



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Cassie Younger, cassie.younger@slcgov.com , 801-535-6211
Date: February 28, 2024
Re: 700 S Street Vacation, PLNPCM2023-00482

Street Vacation

PROPERTY ADDRESS: 717 S 5600 W

PARCEL ID: 14-12-101-001-0000

MASTER PLAN: Northwest Quadrant

ZONING DISTRICT: General Commercial; Utah Inland Port Jurisdictional Overlay

REQUEST:

Brent Bateman, representing the property owner, is requesting approval to vacate a portion of 700 S in front of the property at 717 W 5600 S. The property is zoned General Commercial and is currently being used for a truck rental facility. The applicant wishes to use this portion of the public street for private use.

RECOMMENDATION:

Based on feedback from other departments, Staff recommends denial of the request.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Submittal](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Street Vacation Policy Statements](#)
- E. [ATTACHMENT F: Public Process & Comments](#)
- F. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

Background Information: 5600 W Abandonment

In 2020, UDOT expanded 5600 West from two to five lanes. In the process, portions of the old 5600 W were abandoned, including a strip next to the applicant's property. A new 700 S was constructed off of 5600 W, and the old 700 S dead ends into the applicant's property into the abandoned portion 5600 W. This portion of 5600 W runs the length of the block and dead ends into the railroad crossing, and is not maintained as a street.



Road configuration in 2019



Present day road configuration

Existing Conditions & Neighborhood Context

Existing conditions are shown above. After the UDOT reconfiguration, 700 S now dead ends into the applicant's property with no western access onto the new 5600 W. As shown in the above photos, this area has developed rapidly over the past five years. A variety of warehouses, businesses, and distribution centers have been built in this area. 5600 W, which has expanded from two to five lanes, and the newly constructed 700 S has replaced the 700 S Frontage that is in front of the applicant's property. This newly constructed configuration has left the old 700 S with only three properties accessed on this portion, and therefore has seen a significant reduction in use the past few years. Although the surrounding area has boomed, this section of 700 S has quieted immensely.

Applicant's Request



Due to the fact that very few properties are served by this road, the applicant claims that road maintenance such as snow plowing has become a low priority for the city and is maintained less often. The applicant desires to privatize the road as a way to have better control over plowing and maintenance. Their business is a truck rental facility, so plowing and access is important for the success of the business. The applicant has no development plans at this time but may want to expand his business at a later date, keeping this portion of the vacated road paved and drivable. The applicant also owns the property to the north and may want to consolidate these parcels in the future.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission will make a recommendation to the City Council to approve or deny the application. Street Vacation requests are ultimately up to the City Council's discretion and are not controlled by any one standard. See the City Council Policy Statements for Street Vacations in Attachment D.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Other City Department Considerations
2. Compliance with Master Plans
3. Compliance with Zoning requirements & Overlays
4. Compliance with State Code

Consideration 1: Other City Department considerations

Engineering

Engineering had concerns with the applicant's original petition where it was proposed to vacate to the end of 5500W. The applicant changed their petition to end their vacation request at the property, and engineering had no further concerns and supported the vacation request.

Transportation

Transportation expressed concern over the access of the surrounding properties, which has since been relieved with the adjustment of the application. Transportation also wanted to ensure that drainage would not affect the public road and that a sign indicating a dead end would be placed on the property if it were to be vacated.

Public Utilities

The following comments were received by the Public Utilities department on this petition:

*Public Utilities **opposes the street vacation**. There is a 12" public water main, 24" public water main, and 36" public sewer main that run through this roadway. This roadway needs to remain a public right of way for access to these facilities. An easement will not provide enough protection for SLCDPU access in this area.*

-Kristeen Beitel

When we install and maintain facilities in the public ROW, which is standard practice, it is with the intent that we will have the access needed to access and maintain the infrastructure. It is not in the best interest of PU to agree to release the Public ROW ownership. We have found that easements are not a replacement of property ownership when it come to working on, replacing or accessing our infrastructure.

The UDOT project that closed this access was not favorable to PU and has caused a loss of access to our critical facilities in this area. It was intended that this section of ROW would remain as such to allow for our access to the facilities in not only the 700 South but also the 5600 West section that has been closed off.

*I agree with Kristeen that **no closure** of the street should be allowed and sold to the adjacent properties*

- Karryn Greenleaf

The applicant has offered Public Utilities any blanket easement they desire over this street. Public Utilities has remained firm in their position that no easement would be sufficient for the amount of protection and access they need to these utilities. Planning Staff's recommendation of denial is due to Public Utilities' need to maintain full access to these utilities in this portion of 700 S.

Consideration 2: Compliance with Master Plans

Northwest Quadrant

While this plan speaks to major road improvements in the area, including 5600 W, it does not state any concerns or support of street vacations. Given that this vacation would largely affect only the applicant's property, the Plan does not state any goals that support or deny this petition. The plan does advise against cul-de-sacs, but given that this street is already a dead end, there is no substantial change to the nature of the request.

Connect SLC: Citywide Transportation Plan

The newly updated Connect SLC has not been adopted, but speaks to street vacations and discourages vacations that would limit connectivity and pedestrian access. The vacation of this portion of 700 S is already a dead end street and therefore would not have any effect on the connectivity or pedestrian and public space in this area.

Consideration 3: Compliance with Zoning requirements and Overlays

General Commercial

The minimum lot width for this zone is 60'. The new frontage of the property along 700 S would be approximately 68' if their frontage along 700 S became private, and therefore would still be compliant with current zoning regulations.

Utah Inland Port Authority Jurisdictional Land:

The purpose of the overlay is for the Inland Port to be a district that "is well connected, linking people to jobs and other parts of the City and region, and linking businesses to goods and services." The vacation shows no threat to the connectedness of this area. As long as other access along 700 S to neighboring properties is maintained, it continues to support business and connectivity in the area.

Consideration 4: State Code Regarding Street Vacations

[Section 10-9a-609.5 of the Utah Code](#) establishes the power for cities to vacate streets upon the request of the governing body or a property owner. The City Council must determine that good cause exists for the vacation, and neither the public interest nor any person will be materially injured by the vacation. The vacation and sale of this right of way would take a maintenance burden from the City for market-rate compensation but deny access to a number of large utilities.

NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and a public hearing on the Street Vacation request. The City Council may make modifications to the proposal prior to approval of the requests.

If the requests are ultimately approved by the City Council, the applicant would need to meet all applicable conditions before an ordinance can be published. Once all conditions are met and the

ordinance published, the Real Estate Services Division will negotiate a fair market value with the applicant prior to the sale of the vacated property.

If the request is not approved by the City Council, 700 S will remain a public street.

ATTACHMENT A: Vicinity Map

The orange outline shows the proposed vacation. Yellow outline shows the applicant's property.

Vicinity Map



Salt Lake City Planning Division 2/14/2024

ATTACHMENT B: Applicant's Submittal

June 20, 2023

Salt Lake City Planning Commission

To whom it may concern:

I am writing this letter on behalf of my client in compliance with the directions provided in the Salt Lake City Planning Commission street closure application.

My client is requesting the closure of the street located at West 700 South (the "Street") which intersects with 5600 West. Allow me to provide a bit of background on the requested closure.

The Utah Department of Transportation ("UDOT") recently completed a project known as SR-172, 5600 W. Railroad Crossing (PIN 14413) (the "Project") which, among other things, created a bridge or overpass above the railroad tracks, which tracks now cross under the newly developed SR-172, 5600 West, and rendered the former 5600 West in that location impassible. As such, the Street also saw a drastic lack of use after completion of the Project, as the now replaced 5600 West no longer connected to any street and other larger roads were available for traveling south.

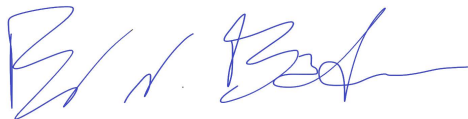
Due in part to this lack of use, on September 16, 2021, UDOT signed a settlement agreement (the "Agreement") with my client to abandon 5600 West. UDOT presented the Agreement to the transportation commission where it was accepted.

With the completion of the Project and the abandonment of 5600 West by UDOT, the Street lack of use has drastically increased.

As such, my client is requesting the closure of the Street as the lack of use of the Street is readily apparent. Closure of the Street would permit my client to maintain and care for the Street as well as would officially relieve Salt Lake City of any responsibility for its upkeep.

Very truly yours,



DENTONS DURHAM JONES PINEGAR P.C.

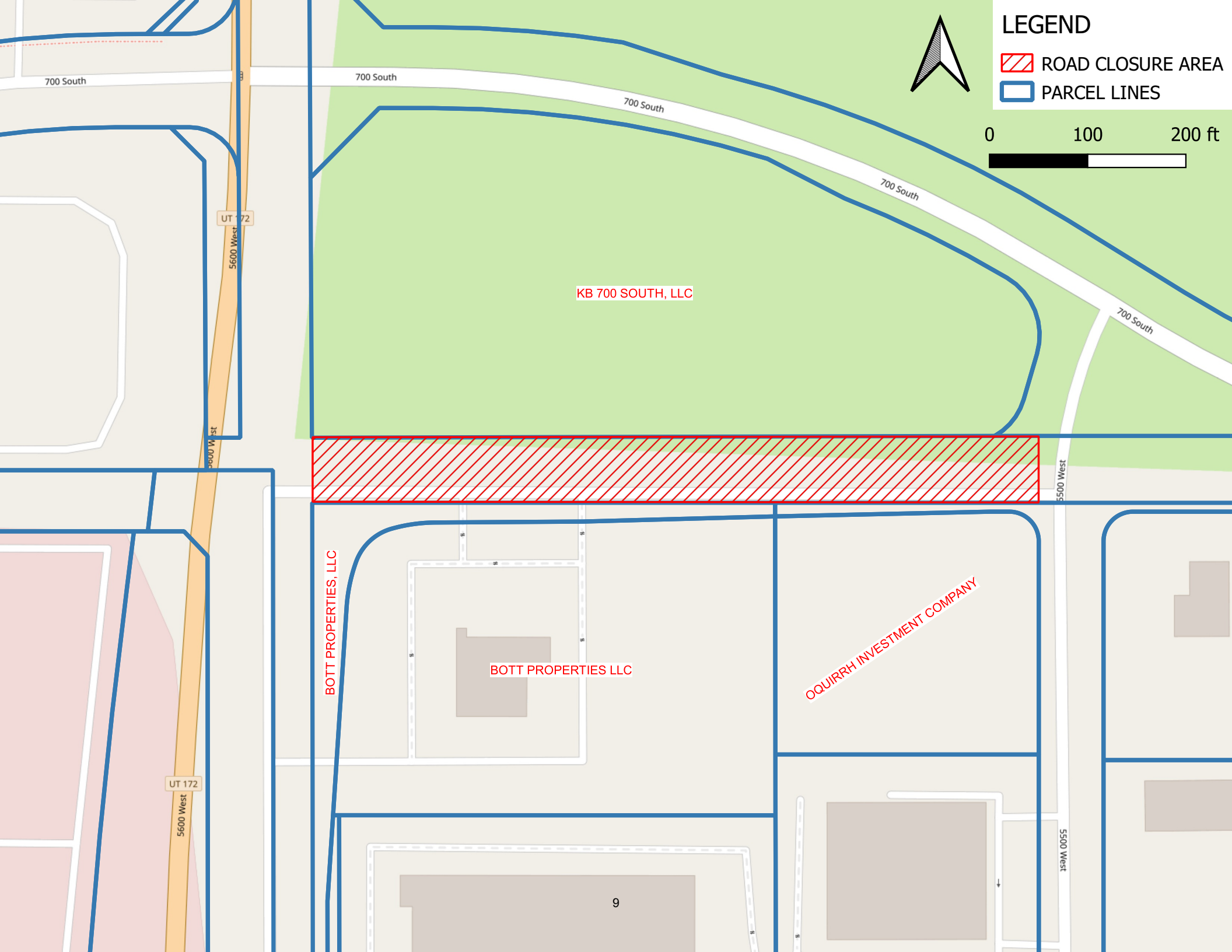
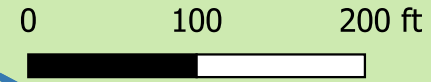


Brent Bateman

:DDJPP

LEGEND

-  ROAD CLOSURE AREA
-  PARCEL LINES



700 S CLOSURE PRELIM BOUNDARY DESCRIPTION.

BEGINNING AT A POINT NORTH 32.94 FEET AND EAST 39.87 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE SOUTH 89°48'26" EAST 695.56 FEET;

THENCE SOUTH 89°39'21" EAST 44.69 FEET;

THENCE SOUTH 00°20'18" WEST 67.88 FEET;

THENCE NORTH 89°39'08" WEST 268.54 FEET;

THENCE NORTH 89°39'12" WEST 471.43 FEET;

THENCE NORTH 00°05'58" EAST 66.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.138 ACRES, OR 49,587 SQUARE FEET, MORE OR LESS.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

14018186 B: 11373 P: 6763 Total Pages: 6
09/20/2022 11:50 AM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UT ST-DEPT OF TRANSPORTATION
Box 148420 ATT: MONE WARDLE SALT LAKE CITY, UT 84114-8420



Resolution
Salt Lake County

Tax ID No. 14-11-200-009

PIN No. 14413

Project No. F-0172(32)7

Parcel No. 127

Abandonment of a Portion of Roadway Route 172, between 700 South & 800 South, Salt Lake County, Utah (Realignment of 5600 West)

Whereas, Utah Code § 72-3-102(4) states the Department of Transportation has jurisdiction and control over all state highways;

Whereas, Utah Code § 72-4-104(2) states that when a state highway is realigned, the former portion of it may be abandoned by the department if it no longer serves the purpose of a highway;

Whereas, with the completion of Project No. F-0172(32)7 (SR-172, 5600 W. Railroad Crossing), sections of the existing State Route 172 were realigned to the west between station 112+65 and 115+61 of said project;

Whereas, the roadway that operated as a portion of State Route 172 is no longer used for said route due to the realignment;

Whereas, this former portion of the state highway no longer serves the purpose of a state highway; and

Whereas, Utah Code § 72-5-105(1) provides that once a public highway is established, it continues as a highway until abandoned by resolution of a highway authority having jurisdiction;

IT IS THEREFORE PROPOSED by Robert Stewart, Region 2 Director, in concurrence with Region 2 Right-of-Way and Operations officials, as well as Charles A. Stormont, Director of the Right-of-Way Division, that the right-of-way for that portion of State Route 172 should be officially abandoned.

NOW THEREFORE, be it resolved as follows:

1. The Utah Department of Transportation abandons a portion of the public right-of-way no longer used for State Route 172 to the adjoining record owner(s) in accordance with Utah Code § 72-5-105(2), said portion of former State Route 172 being described as described in the attached Exhibit A and as shown in the attached Exhibit B.

SR-172 Abandonment Resolution

- 1 -

2. This Action will become effective upon passage of this resolution by the Utah Transportation Commission.

DATED on this 16th day of September __, 2022

UTAH TRANSPORTATION COMMISSION

Naghi Zeenati
Naghi Zeenati, Chair

Lew Cramer
Lew Cramer, Commissioner

Donna J. Lay
Donna J. Lay, Commissioner

Jim Evans
Jim Evans, Commissioner

Natalie Gochnour
Natalie Gochnour, Commissioner

Kevin T. Van Tassell
Kevin T. Van Tassell, Commissioner

Ronda R. Menlove
Ronda R. Menlove, Commissioner

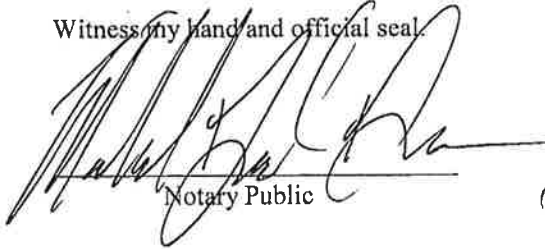
Attest:

Heather Barthold
Heather Barthold
Commission Secretary

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the date first above written, before me, Diana Leka, a notary public, personally appeared Heather Barthold, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me she executed the same.

Witness my hand and official seal.



Notary Public (seal)

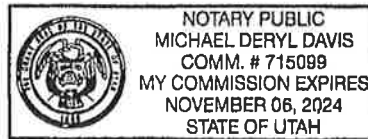


EXHIBIT A

DESCRIPTION FOR THAT EASTERLY PORTION OF 5600 WEST STREET (SR-172) TO BE ABANDONED, LYING JUST SOUTH OF 700 SOUTH STREET

A portion of 5600 West Street (SR-172), situate in the NW1/4 NW1/4 of Section 12, T.1S., R.2W., S.L.B.&M., in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point in the westerly section line of said Section 12, which point is 54.10 feet S.00°15'31"W. along said section line from the Northwest Corner of said Section 12; and running thence N.89°57'57"E. 165.42 feet to the existing easterly right of way line of 5600 West Street (SR-172) at the beginning of a 169.00-foot radius non-tangent curve to the left (Note: Radius bears S.00°02'03"E.); thence along said existing easterly right of way line the following four (4) courses: (1) westerly 45.17 feet along the arc of said curve through a central angle of 15°18'45" (Note: Chord to said curve bears S.82°18'35"W. for a distance of 45.03 feet) to a point of compound curve having a radius of 54.00 feet; thence (2) southwesterly 52.45 feet along the arc of said curve through a central angle of 55°38'59" (Note: Chord to said curve bears S.46°49'43"W. for a distance of 50.41 feet) to a point of compound curve having a radius of 169.00 feet; thence (3) southerly 45.17 feet along the arc of said curve through a central angle of 15°18'45" (Note: Chord to said curve bears S.11°20'51"W. for a distance of 45.03 feet) to a point of non-tangency; thence (4) S.04°04'22"W. 212.24 feet; thence N.89°40'07"W. 61.43 feet to a point in said westerly section line; thence N.00°15'31"E. 295.92 feet along said westerly section line to the point of beginning. The above description contains 22,103 square feet in area or 0.507 acre, more or less.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Utah Transportation Commission Meeting Agenda Item Fact Sheet	
Commission Meeting Date: September 16, 2022	Agenda Item #: 10
Agenda Item Title: SR-172 (5600 W) between 700 S & 1100 S, SLC Abandonment	
Presented By: Charles A. Stormont, Director of Right of Way	
Background: <p>SR-172: 5600 S</p> <ul style="list-style-type: none"> • Location and brief description: SR-172 (5600 W) railroad overpass realignment. SR-172 was realigned when the railroad overpass was built between 700 S and 1100 S in Salt Lake City. This realignment occurred to keep the mainline over the railroad tracks open during construction. Since the new alignment of SR-172 is open and operating, the old alignment no longer serves the purpose of a state highway and is proposed to be abandoned. • Land size: 22,103 square feet in area or 0.507 acres • Purpose: The area of SR-172 (5600 S) to be abandoned is surrounded by private property to the east and Salt Lake City property to the west. The Salt Lake City property contains the city's sewer and water lines. The property to the south is owned by the railroad and will have barrier and fencing installed to keep people from trespassing and fouling the track. The property to the north ties into SR-172 alignment. By abandoning the former alignment, the property ownership will revert in accordance with applicable state law, and relieve the Department of ongoing maintenance and liability for actions on the area that is proposed to be abandoned. 	
Attachments: Legal Description, map and Resolution	
Commission Action Requested: <input type="checkbox"/> For Information/Review Only <input checked="" type="checkbox"/> For Commission Approval	
Motion Needed for Approval: Approval for abandonment of former SR-172 (5600 W) between 700 S & 1100 S in Salt Lake City, as presented.	
Fact sheet prepared by: Charles A. Stormont Fact sheet reviewed by senior leader: Robert Stewart	Date Submitted: 8/24/22

September 29, 2023

Via – cassie.younger@slcgov.com

Cassie Younger
Salt Lake Public Utilities
1530 S. West Temple St.
Salt Lake City, UT 84115

Dear Cassie:

This letter is in response to the Department Review Comments that we received from you with respect to my client's street closure application for a portion of 700 South adjacent to the Barco property. I will respond to each of the items on the Department Review Comments sheet, attached hereto. I have added numbers to the Department Review Comments sheet for clarity.

Building

1. No response needed.

Engineering

2. Applicant agrees to the street vacation not extending past the applicant's east property line.
3. Applicant agrees to enter into such a utility easement. Please see the proposed easement, attached.
4. Applicant agrees to such change.
5. Same as #2, above.

Fire

6. Applicant agrees to these requirements. If applicant places a fence at the end of the abandoned area, applicant will install and maintain and fire department-approved lock, as stated.

Sustainability

7. No response needed.

Transportation

8. Attached please find the UDOT abandonment of 5600 West. If any further information about that abandonment is needed, please let me know. Regarding the property to the North, that property is also owned by the Applicant. Applicant owns both sides of this section of the old 700 South, although in different entities. If a shared access agreement, an authorization letter, or anything else is needed for the property to the North of the proposed abandonment that can be easily obtained. The properties are expected to be consolidated following abandonment.

9. Same as above. The neighboring property is also owned by the applicant. Both properties will be accessed by the stubbed off 700 S. UDOT has maintained ownership of the portions of 5600 West that they need in their abandonment resolution.
10. The property to the north is owned by Applicant, and will be accessed by the stub of old 700 S. If the road is abandoned, a lot consolidation is intended.

Public Utilities

11. Please see the proposed attached *very broad* easement that will maintain the current right of way as an unobstructed drivable surface, and will permit Salt Lake City to access the area and its utilities beneath the surface as needed. It is the intent of the applicant that the drivable surface remain in better condition than it is now, so that customers may use it to access the applicant's business. It is the intent that Salt Lake City have no impediments to the use and access of its underground utilities, and the easement for those utilities remain public.
12. Applicant will also extend its easement to the 5600 West property, allowing SLPU full access to the facilities in 5600 West. The attached form can be used or any form that the City prefers.

Urban Forestry

13. No response needed.

Zoning

14. The street closure will not deny or impair or reduce access to another property. As stated above, the property to the North is owned by applicant, who intends to continue to access its land through the remaining stub of 700 South. The applicant will provide a full and unimpeded easement to the City to access its utilities on both 700 South and 5600 West. 720 South 5500 West will also be able to maintain access off of 700 South because the applicant agrees to end the abandonment at applicant's East boundary.

DENTONS DURHAM JONES PINEGAR P.C.



Brent N. Bateman

WHEN RECORDED, MAIL TO:

Salt Lake City Corporation
451 S State St.
Salt Lake City, UT 84111

Affecting a portion of Tax Parcel No: 14121010070000

PUBLIC UTILITY EASEMENT

For Mutual Consideration, the receipt of which is hereby acknowledged:

BOTT PROPERTIES, LLC, a Utah limited liability, as **Grantor**, of 707 S 5600 W, Salt Lake City, Utah 84104, hereby grants unto **SALT LAKE CITY CORPORATION**, as **Grantee**, of 451 S State St, Salt Lake City, Utah 84111, a non-exclusive public utility easement along the entire length and width of former 700 South and former 5600 West (prior to abandonment), as shown on the attached map and description attached hereto as Exhibit A. The purpose of this easement is to allow Salt Lake City to use, access, uncover, maintain, and update the public utility facilities and other utilities presently within the easement area, and to allow Grantee to exercise all the rights, obligations and limitations to which public utility easements are subject.

Grantee is authorized the right to dig up the public utility easement area, access the easement area at any hour of any day, and any other right needed to service, maintain, and access the 12” public water main, 24” public water main, and 36” public sewer main, including any future improvements or additions, found in the public utility easement area.

Grantor reserves the right to use the public utility easement area for any purpose that does not obstruct or interfere with the easement rights granted herein.

WITNESS, the hand of said Grantor, this ____ day of _____, 2023.

BOTT PROPERTIES, LLC:

[●], Manager

STATE OF _____)
_____)ss.
COUNTY OF _____)

On the ____ day of _____, 2023, personally appeared before me _____, the signer of the within and foregoing instrument, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, by me duly sworn (or affirmed) that he executed the same as the Manager of Bott Properties, LLC

Notary Public
My Commission Expires:

ACCEPTANCE OF PUBLIC UTILITY EASEMENT

The Salt Lake City Corporation, a municipal corporation of the State of Utah, hereby accepts the above Public Utility Easement, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistence therewith.

Dated this ____ day of _____, 2023.

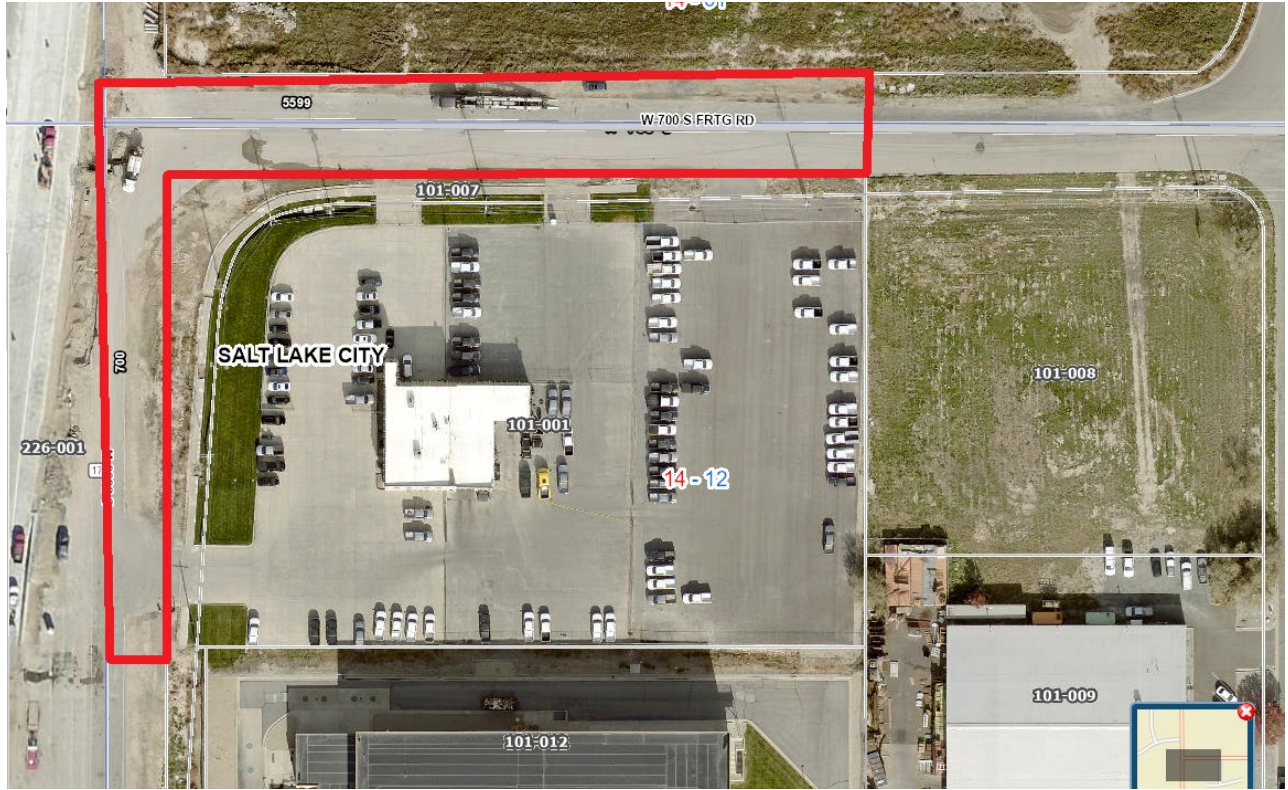
SALT LAKE CITY CORPORATION:

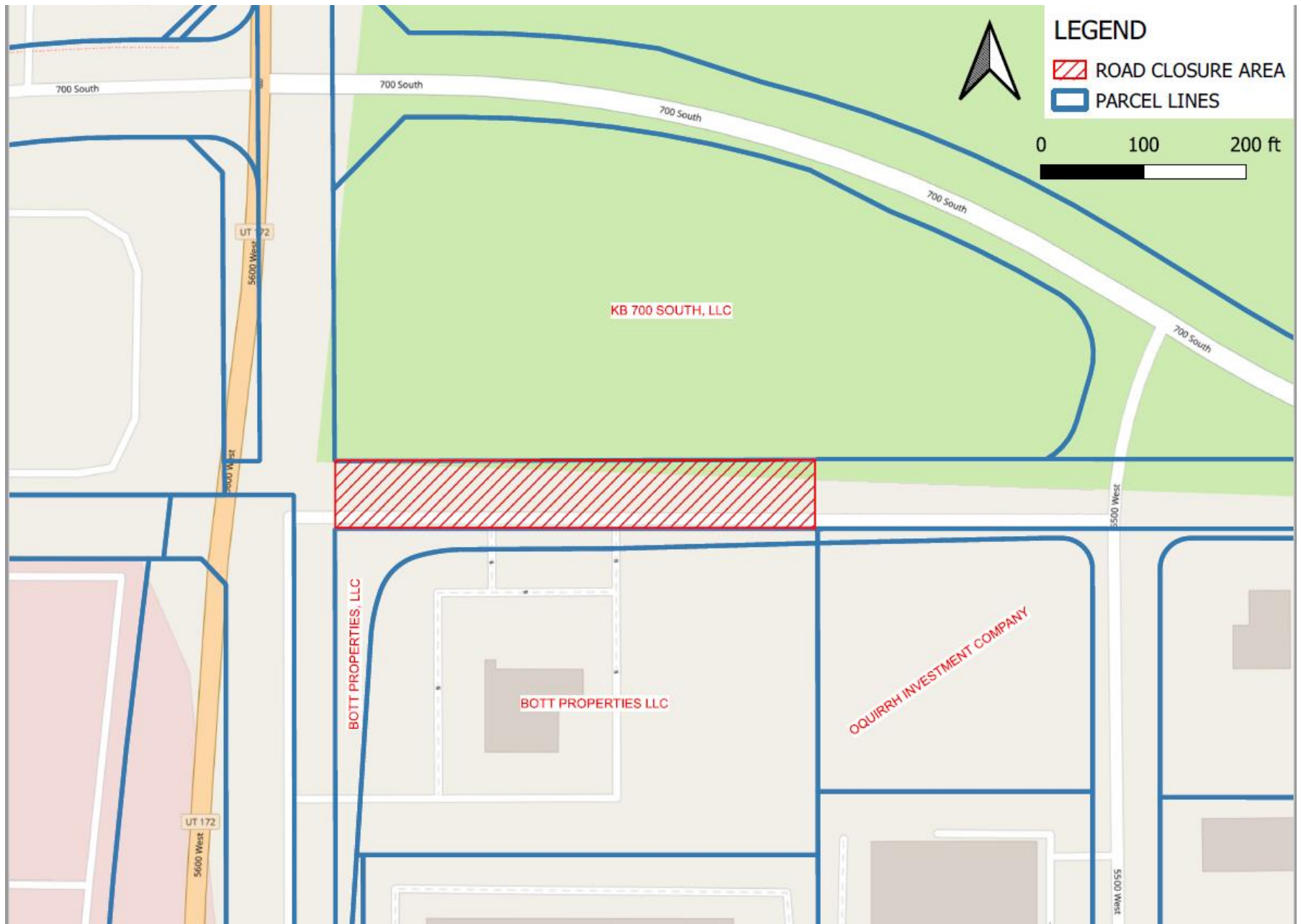
By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Recorder

Exhibit A
Easement Area





ATTACHMENT C: Property and Vicinity Photos



Applicant's Property



End of 700 S facing west



Dead end of 700 S facing west



Dead end of 700 S facing south



Abandoned 5600 W & new 5600 W adjacent to property

ATTACHMENT D: STREET CLOSURE POLICY

<p>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.</p>
<p>Finding: Complies. The proposed vacation would not deny vehicular or pedestrian access to any nearby properties.</p>
<p>Discussion: The applicant's petition to vacate 700 S ends at their property line. This would leave the neighboring property to the west and the north with access onto 700 S on the eastern portion. This portion of 700 S dead ends into the abandoned portion of 5600 S and is not limited vehicular or pedestrian traffic any more than exists today.</p>
<p>Condition(s): None</p>
<p>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.</p>
<p>Finding: Complies. The City would give up ownership of the 700 S right of way and obtain fair market value if it is sold to the applicants.</p>
<p>Discussion: If approved by the City Council, the Real Estate Services Division would work with the applicant to sell the vacated property at fair market value. Planning Staff is confident that Real Estate Services staff will successfully negotiate a fair market value for the proposed vacation.</p>
<p>Condition(s): None</p>
<p>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.</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: As discussed in Key Consideration 3, there are no adopted plans or policies that oppose or support the vacation of this section of 700 S. Because of the recent abandonment and reconfiguration, this portion of 700 S only accesses the applicant's and two other properties. Vacated it would reduce the burden of city maintenance on this portion, but the amount of utilities in this section of road is highly valuable and needs full access where an easement would not be sufficient.</p>
<p>Condition(s): None</p>

4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Finding: **Does Not Comply**

Discussion:

The vacation of this portion of 700 S would benefit the applicant and may reduce some maintenance of City facilities. But due to the large number of utilities in this portion of road that need ease of access beyond what an easement would provide, Public Utilities does not support this request.

Condition(s): None

ATTACHMENT E: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- July 20, 2024 – The Poplar Grove Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- July 20, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July – February 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- February 16, 2024
 - Public hearing notice signs posted on the property
- February 15, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

The neighboring property to the west has been concerned that the original application would prohibit development and cut off their access along 700 S. No other public comment was received.

From: [Kylie Lance](#)
To: poplargrovecouncil@gmail.com; [Younger, Cassie](#); [Dustin Hawk](#)
Subject: (EXTERNAL) Street Vacation 700 S
Date: Thursday, July 27, 2023 4:24:21 PM
Attachments: [700 South SLC.pdf](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Good Afternoon-

We have the property located at 722 S 5500 W SLC Under Contract for Purchase, please let us know when the planning commission meeting for this item is scheduled. Please also let us know how this petition, (if approved) would affect access to our property. Also wondering who would be responsible for road maintenance and snow removal if approved. Thanks very much for your time!

Warmly,



ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

SLC Engineering supports the proposed street closure application for a portion of 700 South adjacent to the Barco property. Engineering's comments are:

- The parcel owner on the corner of 700 South/5500 West (752 S. 5500 West) might want the City to continue to maintain 700 South along its frontage of 700 South. In fact, on June 27th, Great Basin Cabinetry had a DRT to discuss its proposed development on that vacant lot, including access directly onto 700 South. Engineering recommends that the street vacation not extend past the east property line of the applicant's (Barco) property.
- A utility easement will be required for Public Utilities.

Zoning:

I have no specific comments related to the IP Inland Port Overlay standards. The purpose of the overlay is for the Inland Port to be a district that "is well connected, linking people to jobs and other parts of the City and region, and linking businesses to goods and services." If the applicant can adequately address the above comments, then the request will be compliant with the purpose of the overlay.

Fire:

Access to the fire hydrant, on this section of road, must be maintained for fire department use. Any gates that may be installed must have an FD Knox Lock, or if it is an electric gate an EKnox, for fire department access. Other than these things, I see no issues with this proposal.

Urban Forestry:

No Comments.

Sustainability:

Sustainability does not have comments for PLNPCM2023-00482.

Public Utilities:

Public Utilities **opposes the street vacation**. There is a 12" public water main, 24" public water main, and 36" public sewer main that run through this roadway. This roadway needs to remain a public right of way for access to these facilities. An easement will not provide enough protection for SLCDPU access in this area.

-Kristeen Beitel

When we install and maintain facilities in the public ROW, which is standard practice, it is with the intent that we will have the access needed to access and maintain the infrastructure. It is not in the best interest of PU to agree to release the Public ROW ownership. We have found that easements are not a replacement of property ownership when it come to working on, replacing or accessing our infrastructure.

The UDOT project that closed this access was not favorable to PU and has caused a loss of access to our critical facilities in this area. It was intended that this section of ROW would remain as such to allow

for our access to the facilities in not only the 700 South but also the 5600 West section that has been closed off.

I agree with Kristeen that **no closure** of the street should be allowed and sold to the adjacent properties.

-Karryn Greenleaf