - You may use the form attached to this application or provide your own form with signatures.

### 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.

### 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**

MC

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:

**Maxiliam Coreth, Manager of West End LLC (Owner)**

Address of Applicant:

**c/o WeWork - High Boy Ventures LLC, 205 Hudson Street, New York, NY 10013**

Date: 2/25/2020

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.

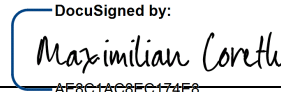
Print Name

**Maximilian Coreth  
West End LLC**

Address

**730 W 900 South  
SLC, UT 84101**

Signature

DocuSigned by:  
**Maximilian Coreth**  
AE8C1AC8EC174E8...

Date

2/25/2020

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date



Maximilian Coreth, Manager  
West End LLC  
706-740 W 900 S; 717-739 Genesee Ave  
Salt Lake City, UT 84104

February 25, 2020

To Whom It May Concern,

As owner of 706-740 W 900 South and 717-739 Genesee Avenue, I'd hereby like to apply for closure of a small portion of an alley at approximately 730 West between Genesee Avenue and 900 South (see map enclosed under Requirement #2). We believe our request for closure meets at least three of the requirements listed in Chapter 14.52 of the Salt Lake City Code as described below. In addition, granting a closure will not impede the current public right of way that exists along the entire length of the alley.

Lack of Use (section 14.52.020.A)

As owner of the parcels to the north and east of the alley portion, the original purpose of the portion (namely for a railroad easement) no longer applies in this case. Furthermore, we intend to redevelop the currently vacant commercial buildings to the east and north of this portion.

Public Safety (section 14.52.020.B)

Granting a closure of the alley portion would allow us to more readily reinvigorate this mid-block crossing by bringing commercial activity to the neighborhood, making it more pedestrian friendly and less susceptible to crime.

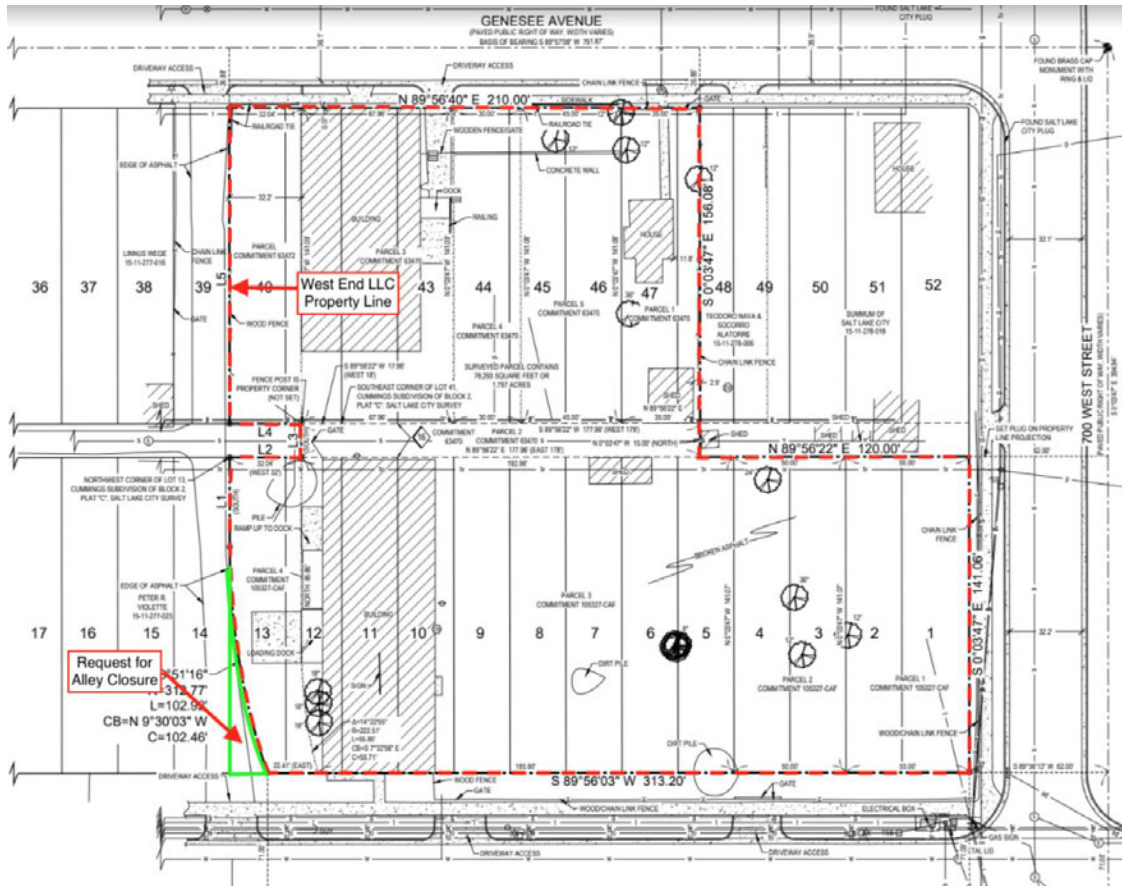
Urban Design (section 14.52.020.C)

We would like to include the alley portion requested for vacation in our site redevelopment, which will create a vibrant mid-block crossing. This crossing will eventually be connected to a mid-block walkway across 900 South as part of SLC's 9-line reconstruction.

Thank you for your consideration.

Best,  
Maximilian Coreth

## Requirement #2





### **Requirement #3**

A PORTION OF LOT 13, BLOCK 2, CUMMINGS SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, AND RUNNING THENCE NORTH  $0^{\circ}03'47''$  WEST

ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 101.07 FEET TO A POINT ON THE ARC OF A 312.77 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}51'16''$  A DISTANCE OF 102.92 FEET, CHORD BEARS SOUTH  $9^{\circ}30'03''$  EAST 102.46 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH  $89^{\circ}56'03''$  WEST ALONG SAID SOUTH LINE 16.80 FEET TO THE POINT OF BEGINNING

CONTAINS 560 SQ. FT.

## PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Maxiliam Coreth, Manager of West End LLC (Owner)

Address of Applicant:

c/o WeWork - High Boy Ventures LLC, 205 Hudson Street, New York, NY 10013

Date: 2/25/2020

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

Maximilian Coreth  
West End LLC

Address

730 W 900 South  
SLC, UT 84101

Signature

DocuSigned by:

Maximilian Coreth

Date

2/25/2020

Print Name

Peter Violette

Address

746 W 900 South  
SLC, UT 84101

Signature

Peter Violette

Date

2-25-2020

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date

Print Name

Address

Signature

Date



# WEST END

PROPERTY DEVELOPMENT | OCTOBER, 2019







Remodel of 2 existing warehouse buildings into commercial space. North building is approximately 6,000 SF and the south building is 5,000 SF. Activation of a mid-block roadway with mid-block plaza space. Commercial spaces include associated outdoor dining areas.

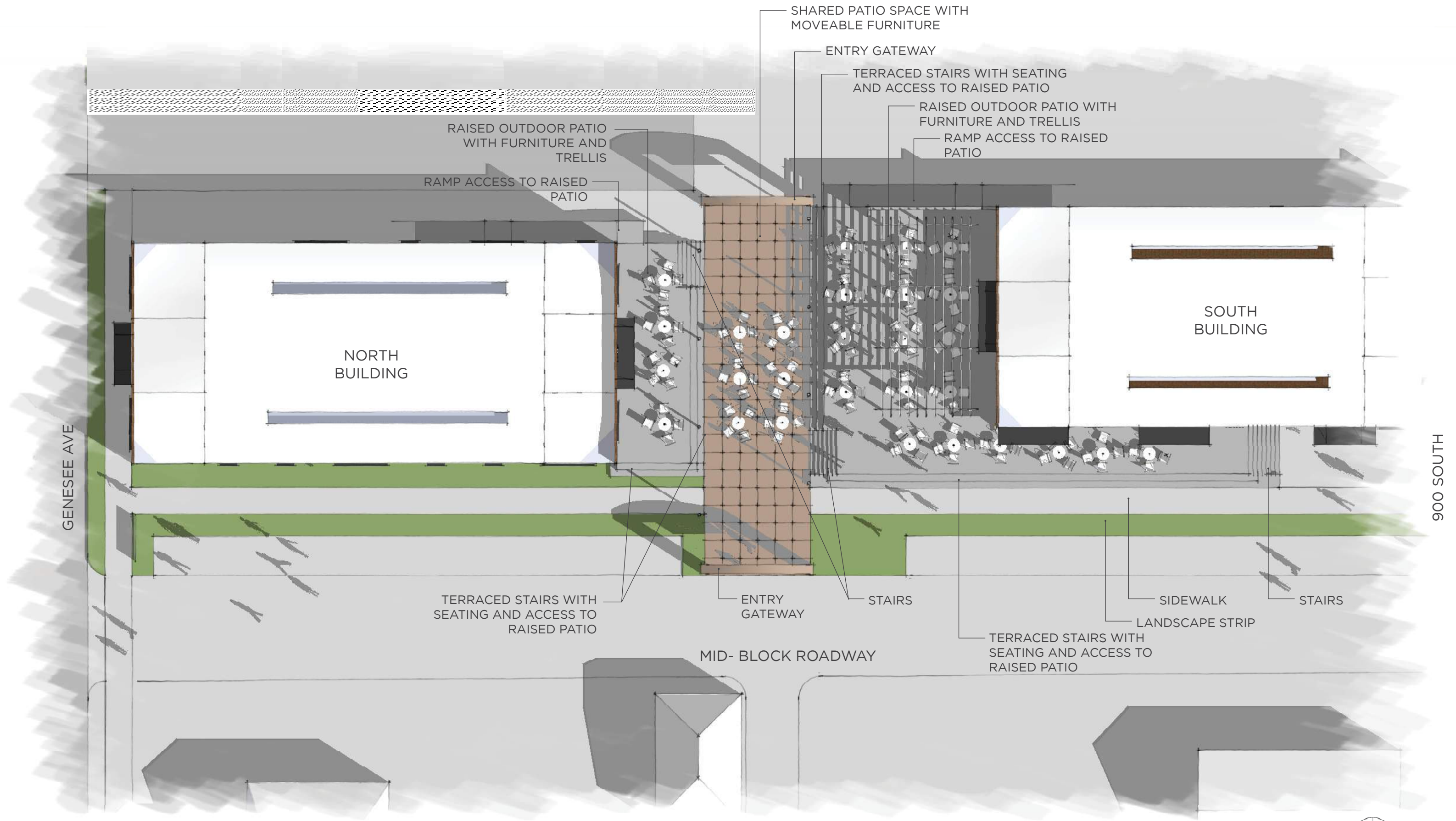




SITE PLAN

SCALE: 1" = 40'-0"  
(WHEN PRINTED 11"X17")



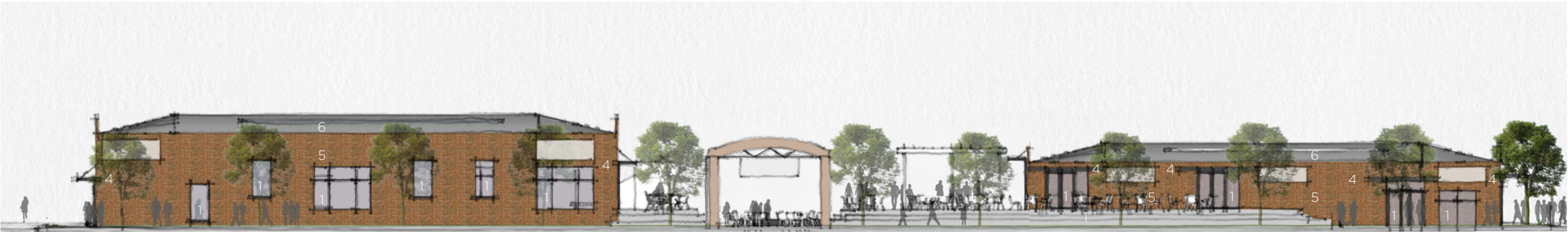


SITE PLAN

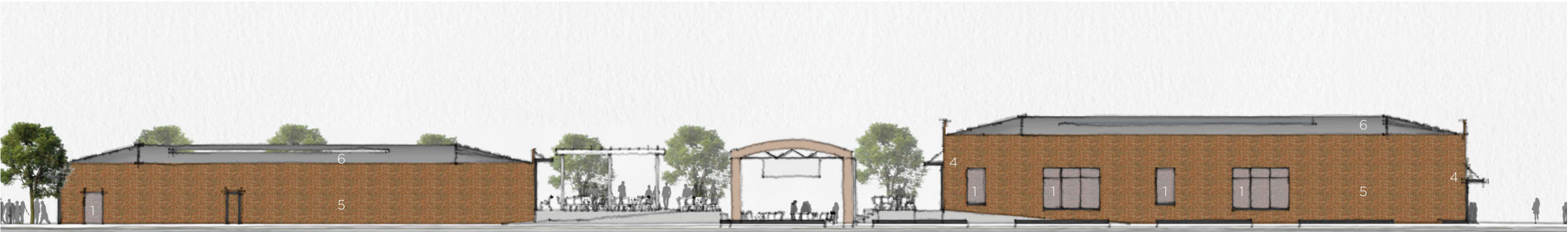
SCALE: 1" = 20'-0"  
(WHEN PRINTED 11"X17")







// WEST ELEVATION



// EAST ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS





SOUTH BUILDING // NORTH ELEVATION



SOUTH BUILDING // SOUTH ELEVATION



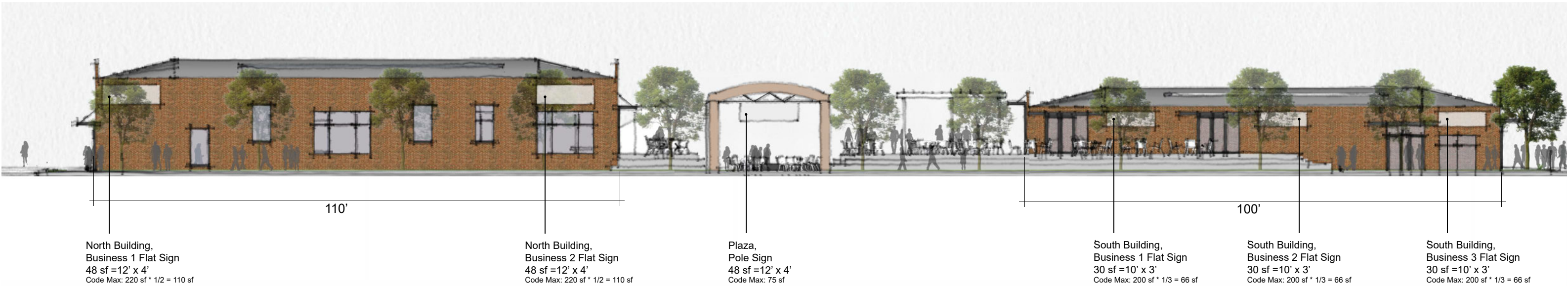
NORTH BUILDING // SOUTH ELEVATION



NORTH BUILDING // NORTH ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS

// WEST ELEVATION



// SOUTH ELEVATION



// NORTH ELEVATION





# WEST END

PHASE 2 RESIDENTIAL DEVELOPMENT | OCTOBER, 2019







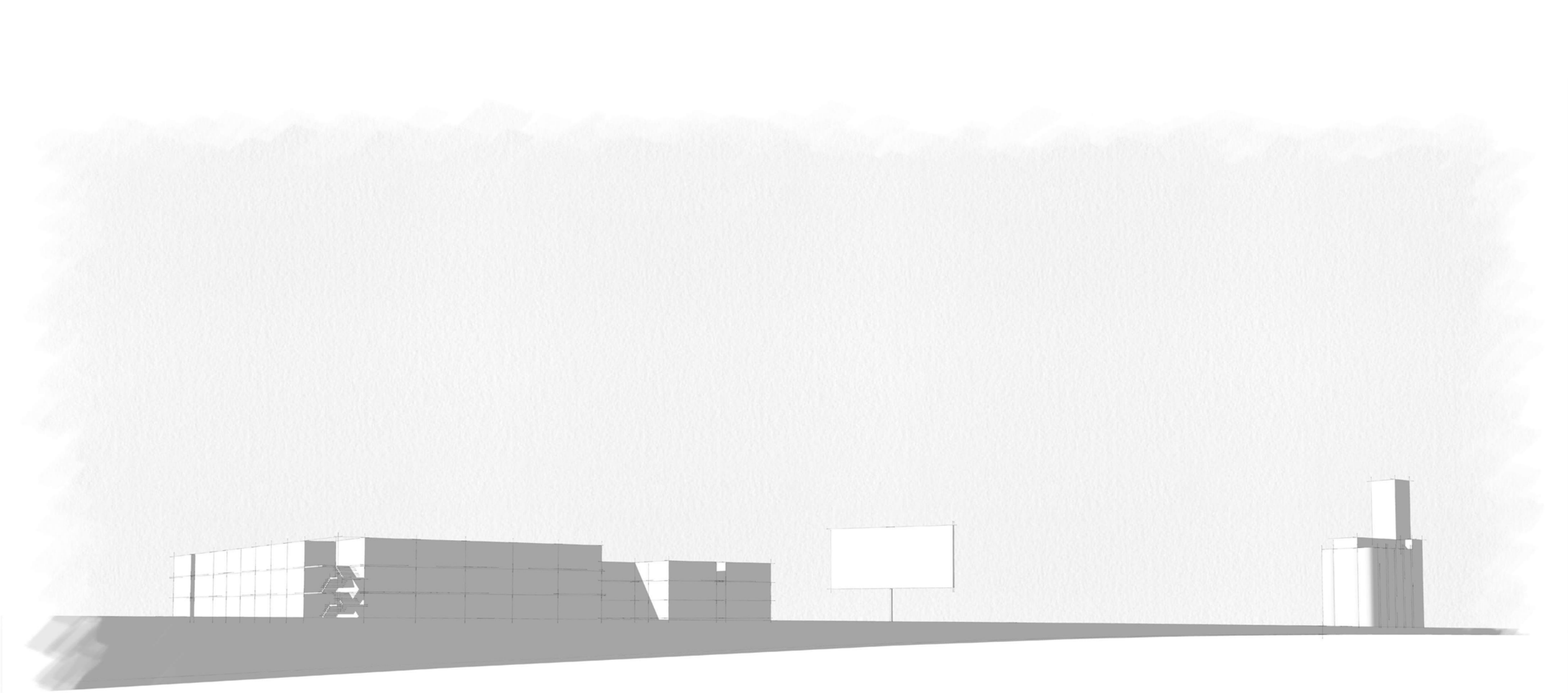






VIEW FROM 900 SOUTH LOOKING NORTHEAST







January 10 am



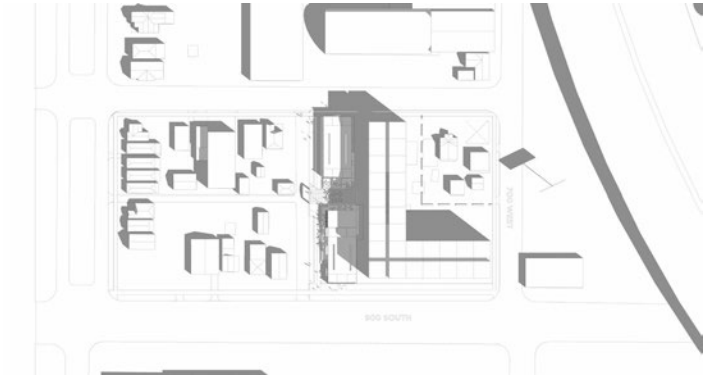
January 2 pm



January 4 pm



January 6 pm



April 10 am



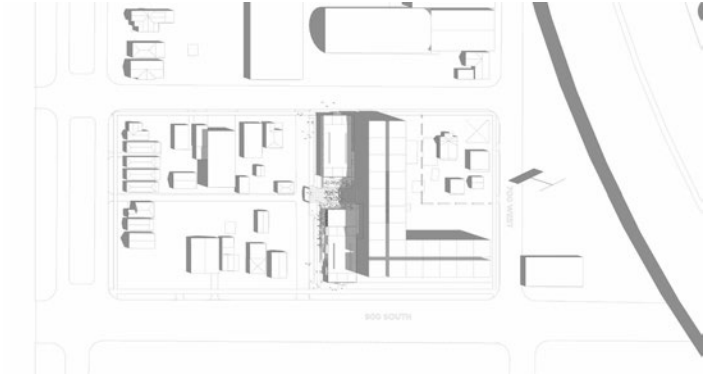
April 2 pm



April 4 pm



April 6 pm



July 10 am



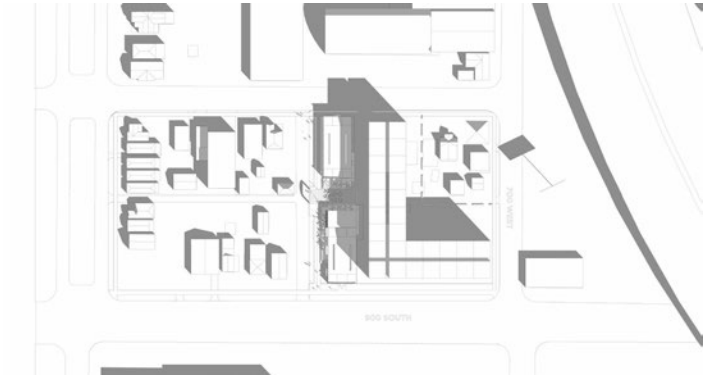
July 2 pm



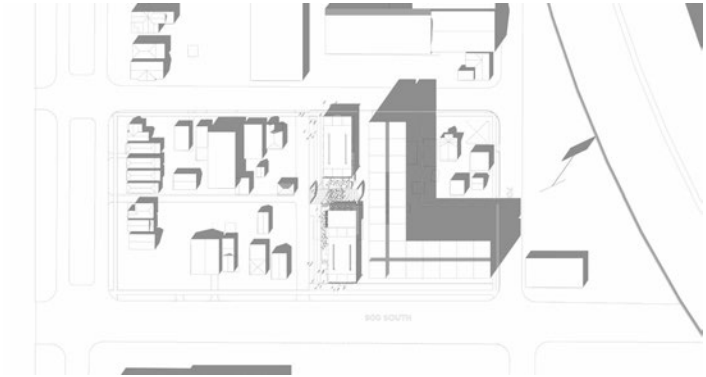
July 4 pm



July 6 pm



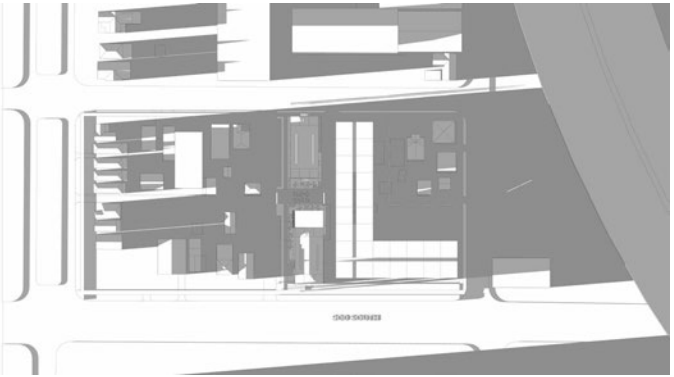
October 10 am



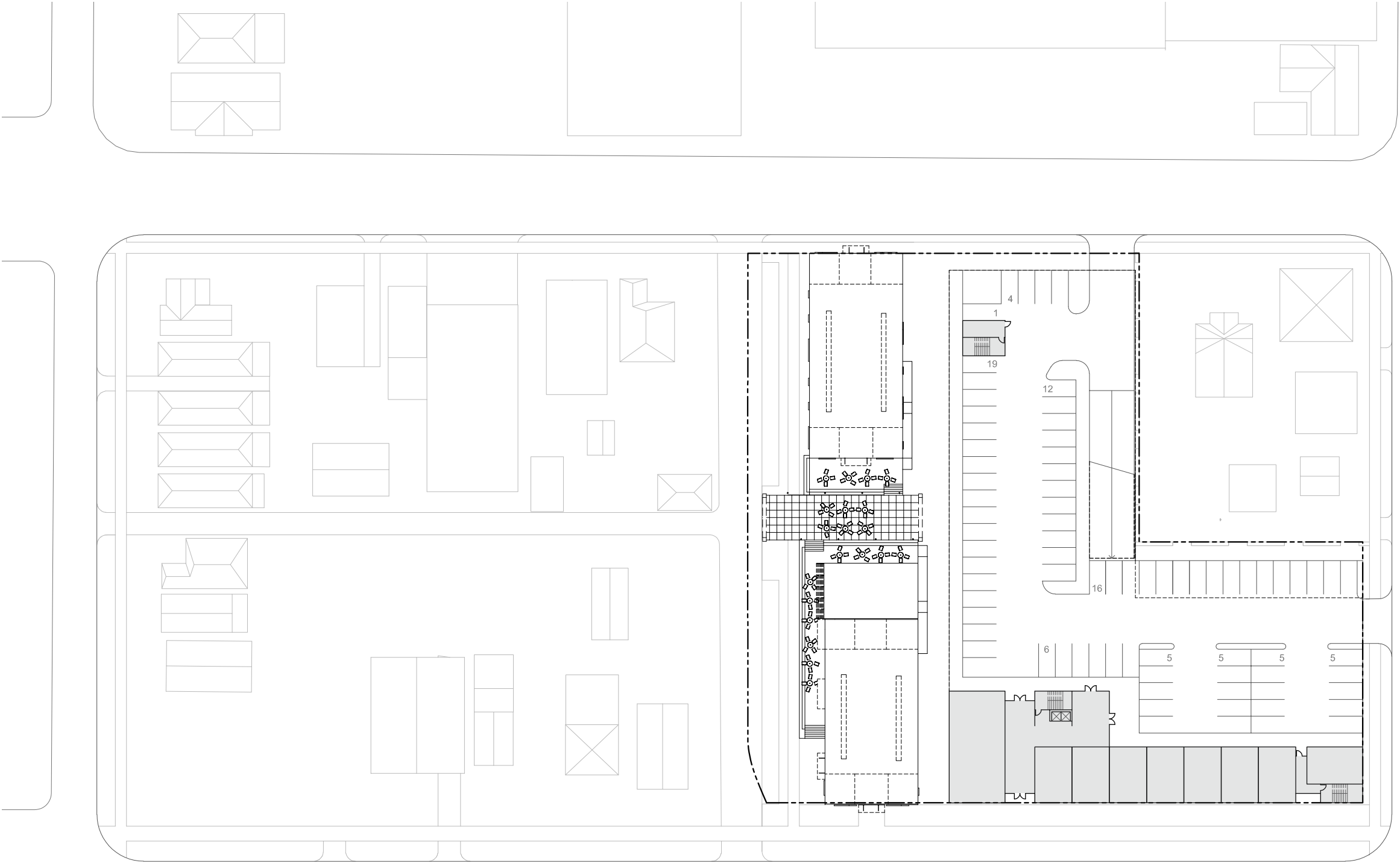
October 2 pm



October 4 pm



October 6 pm



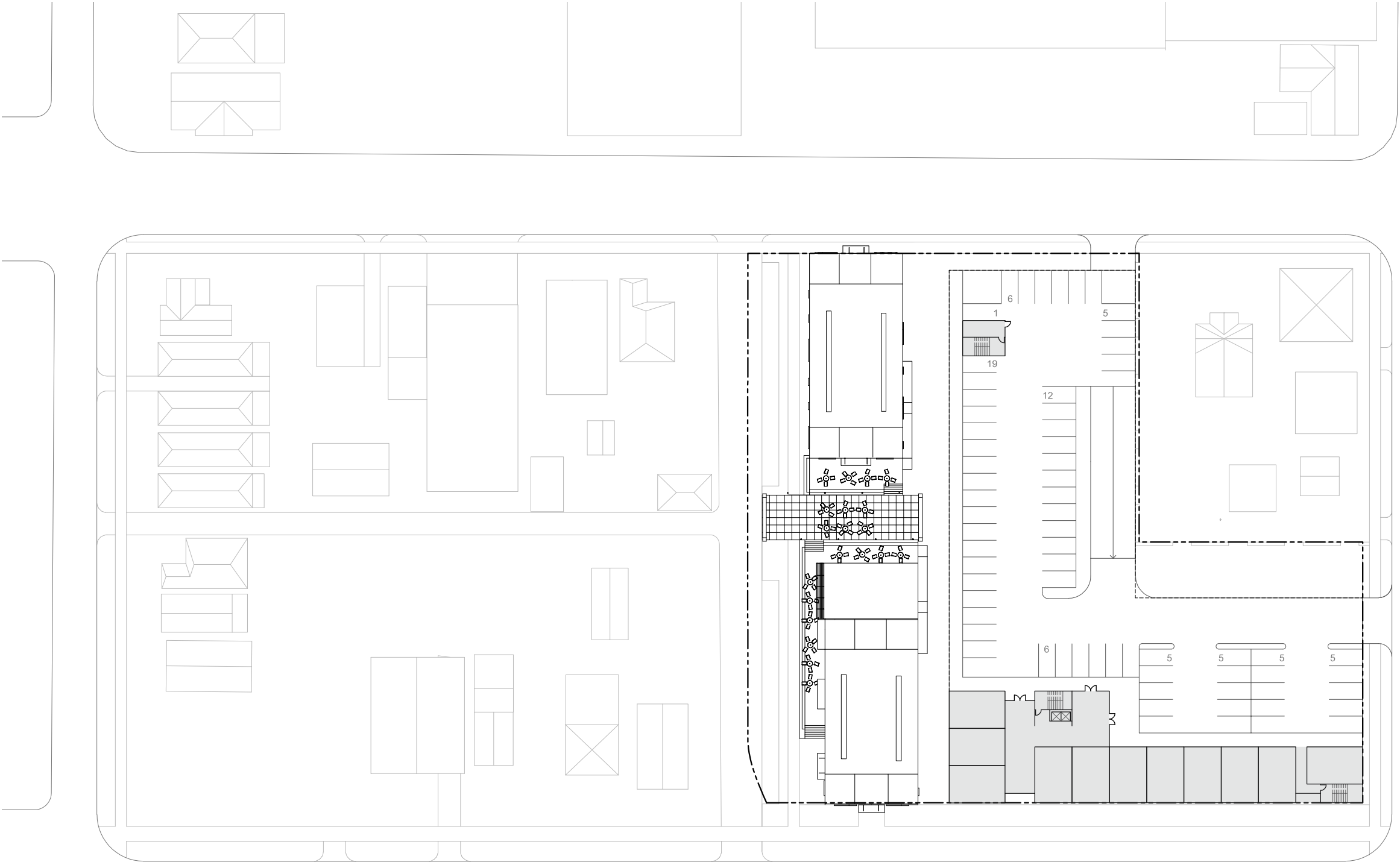
900 SOUTH

ZOO WEST

GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
<hr/>		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	194 Units 40 Units 234 Units
PARKING:	%65 Required Parking: Provided Parking:	152 Stalls 147 Stalls
GROUND LEVEL:	Amenities Studio Parking	1,800 sf 8 Units 78 Stalls
LEVEL 1:	Studio Parking	11 Units 81 Stalls
LEVEL 2-6:	1-bed Studio	8 Units 37 Units
<hr/>		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	204 Units 40 Units 244 Units
PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls

GROUND LEVEL

SCALE 1/64" = 1'- 0"



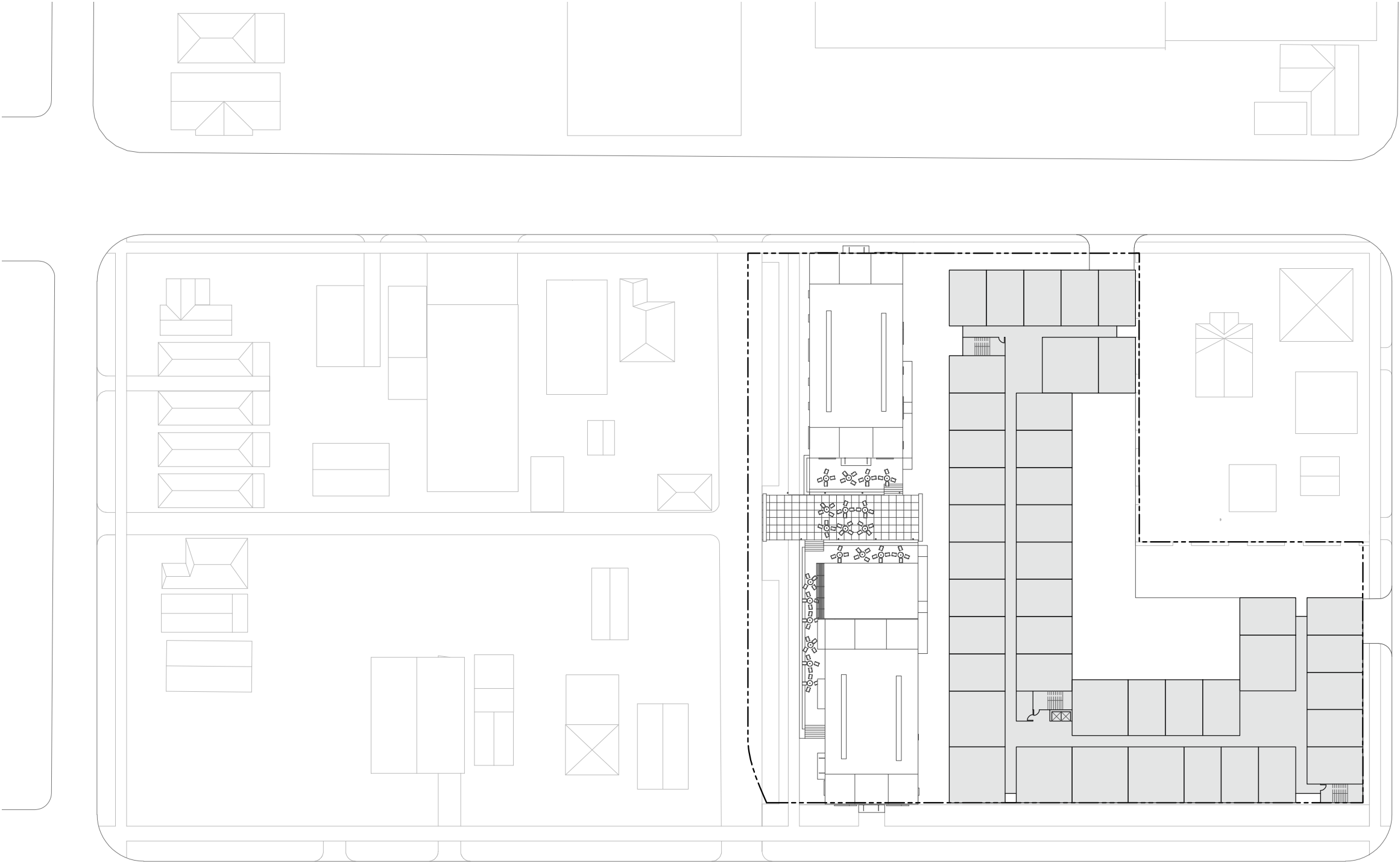
900 SOUTH

700 WEST

GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf)  Total	194 Units 40 Units  234 Units
PARKING:	%65 Required Parking: Provided Parking:	152 Stalls 147 Stalls
GROUND LEVEL:	Amenities Studio Parking	1,800 sf 8 Units 78 Stalls
LEVEL 1:	Studio Parking	11 Units 81 Stalls
LEVEL 2-6:	1-bed Studio	8 Units 37 Units
-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf)  Total	204 Units 40 Units  244 Units
PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls

FIRST LEVEL

SCALE 1/64" = 1'- 0"



900 SOUTH

700 WEST

GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
<hr/>		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	194 Units 40 Units 234 Units
PARKING:	%65 Required Parking: Provided Parking:	152 Stalls 147 Stalls
GROUND LEVEL:	Amenities Studio Parking	1,800 sf 8 Units 78 Stalls
LEVEL 1:	Studio Parking	11 Units 81 Stalls
LEVEL 2-6:	1-bed Studio	8 Units 37 Units
<hr/>		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	204 Units 40 Units 244 Units
PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls

LEVEL 2-6

SCALE 1/64" = 1'- 0"



# ATTACHMENT D: ANALYSIS OF STANDARDS – ALLEY VACATION

---

## **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 on-site 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 or 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.
- 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 applicant cites policy considerations A – Lack of Use, B – Public Safety and C – Urban Design in their narrative. The applicant states that the portion of alley serves no purpose to the functionality of the alley and by incorporating the requested portion of alley into their property, they will be able to develop the property into a commercial and residential location that will be a greater benefit to the neighborhood. The redeveloped areas with more public presence will help to reduce potential crime that can occur in abandoned or unutilized areas. The ability to redevelop the site will offer a greater product to the area than the vacant buildings and undeveloped land that is currently on site. With the inclusion of a mid-block crossing, pedestrian access to the 9-Line Corridor will be improved.

## **14.52.030B: Processing Petitions – Public Hearing and Recommendation from the Planning Commission**

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

<b>Factor</b>	<b>Rationale</b>	<b>Finding</b>
<b>1. The City Police Department, Fire Department, Transportation Division, and all other relevant City Departments and Divisions have no objection to the proposed disposition of the</b>	Staff requested input from pertinent City Departments and Divisions. Of those department that provided response, no objection to the request was received.	Complies

<b>property;</b>		
<b>2. The petition meets at least one of the policy considerations stated above;</b>	<p>The petition meets 3 policy considerations: Lack of Use, Public Safety and Urban Design.</p> <p>The portion of the alley that is requested to be vacated is a leftover piece from an old railroad easement. It serves no purpose to the functionality of the alley itself.</p> <p>The applicant cited Public Safety as a consideration for the alley vacation; however, didn't cite how the alley itself is a contributing factor to a lack of public safety. Although nothing was provided to show how the existence of the alley was responsible for criminal activity, they did cite that granting a closure of the alley portion would allow them to more readily reinvigorate this mid-block crossing by bringing commercial activity to the neighborhood, making it more pedestrian friendly. With the addition of a mid-block crossing, pedestrians will have a safer means to traverse through the area and will have an access point to the 9-Line Corridor.</p> <p>The site is currently made up of two vacant buildings and undeveloped land. Redevelopment will add a purpose to the site and will see new and updated buildings. With the inclusion of retail and restaurant space, the site can be transformed into a location that promotes public interaction.</p>	Complies
<b>3. The petition must not deny sole access or required off-street parking to any adjacent property;</b>	This request is to vacate a small portion of the alley. The remaining alley will remain open and will provide access to all abutting properties. The petition will not have a negative impact on any surrounding property.	Complies
<b>4. The petition will not result in any property being landlocked;</b>	All surrounding properties will have street frontage. The request will not leave any property landlocked.	Complies
<b>5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City,</b>	As discussed in this report, the small portion of alley that is requested to be vacated provides no benefit to the function of the alley and by allowing it to be vacated, adjacent property can be better	Complies

<b>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;</b>	redeveloped, adding benefit to the surrounding area. The site is proposed to include high-density multi-family housing along with commercial uses such as a restaurant and retail. As part of the future development of the related parcels, the applicant plans to build a mid-block crossing, with plans to connect the crossing to a mid-block walkway across 900 South as part of the 9-Line Corridor reconstruction. The planned development aligns with the Westside Master Plan and 9-Line Corridor Master Plan and helps to achieve goals found within.	
<b>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 12 months of issuance of the building permit;</b>	No opposing property owners have been identified. No permits have been proposed or issued for garages that require access from the subject property.	Complies
<b>7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and</b>	This request is to vacate a small, irregular and unused portion of the alley and will not affect the functionality of the alley. It is not the intention of the request to vacate a portion of the alley that will leave it unusable.	Complies
<b>8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.</b>	The request will not restrict rear access to adjacent properties.	Complies

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

---

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

### **Public Notices:**

- Notice of the project and request for comments was sent to the Chairs of the Poplar Grove and Glendale Community Councils on April 22, 2020 in order to solicit comments. No comments were received.
- An online Open House was posted to the City's website and notices for the Open house were mailed out May 11, 2020.
- Staff was not invited to attend a meeting hosted by the Poplar Grove or Glendale Community Councils.

### **Public Hearing Notice:**

- Public hearing notice mailed on August 13, 2020.
- Public hearing notice posted on City and State websites on August 13, 2020.
- Sign posted on the property on August 14, 2020.

### **Public Comments:**

- At the time of the publication of this staff report, no public comments have been received. Any comments received after the publication of this staff report will be forwarded to the Commission.



## **ATTACHMENT F: DEPARTMENT REVIEW COMMENTS**

***Public Utilities, Engineering, Building, Zoning, Fire, Real Estate Services and Police** found no issues with the request.*

***Transportation and Sustainability** provided no comments.*