



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner, [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com)

Date: August 18, 2020

Re: PLNPCM2019-01036 - Street Vacation & PLNPCM2019-01037 - Alley Vacation

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**BACKGROUND:** On January 22, 2020, the Planning Commission held a public hearing and reviewed a street closure and alley vacation request within Rosewood Park located at approximately 1400 N 1200 W. At that meeting, the Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposed street closure and alley vacation requests. After deliberation with the Attorney's Office, it has been determined that the streets within Rosewood Park should be vacated rather than closed. Due to a modification to the type of request, this item is has been brought back before the Planning Commission seeking a new recommendation.

**DISCUSSION:** Rosewood Park was constructed in a part of the Kinney and Gourlay's subdivision that was originally platted for residential lots with alleys and streets servicing those parcels. The streets and alleys exist on paper but were never constructed. The purpose of the request is to dissolve these streets and alleys in order to consolidate all parcels within Rosewood Park into a single parcel. When a street goes through a closure process, it will be closed to vehicular travel and converted to another public use or purpose. The issue that presents itself in relation to the above requests is that, with a street closure process, the streets are not dissolved, they are merely closed to vehicular travel and converted to another public use or purpose. When a street is vacated, the property is granted to the parcels adjacent to the vacated street. In order to have the streets removed from the plat and allow the park to be consolidated into a single parcel, the streets will need to be vacated rather than closed.

**RECOMMENDATION:** Based on the information in the staff report, Staff recommends that the Planning Commission approve the street vacation and alley vacation request as proposed, and subject to complying with the following condition:

1. The closed streets and vacated alleys, as well as remaining parcels, will be consolidated into one parcel.

**ATTACHMENTS:**

- A. January 22, 2020 Planning Commission Staff Report
- B. Minutes from January 22, 2020 Planning Commission Meeting

## **ATTACHMENT A: JANUARRY 22<sup>ND</sup> PLANNING COMMISSION STAFF REPORT**

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# 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: January 16, 2020

Re: PLNPCM2019-01036 – Rosewood Park Street Closure  
PLNSUB2019-01037 – Rosewood Park Alley Vacation

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## Street Closure and Alley Vacation

**PROPERTY ADDRESS:** Approximately 1400 N 1200 W  
**MASTER PLAN:** Northwest Master Plan; Rose Park Small Area Plan  
**ZONING DISTRICT:** OS Open Space  
**OVERLAY DISTRICT:** AFPP Airport Flight Path Protection Overlay District Zone H

**REQUEST:** A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed.

The Planning Commission's role in this application is to provide a recommendation to the City Council for the street closure 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 the City Council for the request to close the streets and vacate the alleys within Rosewood Park with the following conditions:

- The closed streets and vacated alleys, as well as remaining parcels, will be consolidated into one parcel.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Property Photographs](#)
- C. [Kinney and Gourlay's Subdivision Plat](#)
- D. [Application Materials](#)
- E. [Analysis of Standards – Street Closure](#)
- F. [Analysis of Standards – Alley Vacation](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

**PROJECT DESCRIPTION:** Rosewood Park, developed in 1977, is located at approximately 1400 N and 1200 W in the Rose Park area of Salt Lake City. The park is located between 1200 W and I-15 and encompasses approximately 28 acres which is mostly grass (primarily used as soccer fields) but has amenities such as baseball and softball fields, a playground, tennis courts, a dog park and a skate park.

The proposed street closure and alley vacation involves six unimproved streets and 5 unimproved alleys within Rosewood Park dedicated in the Kinney and Gourlay's Improved Subdivision. The subdivision was platted in 1887 but never developed as intended.



\* Existing parcels within Rosewood Park

No modifications will be made to Rosewood Park as part of these applications. Rosewood Park was constructed in a part of the Kinney and Gourlay's subdivision that was originally platted for residential lots with alleys and streets servicing those parcels. Although these alleys and streets do not physically exist, they still exist legally on paper. The area where Rosewood Park is located is broken up into numerous tiny parcels due to the existence of these streets and alleys. The alley vacation and street closure applications are requesting to remove these alleys and streets from the plat in order to consolidate the parcels and form one parcel to make it easier to obtain building permits for future improvement projects.

When construction occurs on any property within Salt Lake City, a building permit is required. Building permits are issued based on the parcel in which the construction will occur. If construction will occur on multiple parcels, a building permit would be required for each parcel and zoning regulations would apply to each individually.

It was a common practice for the City to construct parks or other public facilities over multiple parcels and right-of-ways when the City owned all of the land within the development. Because a separate permit must be pulled for each parcel, this would often create problems when trying to meet zoning requirements such as setbacks or lot coverage for each of the separate parcels within the development. Building within public right-of-ways can also present challenges since permissions could be required from Salt Lake City Engineering or Real Estate Services Department in order to build within these right-of-ways. With the large number of parcels that exist within Rosewood Park, an improvement project could require multiple permits. Tracking multiple building permits through the permitting



process as well as the inspections process is a daunting task. One that would be streamlined if only one permit were required.

If Rosewood Park were to be consolidated into one singular parcel, it would greatly increase the ease and efficiency of obtaining and tracking building permits as well as meeting the standards for zoning requirements.

## **KEY CONSIDERATIONS:**

### **Consideration 1: City Goals and Policies**

Although none of the City master plans that provide guidance for these properties specifically address street closures, the Northwest, Rose Park Small Area, Salt Lake City Transportation Master Plans and Plan Salt Lake help to determine if the request is in line with city goals and is in the city's best interest.

The Northwest Master Plan, adopted in 1992, recognizes the importance of recreation to the residents of Salt Lake City. It was indicated that with increased population, there is a need for new recreational facilities as well as improvements to existing facilities. The current Northwest Master Plan intends to continue the efforts to meet recreational needs outlined in the 1977 Salt Lake City Parks and Recreation Plan and the 1980 Northwest Master Plan.

The citywide master plan, Plan Salt Lake, adopted in 2015, contains sections that align with the Northwest Master Plan vision. One of the guiding principles of that plan is to protect and enhance existing parks, recreational facilities and trails allowing for modifications to enhance usability and promote activity.

The City's Major Street Plan, approved in 2018, which is part of the City's Transportation Master Plan, shows that the platted streets and alleys within Rosewood Park do not exist nor are they proposed for the future. This suggests that these alleys and streets are not crucial to current or future transportation goals.

These adopted plans emphasize the importance of recreational facilities and the ability to maintain and improve the facilities to match City growth. This proposal will make the permitting process easier for future improvements and will allow for a more efficient and flexible manner in which the City can improve Rosewood Park.

### **Consideration 2: Lack of Connectivity**

The streets and alleys dedicated in the Kinney and Gourlay's Subdivision were planned to service the parcels that were platted within the subdivision. However, Rosewood Park has been built in place of a number of these parcels. Because of the existence of the park, the parcels will no longer be developed as intended and the need for the streets and alleys no longer exist. The parcels that neighbor the park to the south are now part of a number of amendments of the Rose Park Plat. Development in the area did not follow the street pattern the plat created, leaving the dedicated streets and alleys disconnected from a road network system. Rosewood Park currently has its own connections to the road network system that do not coincide with any platted street or alley within the park, and thus, the platted streets and alleys are not needed.

The parcels to the north of Rosewood Park are currently undeveloped. When development does occur on these properties, it will be limited due to the parcels being zoned OS Open Space, but they will have access to the road network system via 1200 W.

The alleys and streets within Rosewood Park are disconnected from any type of future development to the east due to the I-15 freeway that abuts along the eastern edge of these properties, further decreasing their need.

**DISCUSSION:**

The Kinney and Gourlay's Subdivision was recorded in 1887 before the existence of the current adopted master plans that effect future growth of the area. Since the recording of the plat, there has been a stronger emphasis for recreational facilities for the growing number of residents. Rosewood Park was built over these streets, alleys and parcels which was common in the past making their existence unnecessary and a hindrance to the future improvements of the park. With Rosewood Park in place along with the current Open Space zoning, there is an unlikeliness that the park will be redeveloped and puts in question the likelihood of these streets and alleys ever being developed as intended.

The public benefit of maintaining these dedicated streets and alleys in its current situation is close to none because they only exist on paper and therefore, do not serve a transportation or public purpose. That is especially relevant when considering that with the current development, these "paper streets" have become obstacles to future improvement to Rosewood Park. Eliminating these dedicated streets and alleys could help in fulfilling the goals of applicable master plans.

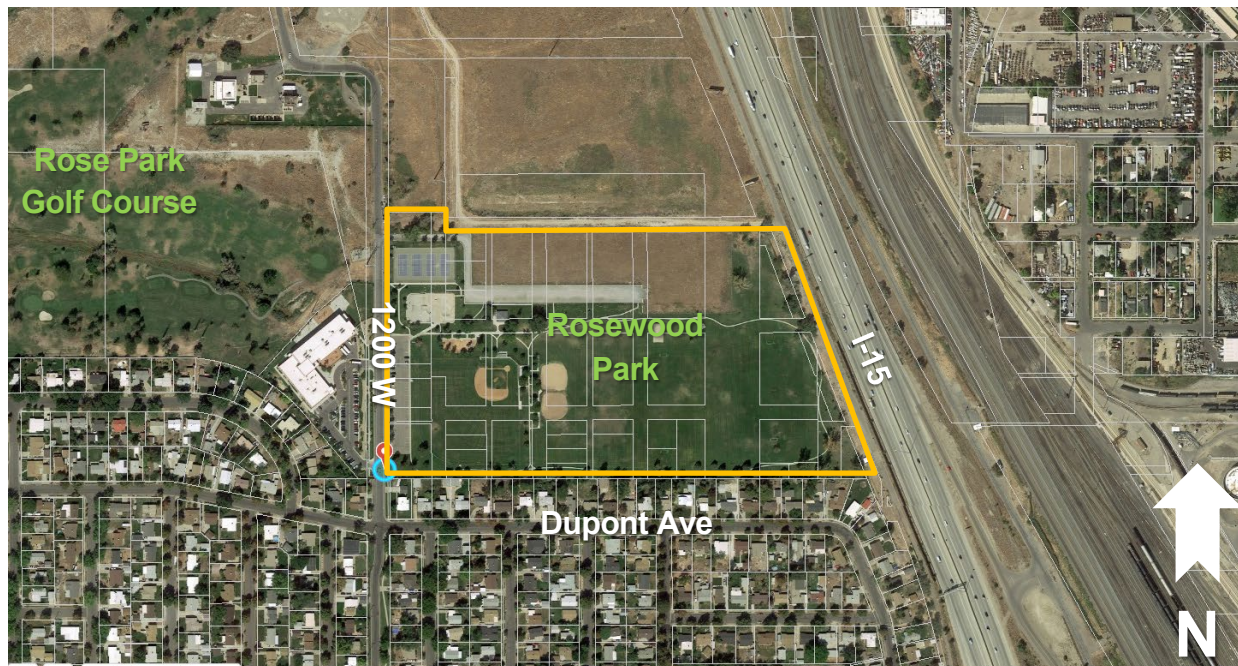
**NEXT STEPS:**

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



- Streets proposed to be vacated
- Alleys proposed to be vacated





## **ATTACHMENT B: PROPERTY PHOTOGRAPHS**



Photos of the grassy areas of Rosewood Park  
including baseball/softball fields and soccer fields





Playground



Skate Park



Tennis Courts



Dog Park





Houses on Dupont Ave and their rear yards that abut Rosewood Park

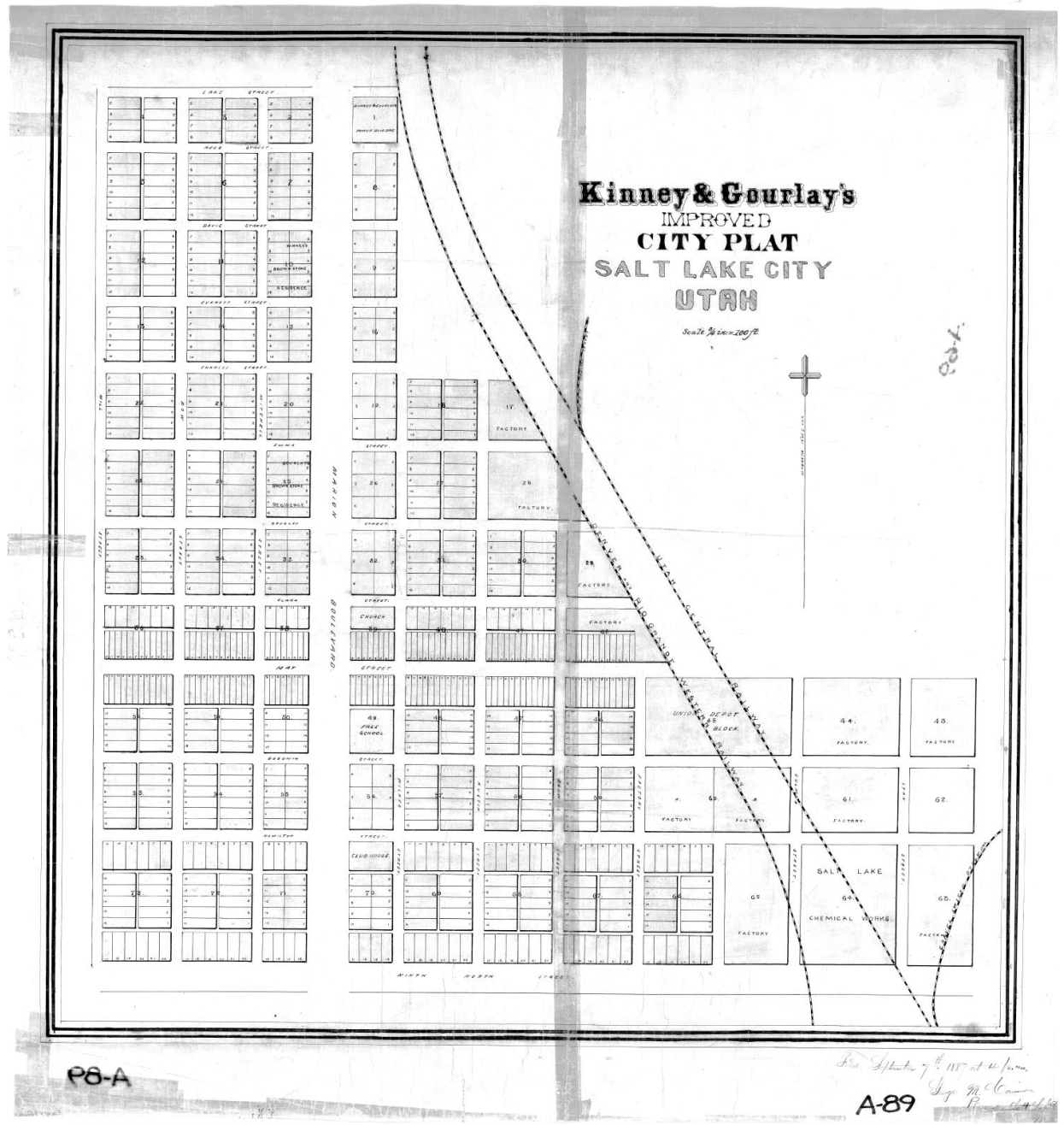


1200 W looking north adjacent to Rosewood Park



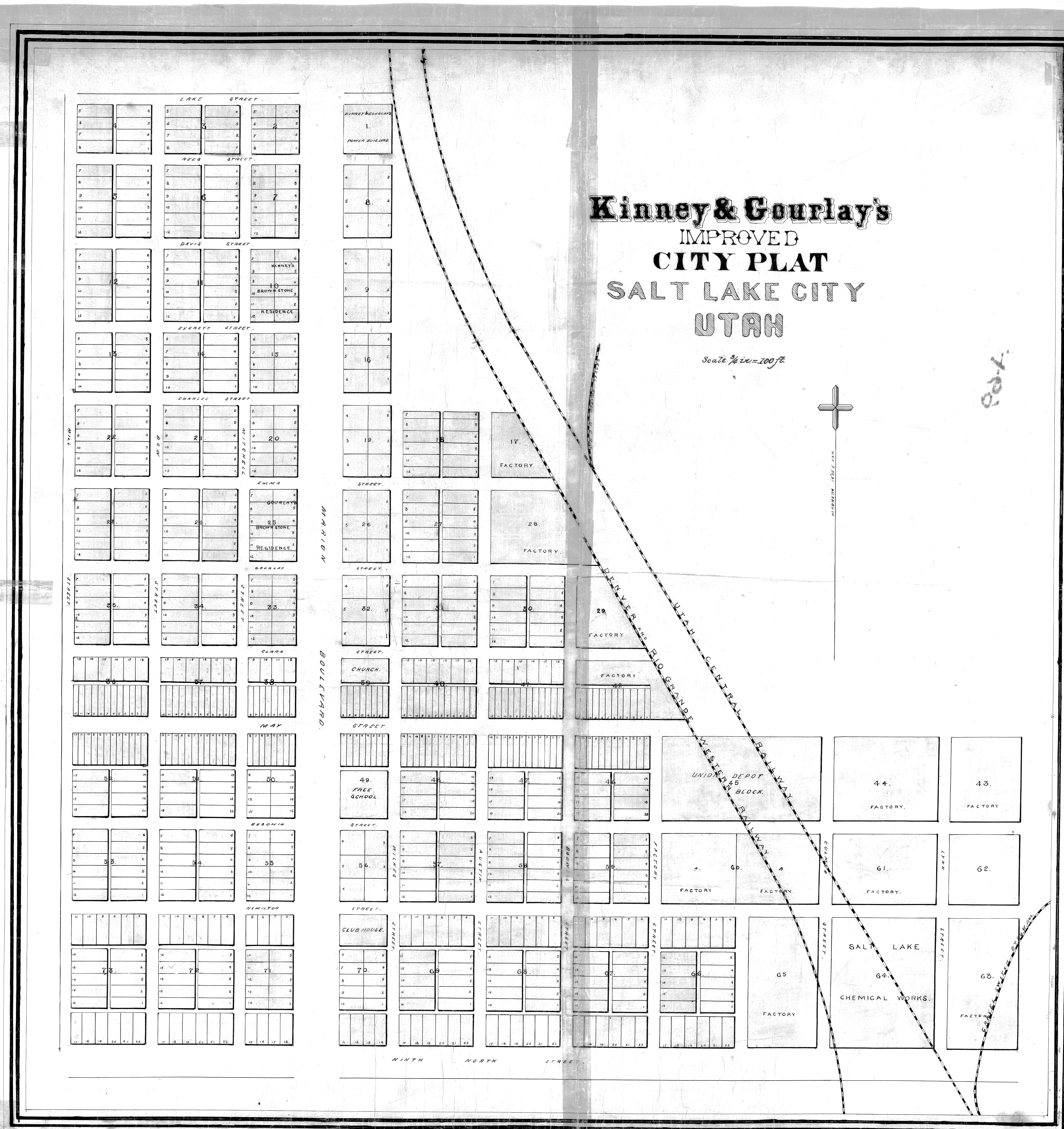
Rosewood Park access to 1200 W

# ATTACHMENT C: KINNEY AND GOURLAY'S SUBDIVISION PLAT



## **ATTACHMENT D: APPLICATION MATERIALS**









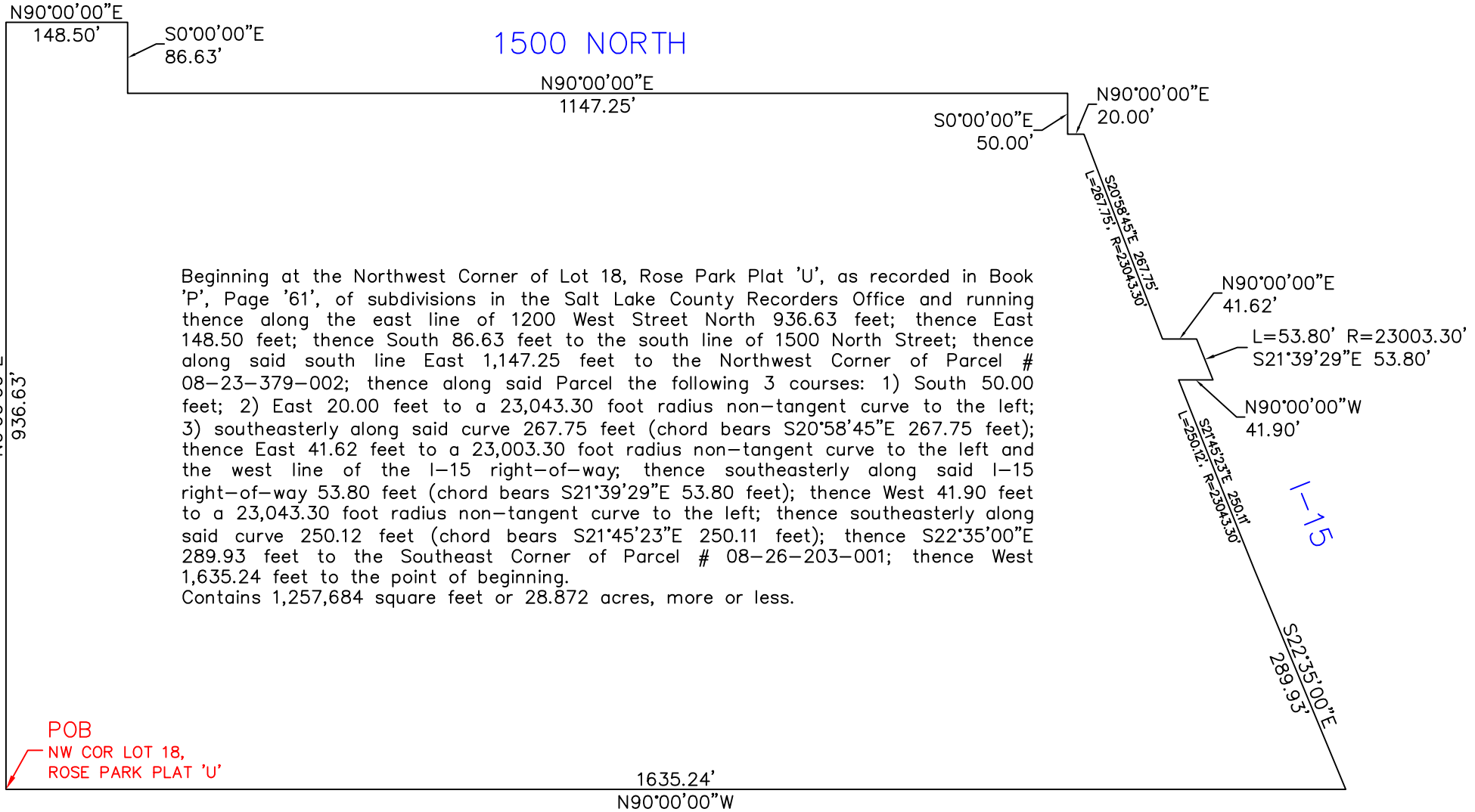


# ROSEWOOD PARK LOT CONSOLIDATION DESCRIPTION



1200 WEST

1500 NORTH



# ROSEWOOD PARK STREETS AND ALLEYS CLOSURE DESCRIPTION

1500 NORTH

N90°00'00"E  
1188.25'

S21°11'30"E  
25.00'

Beginning at the Southeast Corner of Block 15, Kinney & Gourlay's Improved City Plat, as recorded in Book 'A', Page '89', of Subdivisions in the Salt Lake County Recorders Office and running thence along the north line of 1400 North Street West 957.25 feet more or less to the west line of Mill Street; thence along said west line North 600.00 feet to the south line of 1500 North Street; thence along said south line East 1188.25 feet more or less to the west line of I-15 right-of-way and the Northeast Corner of Parcel # 08-23-379-002; thence along said west line the following 3 courses: 1) S21°11'30"E 25.00 feet to a 23,003.30 foot radius curve to the left; 2) along said curve 584.62 feet (chord bears S21°34'48"E 584.60 feet); 3) S22°35'00"E 117.04 feet to the Northeast Corner of Parcel # 08-26-203-002; thence West 60.00 feet to the Northwest Corner of Block 18, said Kinney & Gourlay's Improved City Plat; thence South 175.00 feet to the Southwest Corner of Parcel # 08-26-203-001 and the Southwest Corner of Lot 10, Block 18, said Kinney & Gourlay's Improved City Plat; thence West 440.00 feet to the Southeast Corner of Parcel # 08-26-126-012 and the Southeast Corner of Lot 3, Block 20, said Kinney & Gourlay's Improved City Plat; thence North 250.00 feet to the point of beginning.

N0°00'00"E  
600.00'  
MILL STREET

957.25'  
N90°00'00"W  
1400 NORTH

POB  
SE COR BLOCK 15  
KINNEY & GOURLAY  
IMPROVED CITY PLAT

S22°35'00"E  
117.04'  
N90°00'00"W  
60.00'

N0°00'00"E  
250.00'

440.00'  
N90°00'00"W

175.00'  
S0°00'00"E

S21°34'48"E  
584.60'  
I-15  
R=23,003.30'  
L=584.62'

## ATTACHMENT E: ANALYSIS OF STANDARDS – STREET CLOSURE

In 1999, the City Council adopted a street closure policy that includes the following provisions:

Factor	Analysis	Finding
<b>1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.</b>	The platted streets which were never constructed do not provide access to adjacent private property and do not serve a broader connectivity function. Due to the design of the park and the surrounding development, the streets as depicted in the Kinney and Gourlay's Subdivision Plat would not provide connection to any established development or right-of-way.	Complies
<b>2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.</b>	This application was initiated in order to consolidate Rosewood Park into one parcel for ease of permitting for future improvement projects to the park. No property will be sold and will remain under City ownership.	Complies
<b>3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.</b>	Adopted master plans take into consideration the need for recreation facilities and the ability to provide improvements to existing facilities. As discussed in the Key Considerations of this staff report, the streets in the Kinney and Gourlay's Subdivision exist as a platted streets, but not as a physical streets. The platted streets, alleys and parcels make the permitting process difficult due to the need to pull permits for each individual parcel when improvement is required. The permitting process can be simplified by consolidating the parcel into one parcel. The parcel cannot be consolidated until the streets have been closed. A simplified permitting process will allow for a more streamlined and cost-effective approach to improvement projects; which will help achieve the goals set forth by the adopted master plans.	Complies
<b>4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the</b>	The alternative to this request is to maintain the property as it currently exists. However, this makes improvement projects more difficult	Complies

<b>closure of the street.</b>	and there is no public benefit since these dedicated streets do not physically exist and do not serve a transportation or public purpose. Eliminating these streets would allow for easier improvement to occur once the property is consolidated and help achieve city goals.	
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## **ATTACHMENT F: ANALYSIS OF STANDARDS – ALLEY VACATION**

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### **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, C – Urban Design and D – Community Purpose in their narrative. The applicant states that the streets and alleys exist on the Kinney and Gourlay's Subdivision Plat but were never constructed and do not physically exist. In addition, the argument is made that the existence of the streets and alleys, along with the many parcels that exist along with the streets and alleys, create complications for project permitting that are costly and time consuming to navigate. The streets and alleys are not needed for the design of the park and hinder improvements efforts.

Finding: The proposed alley vacation complies with policy consideration A – Lack of Use and C – Urban Design, as discussed in this staff report.

#### **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:

Factor	Rationale	Finding
<p><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 property;</b></p>	<p>No objections were received from City Department review.</p>	<p>Complies</p>
<p><b>2. The petition meets at least one of the policy considerations stated above;</b></p>	<p><b>Consideration A: Lack of Use</b></p> <p>The platted streets and alleys within Rosewood Park are disconnected from any established road network system, do not provide access to adjacent private property and would not serve a broader connectivity function. The City's Transportation Master Plan does not show proposals for these roads or alleys and the deletion of these will have no adverse effects to any future development in the area.</p> <p><b>Consideration C: Urban Design</b></p> <p>Keeping the platted streets and alleys would be a hindrance to urban design. Because of the development that has occurred around Rosewood Park, the undeveloped streets and alleys have been left disconnected, and would make it difficult to develop the parcels as they currently exist. These constraints most likely would not create a cohesive design with the current surrounding development.</p> <p><b>Consideration D: Community Purpose</b></p> <p>The petitions align with adopted master plans regarding improvement to public recreation facilities by helping improvement efforts within Rosewood Park by simplifying the permitting process through the removal of streets and alleys which will allow for lot consolidation. With Rosewood Park being one singular parcel, permits will be simpler to obtain making for more cost effective and time efficient improvements to the park.</p>	<p>Complies</p>



<b>3. The petition must not deny sole access or required off-street parking to any adjacent property;</b>	The petition will not have an impact with accessing any surrounding property or development of the subject area.	Complies
<b>4. The petition will not result in any property being landlocked;</b>	Landlocked parcels will be created by the removal of the streets and alleys within Rosewood Park. Because of this, a lot consolidation will be required. Once the consolidation is complete, the one remaining parcel will have street frontage along 1200 W.	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, 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>	No pedestrian paths, trails or walkways or any other alternative transportation use will be affected by the disposition of the alley property.	Complies
<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>	<p>The entirety of all streets and alleys will be disposed and no partial segments shall remain.</p> <p>Ordinance 54 of 1955 vacated the west line of Mill Street to the west line of Marion Street from the north line of 1100 N to the north line of 1300 N, leaving segments of alleys and streets remaining. These petitions would complete the closure and vacation process and remove all remaining</p>	Complies

	streets and alleys,	
<b>8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.</b>	There are no residences within the subject area.	Complies

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

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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 were sent to the Chairs of the Rose Park and Capitol Hill Community Councils on December 2, 2019 in order to solicit comments. No comments were received.
- Open House notice was mailed on November 21, 2019.
- Open House was held at the Salt Lake City Main Library on December 12, 2019. Staff discussed the project with multiple attendants and received one written comment. The comment received was generally in favor of the project.

### **Public Hearing Notice:**

- Public hearing notice mailed on January 10, 2020.
- Public hearing notice posted on City and State websites on January 10, 2020.
- Sign posted on the property on January 12, 2020.

### **Public Comments:**

- At the time of the publication of this staff report, one public comment was received and is attached to this report. Any comments received after the publication of this staff report will be forwarded to the Commission.

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

*Transportation, Building, Zoning, Fire and Police found no issues with the request.*

*Public Utilities, Engineering and Sustainability provided no comments.*

**ATTACHMENT B: JANUARY 22<sup>ND</sup> PLANNING COMMISSION MINUTES**

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**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, January 22, 2020**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:22 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell; Vice Chairperson Brenda Scheer; Commissioners Maurine Bachman, Amy Barry, Jon Lee, Matt Lyon, and Sara Urquhart. Commissioners Carolynn Hoskins and Andres Paredes were excused.

Planning Staff members present at the meeting were John Anderson, Planning Manager; Paul Nielson, Attorney; Linda Mitchell, Principal Planner; Amy Thompson, Senior Planner; Chris Earl, Associate Planner; Daniel Echeverria, Senior Planner; and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were; Maurine Bachman, Adrienne Bell, Brenda Scheer and Sara Urquhart. Staff members in attendance were John Anderson, Linda Mitchell, Chris Earl, and Daniel Echeverria.

- **1002 and 1008 South 1100 East** – Staff summarized the proposal. The following was discussed:
  - Public input
  - Prior proposal on site and differences
  - Garages, and what will happen to them
  - How many units in new and existing building
- **905, 911 and 915 W Euclid Ave** – Staff summarized the proposal.
  - Public input
  - Setbacks between buildings
  - Maximum building height
- **Rosewood Park** – Staff summarized the proposal.
  - Zoning of property
  - Impact of property lines and setbacks
  - Future development on site

**APPROVAL OF THE JANUARY 8, 2020, MEETING MINUTES.** [5:33:34 PM](#)

**MOTION** [5:33:39 PM](#)

Commissioner Bachman moved to approve the January 8, 2020, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Lyon, Urquhart, Bachman, Scheer and Barry voted “Aye”. Commissioner Lee abstained from voting. The motion passed 5-1.

**REPORT OF THE CHAIR AND VICE CHAIR** [5:34:01 PM](#)

Chairperson Bell informed the commissioners that Darin Mano is no longer on the commission.

Vice Chairperson Scheer stated she had nothing to report.

## REPORT OF THE DIRECTOR [5:34:15 PM](#)

John Anderson, Planning Manager, confirmed former Commissioner Darin Mano's appointment to the City Council.

[5:34:58 PM](#)

**East Liberty Commons Planned Development** – Merry Warner, architect representing the property owner, is requesting planned development approval to develop six (6) new lots with frontage on a 20-foot wide private street located at approximately 1002 and 1008 South 1100 East. The applicant plans to sell each lot individually for the construction of single-family residences with the design of each building to be decided by future buyers. The proposed development is subject to the following applications:

- a. **Planned Development:** A planned development approval is required for the Preliminary Subdivision to create lots that do not front a public street. **Case number PLNSUB2019-00904**
- b. **Preliminary Subdivision:** A preliminary subdivision approval is required to consolidate the existing lots and create six (6) new lots. The applicant is seeking to demolish the existing multi-unit housing and construct six (6) new single-family residences. The properties are zoned R-1/5,000 (Single-Family Residential). **Case number PLNSUB2019-00987**

The properties are located in Council District 5, currently vacant. (Staff Contact: Linda Mitchell at (801) 535-7751 or [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com))

Linda Mitchell, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition with the conditions listed in the staff report.

Phil Winston and Merry Warner, applicants, provided further design details.

## PUBLIC HEARING [5:45:34 PM](#)

Chairperson Bell opened the Public Hearing;

Jason Stevenson, Co-Chairperson of East Liberty Park Community Organization – Stated the East Liberty Park Community organization is in support of the project, it does add to the community, and it does fit in with the type of housing and density they're looking for.

Judi Short – Stated her support in the project.

Zachary Dussault – Stated his support in the project. He raised concern with the loss of the two units but believes it's the best use of the space.

Brian Belnap – Stated his support in the project.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Staff, and Applicant discussed the following:

- Design of individual units
- How applicant controls exterior building materials after the property is sold

**MOTION [5:55:31 PM](#)**

Commissioner Urquhart stated, based on the findings listed in the staff report, the information presented and the input received during the public hearing, I move that the Planning Commission approve the Planned Development and Preliminary Subdivision requests PLNSUB2019-00904 and PLNSUB2019-00987 as proposed subject to complying with all applicable conditions and regulations.

Commissioner Lee seconded the motion. Commissioners Barry, Scheer, Lee, Bachman, Urquhart and Lyon voted “Aye”. The motion passed unanimously.

**[5:56:40 PM](#)**

**255 South State Street Design Review** – A request by Michael Militello, representing KTG Architecture + Planning, for Design Review for additional height at approximately 255 S State Street. The proposed mixed-use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the towers providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site that will be restored and incorporated into the overall project. The proposed height of the north tower is 160 feet. Buildings located between corner properties can have a permitted height of 100 feet in the D-1 zone. Buildings taller than 100 feet may be authorized through the Design Review process. The property is zoned D-1 (Downtown Central Business District) and is located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case number PLNPCM2019-00926**

Amy Thompson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated that staff is recommending approval with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on required off street parking requirements and Transportation Department comments
- Design review clarification

Michael Militello, applicant, provided a presentation and further design details.

The Commission and Applicant discussed the following:

- Clarification on whether the applicant was comfortable with the conditions listed in the staff report

**PUBLIC HEARING [6:13:19 PM](#)**

Chairperson Bell opened the Public Hearing;

Scott Sabey – Stated his opposition and feels the project makes the area unfriendly and unusable.

Zachary Dussault – Stated this is a very pedestrian oriented development and would bring much needed density to the area.

David Murrell – Stated his support in the development.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Clarification on access to the entrances of the building
- Whether Floral Street is wide enough for traffic in both directions
- Whether the transportation department has reviewed the access area on Floral Street
- Clarification on whether there is access to the building from the private alley/ Edison Street
- Clarification on reasoning for not having parking off of State St. or the alley
- Clarification on decision for making access to building on Floral St.
- Whether the applicant can look at other options for a second vehicular entrance

**MOTION [6:32:30 PM](#)**

**Commissioner Lyon stated, based on the analysis and finding listed in the staff report, information presented, and input received during the public hearing, I move that the Planning Commission approve the Design Review request for additional height PLNSUB2019-00926 for the project located at approximately 255 S State Street. This recommendation is based on the conditions listed in the staff report. Final details regarding these conditions of approval are delegated to planning staff.**

**Commissioner Bachman seconded the motion. Commissioners Lyon, Urquhart, Bachman, Lee, and Barry voted “Aye”. Commissioner Scheer voted “Nay”. The motion passed 5-1.**

**[6:33:40 PM](#)**

**Rosewood Park Street Closure and Alley Vacation** – A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay’s Improved Subdivision, recorded in 1887, but were never constructed. (Staff Contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

- c. Street Closure** A street closure is required in order to remove the existing platted streets within Rosewood Park to prepare for lot consolidation. **Case number PLNPCM2019-01036**
- d. Alley Vacation** An alley vacation is required in order to remove the existing platted alleys within Rosewood Park to prepare for lot consolidation. **Case number PLNPCM2019-01037**

The property is located in OS Open Space and is located in Council District 1, represented by James Rogers. (Staff Contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

Chris Earl, Associate Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council with the condition listed in the staff report.

**PUBLIC HEARING [6:41:49 PM](#)**

Chairperson Bell opened the Public Hearing; seeing no one wished to speak; Chairperson Bell closed the Public Hearing.

**MOTION [6:42:07 PM](#)**

**Commissioner Barry stated, based on the findings and analysis in the staff report, the policy considerations for street closure and alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for**

the street closure and alley vacation proposed in PLNPCM2019-01036 and PLNPCM2019-01037 with the condition listed in the staff report.

Commissioner Lyon seconded the motion. Commissioners Barry, Scheer, Lee, Bachman, Urquhart and Lyon voted “Aye”. The motion passed unanimously.

[6:43:28 PM](#)

**Axioms Townhomes** - Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 905, 911, and 915 W Euclid Avenue. The development includes ten townhomes in two separate buildings. The townhomes are approximately 35' in height and are two stories tall with a roof top deck. The development includes ten parking spaces that are accessed from the adjacent alley. The development involves three different applications:

- a. **Design Review:** The development requires Design Review approval as the development did not receive enough points through the Transit Station Area development review process for administrative (staff level) approval. Design standards related to building materials and entries are being requested to be modified through this process. **Case number PLNPCM2019-00953**
- b. **Planned Development:** The development requires Planned Development approval as eight of the individual townhome lots will not have public street frontage. **Case number PLNSUB2019-00954**
- c. **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. **Case number PLNSUB2019-00995**

The properties are zoned Transit Station Area - Urban Neighborhood - Transition (TSA-UN-T) and are currently occupied by two single-family homes. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com))

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petitions.

The Commission and Staff discussed the following:

- Front façade setback

Jarod Hall, architect representing the owners, provided a presentation and further design details.

The Commission and Applicant discussed the following:

- Distance between the buildings
- Clarification on whether the front doors and windows face each other

## **PUBLIC HEARING [7:00:32 PM](#)**

Chairperson Bell opened the Public Hearing;

Michael Fife – Stated his support of the project.

Zachary Dussault – Stated his support of the project. Thinks it's good density for the environment it's in.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Whether it is a possibility to reverse the plans on one side of the building
- Planned Development standards related to pedestrian access, walkways
- Widths of walkway between the buildings and applicable standards
- What aspects of development the Design Review standards generally cover

**MOTION** [7:09:47 PM](#)

**Commissioner Bachman stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve PLNPCM2019-00953, PLNSUB2019-00954/00955, Axioms Townhomes Design Review, Planned Development and Preliminary Subdivision with the conditions listed in the staff report.**

**Commissioner Lyon seconded the motion. Commissioners Lyon, Urquhart, Bachman, Lee, Scheer, and Barry voted “Aye”. The motion passed unanimously.**

[7:11:01 PM](#)

**City Property Disposition at approximately 1085 E Simpson Ave** - The City Administration is proposing to sell City properties located at approximately 1085 E Simpson Ave, 1095 E Simpson Ave, and 1104 E Sugarmon Drive. The properties total approximately 0.73 acres. The properties are proposed to be sold to the Redevelopment Agency (RDA) and are intended to be assembled with the adjacent RDA owned property and used for a future development. There are no specific development plans at this time. The City intends to sell the land to the RDA for a value exchange, utilizing the RDA's contribution to the City's homeless services programs in the RDA's fiscal year 2018-19 as consideration. The value of the property has been determined through an appraisal. Before selling significant properties, City Code 2.58 requires that a public hearing be held before the Planning Commission to receive formal public input regarding the proposed sale. No other action is required by the Planning Commission. The Planning Commission is not a decision maker on the sale of the property. The City Council may request an additional public hearing be held before them following this hearing. Following these hearing(s), the Mayor may finalize the transaction. The property is currently occupied by a former City fire station building and a maintenance facility building used by the City's Public Services department. The property is zoned Public Lands (PL) and is located in Council District 7, represented by Amy Fowler. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2019-01107**

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file) and explained the public hearing requirement for City property dispositions. He also stated that representatives from Real Estate Services and the Redevelopment Agency (RDA) were also available if the commission had any questions.

**PUBLIC HEARING** [7:14:50 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short, Sugar House Community Council – Stated she queried the trustees of the Sugar House Community Council and the Land Use Committee and no one had a problem with the project. She also stated the community council would like affordable housing and maybe affordable retailing on the main floor.

Lynn Schwarz, Sugar House Community Council – Stated she hopes the City uses the fact that the land has so increased in value to leverage a considerable affordable housing commitment by a developer by selling it at a reduced price. She also stated there is a dire need for affordable housing in the area.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and RDA discussed the following:

- Requested that the RDA to pay special attention to this property regarding those parts of the Sugar House Master Plan that private development won't accomplish, specifically affordable housing
- Concern that there might be a conflict between the RDA's mission and providing affordable housing
- The RDA provided information about their intent to include an affordable housing component and the need for future community involvement with the development of the site

**The meeting adjourned at [7:24:45 PM](#)**