




CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: November 14, 2017
Date sent to Council: November 20, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: PLNPCM2017-00591 Declaration of Surplus City Owned Parcels at approximately 431 S. 300 E.

STAFF CONTACT: John Anderson, Senior Planner, 801-535-7214 or
john.anderson@slcgov.com

DOCUMENT TYPE: Information Only

RECOMMENDATION: None

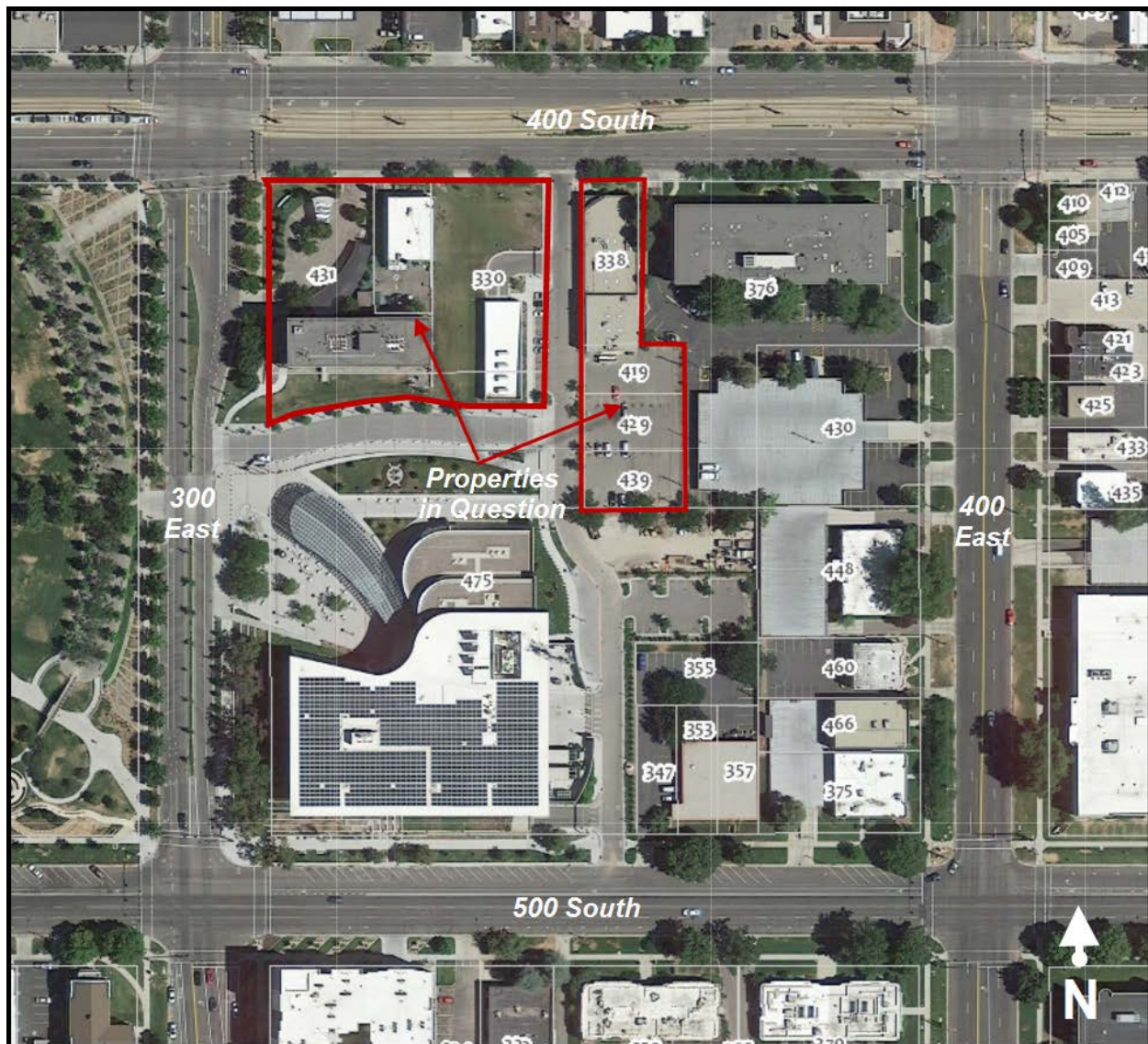
BUDGET IMPACT: A formal development agreement will be negotiated upon approval of the disposition and then the property will be sold. An appraisal will be obtained to determine the value of the properties prior to the disposition.

BACKGROUND/DISCUSSION: Salt Lake City Real Estate Services, Division of Housing and Neighborhood Development, is seeking to declare several parcels of property as surplus in order to convey these significant parcels of real estate located at approximately 431 S. 300 E. to a development group, pursuant to Municipal Code section 2.58.040.

The property consists of 2.31 acres and currently consists of three vacant structures. These structures include the former Barnes Bank and Celtic Bank buildings as well as the former Salt Lake Roasting Company. Some landscaped areas and existing parking areas around the vacant structures would be included in the proposed property conveyance (see map below).

The proposed buyer was selected from a group of potential developers that responded to a Request for Proposals (RFP) initiated by the City. The proposed development is a mixed-use development that will include affordable housing in addition to market rate housing and commercial uses. This development proposal is not currently under review. Any future development on the site would be required to be

designed in accordance with all city standards and regulations. More information related to this proposal can be found in Attachment D in the accompanying Staff Report.



The map above identifies the subject properties.

PUBLIC PROCESS: When declaring significant piece of city owned property surplus, the Zoning Ordinance requires that a public hearing is held to allow the public an opportunity to provide input. This public hearing can be held by the Planning Commission, the Airport Board, the Public Utilities Advisory Committee, the Golf Enterprise Fund Advisory Board, or the Parks, Natural Lands, Trails, and Urban Forestry Advisory Board.

The proposal was reviewed by the Planning Commission at their regular meeting held on September 27, 2017. The commissioners generally spoke favorably about the request and the design of the proposed development on the site. There were questions about the history of the properties and the city's rationale in originally purchasing the properties. One individual from

the public spoke at the hearing with concerns about the future of Blair Street which is a private street through the block. Staff informed the commission that Blair Street would continue to provide mid-block access through the block whether the street became public or remained private. The Planning Commission forwarded a unanimous, positive recommendation to the Administration.

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. PLANNING COMMISSION
 - A) MAILING NOTICE
 - B) STAFF REPORT
 - C) AGENDA AND MINUTES
4. ORIGINAL PETITION
5. MAILING LIST

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 - C) AGENDA & MINUTES**
- 4. ORIGINAL PETITION**
- 5. MAILING LIST**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition No. PLNPCM2017-00591

July 21, 2017	Petition was received by the Planning Division.
July 25, 2017	Petition was assigned to John Anderson, Senior Planner, for staff analysis and processing.
July 27, 2017	Application was routed internally to all pertinent city divisions/departments.
August 28, 2017	An informational notice was mailed to all neighboring property owners to provide information about the request prior to the public hearing.
Sept. 15, 2017	Planning Commission hearing notices were mailed to neighboring property owners and a sign posted on the property.
Sept. 27, 2017	Planning Commission held a public hearing, discussed the petition and made a positive recommendation to the City Council.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

Declaration of Surplus City Owned Properties Located at approximately 431 S. 300 East, 320 E. 400 S., 330 E. 400 S., 338 E. 400 S., 419 S. Blair St., 429 S. Blair St., 439 S. Blair St. and portions of 475 S. 300 E. - Salt Lake City Real Estate Services Division is seeking to convey 7 significant parcels of real estate located at the above listed address to Domain Development and the Give Group, pursuant to Municipal Code section 2.58.040. The property consists of 2.31 acres and includes the former Barnes Bank, Roasting Company and Celtic Bank buildings and associated parking areas and open space. A formal development agreement will be negotiated upon approval of the disposition and then the property will then be sold. An appraisal will be obtained to determine the value of the properties. The proposal is to construct a mixed use development that would include affordable housing, market rate housing and commercial uses. The property is located in a TSA-UC-C Transit Station Area Urban Center Core District in Council District 4, represented by Derek Kitchen. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: PLNPCM2017-00591

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call John Anderson at 801-535-7214 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at john.anderson@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

**3.A PLANNING COMMISSION
NOTICE**



Salt Lake City Planning Division

451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

Salt Lake City Planning Commission

Wednesday, September 27, 2017 5:30 p.m.

City and County Building 451 S State Street, Room 326

Declaration of Surplus City Owned Properties Located at approximately 431 S. 300 East, 320 E. 400 S., 330 E. 400 S., 338 E. 400 S., 419 S. Blair St., 429 S. Blair St., 439 S. Blair St. and portions of 475 S. 300 E. - Salt Lake City Real

Estate Services Division is seeking to convey 7 significant parcels of real estate located at the above listed address to Domain Development and the Give Group, pursuant to Municipal Code section 2.58.040. The property consists of 2.31 acres and includes the former Barnes Bank, Roasting Company and Celtic Bank buildings and associated parking areas and open space. A formal development agreement will be negotiated upon approval of the disposition and then the property will then be sold. An appraisal will be obtained to determine the value of the properties. The proposal is to construct a mixed use development that would include affordable housing, market rate housing and commercial uses. The property is located in a TSA-UC-C Transit Station Area Urban Center Core District in Council District 4, represented by Derek Kitchen. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: **PLNPCM2017-00591(Legislative matter)**



SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

RETURN SERVICE REQUESTED

FIRST CLASS



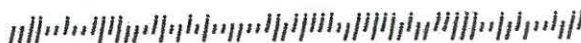
U.S. POSTAGE >>> PITNEY BOWES



ZIP 84116 \$ 000.34⁰
02 1W
0001403376 SEP 14 2017

STATE MAIL 09/19/2017

Salt Lake City Planning John Anderson
PO BOX 145480
Salt Lake City UT 84114



**3.B PLANNING COMMISSION
STAFF REPORT**



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: John Anderson, 801-535-7214, john.anderson@slcgov.com

Date: September 27, 2017

Re: PLNPCM2017-00591 Barnes and Celtic Bank Buildings Property Disposition

Declaration of Surplus Property

PROPERTY ADDRESS: Approximately 431 S. 300 E.

PARCEL ID NUMBERS: 431 S. 300 E.: 16-06-331-014; 320 E. 400 S.: 16-06-331-015-2000; 330 E. 400 S.: 16-06-404-013; 338 E. 400 S.: 16-06-405-001; 419 S. Blair St.: 16-06-405-003; 429 S. Blair St.: 16-06-405-004; 439 S. Blair St.: 16-06-405-005 and portions of 475 S. 300 E.: 16-06-404-014.

REQUEST: Salt Lake City is seeking to convey several significant parcels of real estate located at approximately 431 S. 300 E. to a development group, pursuant to Municipal Code section 2.58.040. The development group intends to construct a mixed-use development on the site that would include commercial space as well as multi-family residential dwellings.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Administration to declare the properties surplus and dispose of them in a manner consistent with section 2.58 of the Salt Lake City Code.

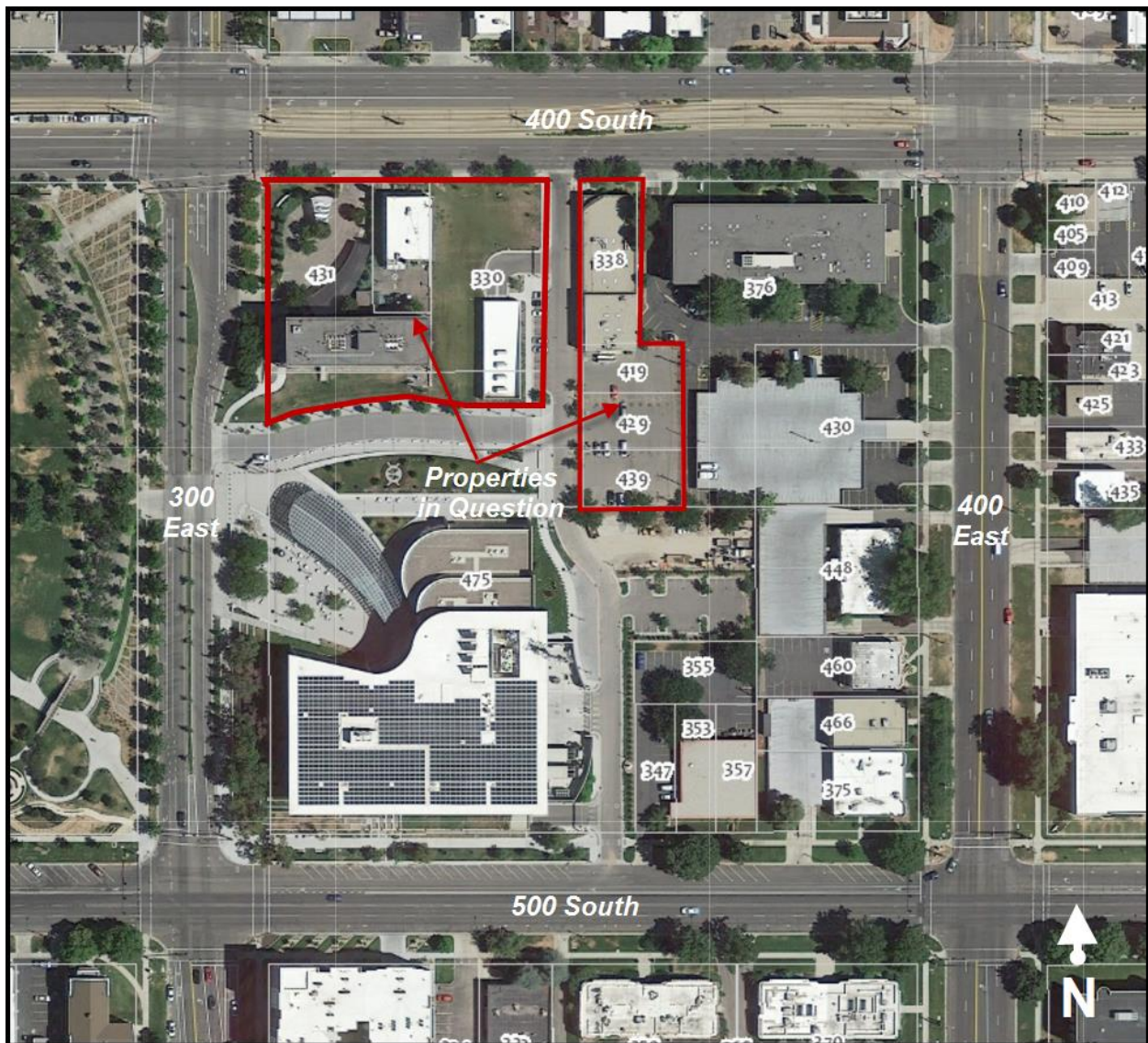
ATTACHMENTS:

- A. [ANALYSIS OF STANDARDS](#)
- B. [PUBLIC PROCESS AND COMMENTS](#)
- C. [DEPARTMENT REVIEW COMMENTS](#)
- D. [PROPOSED PROJECT PLANS](#)
- E. [NOTICE](#)
- F. [SITE PHOTOGRAPHS](#)

PROJECT DESCRIPTION: Salt Lake City Real Estate Services Division is seeking to declare several parcels of property as surplus in order to convey these significant parcels of real estate located at approximately 431 S. 300 E. to a development group, pursuant to Municipal Code section 2.58.040 (See map below).

The property consists of 2.31 acres and currently consists of three vacant structures. These structures include the former Barnes Bank and Celtic Bank buildings as well as the former Roasting Company. Some landscaped areas and existing parking areas around the vacant structures would be included in

the proposed property conveyance. The proposed buyer was selected from a group of potential developers that responded to a Request for Proposals (RFP) initiated by the City. The proposed development is a mixed-use development that will include affordable housing in addition to market rate housing and commercial uses. This development proposal is not currently under review. Comments and discussion should be related to the declaration of the property as surplus. Any future development on the site would be required to be designed in accordance with all city standards and regulations. More information related to this proposal can be found in Attachment D.



The map above identifies the subject properties.

ATTACHMENT A: ANALYSIS OF STANDARDS

2.58.040: STANDARDS FOR SALE, TRADE, LEASE, AND CONVEYANCE OF REAL PROPERTY

Factor	Finding	Rationale
1. A significant parcel of real property owned by the city or any significant legal interest therein shall not be sold, traded, leased or otherwise conveyed or encumbered until the city has provided reasonable notice to all interested parties and held at least one public hearing on the proposed conveyance as set forth herein.	Complies	Notices were sent to all abutting neighbors on 9/14/17. Additionally, the notice was posted on the City website and delivered to local newspapers on 9/14/17. A public hearing before the Planning Commission will be held on 9/27/17. (see attachment E for a copy of the notice)
2. Reasonable notice of the proposed conveyance shall include the following: 1. Notice of the proposed conveyance shall be mailed to all abutting property owners. 2. Notice of the proposed conveyance shall be delivered to the office of the city council, posted in the office of the city recorder, delivered to a local media representative, and posted on the city's website.	Complies	Notices were mailed to all abutting property owners, delivered to the Office of the City Council, posted in the City Recorder's office, delivered to local media, and posted on the City website on 9/14/17. (see attachment E for a copy of the notice)
3. No significant parcel of city owned real property identified in section 2.58.035, including table 2.58.035D, of this chapter may be conveyed until after a public hearing has been held before one or more of the following as may be applicable: the planning commission, the airport board, the public utilities advisory committee, the golf enterprise fund advisory board, or the parks, natural lands, trails, and urban forestry advisory board.	Complies	The public hearing is scheduled before the Planning Commission on 9/27/17.

<p>4. In addition to the public hearing required above, the city council may also request a public hearing before the conveyance of the property. Any request for a hearing before the city council must be delivered to the office of the mayor no less than fifteen (15) days after delivery of the notice to the office of the city council pursuant to subsection B2 of this section. If no request for a hearing is made within that time period, the city council shall be deemed to have waived any right to request a hearing.</p> <p>If a written call for hearing has been made by the city council, the mayor or his or her designee shall attend the hearing to hear and consider comments upon proposals to convey the property specified in the notice. The hearing shall take place before, after or in conjunction with a regularly scheduled city council meeting, as determined by the mayor.</p>	<p>Complies</p>	<p>The City Council received notice of these applications on 9/14/17. There has not been a public hearing requested by that body at this time.</p>
<p>Any notice of a proposed conveyance of a significant parcel of city owned real property shall specify the following:</p> <ol style="list-style-type: none"> 1. A description of the property to be conveyed or encumbered; 2. The nature of the proposed conveyance or encumbrance, whether the property is to be sold, traded or encumbered, including the nature of the conveyance if the property is to be sold, or if a trade or lease of property is contemplated, a brief summary of the proposed transaction; 3. Persons to whom interests are to be conveyed; 4. Any consideration tendered; 5. The name of the person, department or entity requesting such action; 6. The basis upon which the value of the interest has been determined by the city; 	<p>Complies</p>	<p>All standards were met when notices were sent. Please see copies of the notices in Attachment E.</p>

<p>7. The date, time and location of the public hearing to be held before the planning commission, airport board, public utilities advisory committee, golf enterprise fund advisory board, or parks, natural lands, trails, and urban forestry advisory board, as applicable. The notice shall further state that interested persons may appear and comment upon the proposal.</p>		
<p>The conveyance or encumbrance of a significant parcel of real property of the city may be finalized:</p> <ol style="list-style-type: none"> 1. By the mayor, at his/her discretion following notice and any public hearings required by this section; or 2. By the mayor, if the transfer is revocable and the mayor has determined that an unanticipated combination of facts and conditions of pressing necessity has emerged that requires that action be taken before a city council hearing. Such conditions shall not be deemed to arise unless it appears that delay from the notice or a city council hearing would produce: <ol style="list-style-type: none"> a. Great or irreparable injury to persons seeking the conveyance or encumbrance, with negligible impact upon city interests; b. Serious detriment to the social or economic interest of the community as whole; or 3. Substantial economic loss to the city. 	<p>Undetermined</p>	<p>The finalization phase has not yet occurred. This cannot occur until the property has been declared surplus</p>
<p>Any decision by the mayor to forego the city council hearing provisions of this section shall be made in writing to the city council, stating the specific reasons upon which the decision was based.</p>	<p>Undetermined</p>	<p>Planning staff has no knowledge of this having occurred in regards to this application.</p>

<p>The following shall be exempt from the mandatory procedures of this section:</p> <ol style="list-style-type: none"> 1. The leasing of existing buildings, infrastructure, or facilities; 2. Special events lasting less than twenty one (21) days; 3. The leasing of recreation areas in accordance with their intended use; 4. The selling of burial rights in the Salt Lake City Cemetery; and 5. The granting of easements or other rights that service the property, including grants in connection with utilities or safety equipment such as traffic signal poles. Any such easement or use right must be primarily for the benefit of the city. With respect to open space land under chapter 2.90 of this title, such easement or use right may be granted only with the approval of the city's open space lands manager. (Ord. 50-15, 2015) 	<p>Not Applicable</p>	<p>None of the subject properties are exempt from the mandatory procedures.</p>
<p>NOTES:</p>		

ATTACHMENT B: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

Notices were mailed to property owners within 300 feet of the properties and the Downtown Community Council was contacted. No comments were received from the public or the community council.

Notice of the public hearing for the proposal included:

Public hearing notice delivered to the office of the City Council and posted in office of the City Recorder on September 14, 2017.

Public hearing notice posted on City and State websites and Planning Division list serve, mailers sent to all properties within 300 feet of the subject parcels, and delivered to a local media representative on September 14, 2017.

Public hearing notice published in the newspaper on September 16, 2017.

Public Input:

No public comment has been received regarding this petition.

ATTACHMENT C: DEPARTMENT REVIEW COMMENTS

Engineering (Scott Weiler)

No objections.

Zoning (Greg Mikolash)

The project that will be associated with this disposal of property has been through at least 2 DRT meetings where the need for a street closure (disposing) of City property was discussed. Building Services has identified no issues associated with this disposing of the private r.o.w. areas; however, comments will be associated with the review of any/all future permitting of buildings, parking, and landscaping on the site(s).

Transportation

No comments.

Public Utilities

No comments

Fire

No comments.

Sustainability

No comments.

Police

No comments.

ATTACHMENT D: PROPOSED PROJECT PLANS



SW CORNER PERSPECTIVE



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

The Domain Companies
11 Park Place, Suite 1705
New York, NY 10007

4TH SOUTH TOD
SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
APRIL 10, 2017

CONCEPTUAL RENDERING

A1.1



NW CORNER PERSPECTIVE



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

The Domain Companies
11 Park Place, Suite 1705
New York, NY 10007

4TH SOUTH TOD
SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
APRIL 10, 2017

CONCEPTUAL RENDERING

A1.2



SW CORNER RETAIL PERSPECTIVE



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

The Domain Companies
11 Park Place, Suite 1705
New York, NY 10007

4TH SOUTH TOD
SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
APRIL 10, 2017

CONCEPTUAL RENDERING

A1.3



NE CORNER PERSPECTIVE



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

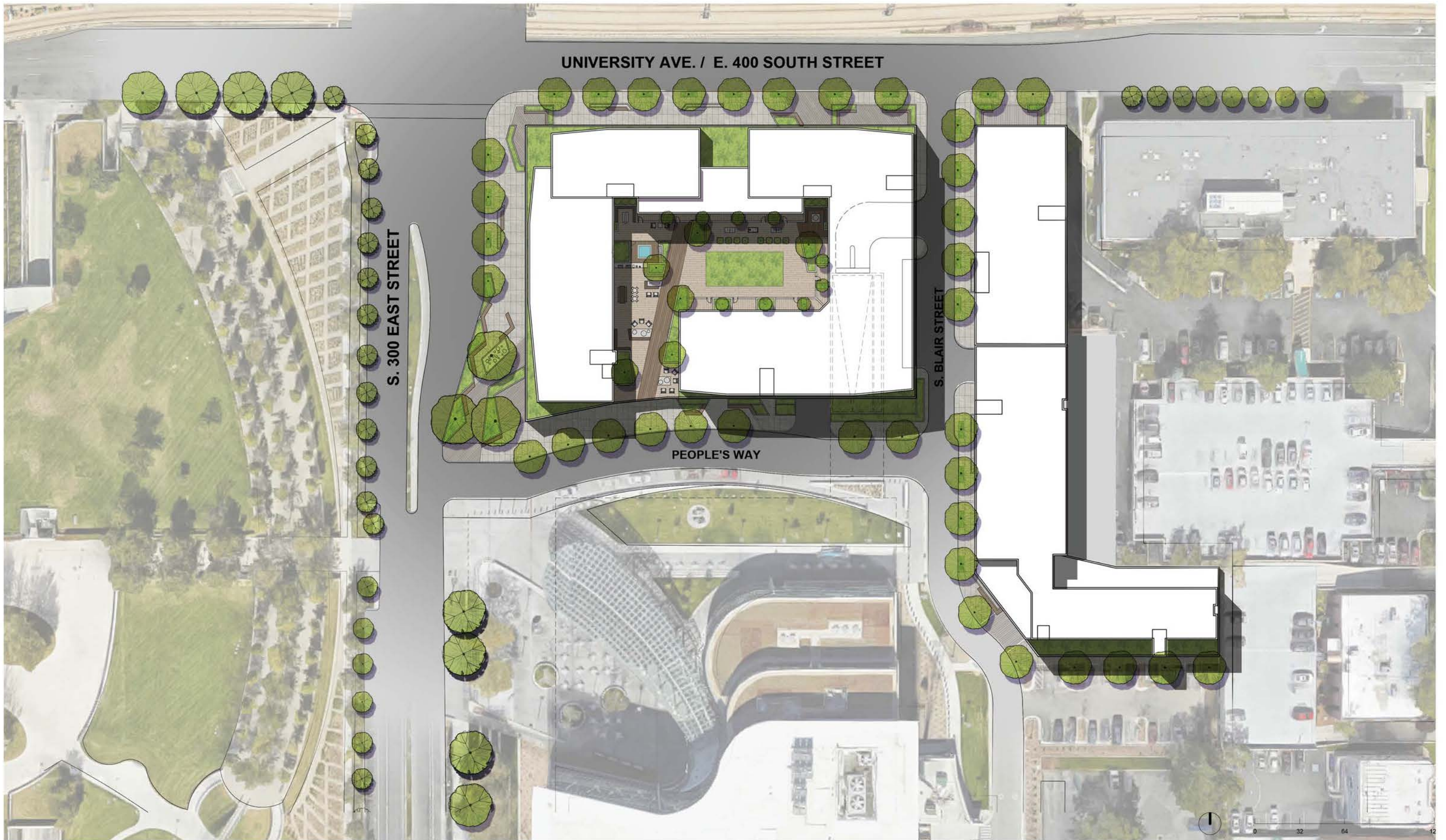
The Domain Companies
11 Park Place, Suite 1705
New York, NY 10007

4TH SOUTH TOD
SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
APRIL 10, 2017

CONCEPTUAL RENDERING

A1.4



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

The Domain Companies
 11 Park Place, Suite 1705
 New York, NY 10007

4TH SOUTH TOD
 SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
 APRIL 10, 2017

CONCEPTUAL SITE PLAN

A0.2



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

The Domain Companies
11 Park Place, Suite 1705
New York, NY 10007

4TH SOUTH TOD
SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
APRIL 10, 2017

SITE PLAN GROUND LEVEL

A0.3

ATTACHMENT E: NOTICE

PLNPCM2017-00591- Disposition of City Owned Properties Located at Approximately 431 S. 300 E.

Salt Lake City Real Estate Services Division is seeking to convey 7 significant parcels of real estate located at approximately 431 S. 300 E. to Domain Development and the Giv Group, pursuant to Municipal Code section 2.58.040. The property consists of 2.31 acres and includes the former Barnes Bank, Roasting Company and Celtic Bank buildings and associated parking areas and open space. A formal development agreement will be negotiated upon approval of the disposition and then the property will then be sold. An appraisal will be obtained to determine the value of the properties. The proposal is to construct a mixed use development that would include affordable housing, market rate housing and commercial uses. The property is located in a TSA-UC-C Transit Station Area Urban Center Core District in Council District 4, represented by Derek Kitchen. (Staff contact: John Anderson at 801.535.7214 or john.anderson@slcgov.com)

ATTACHMENT F: SITE PHOTOGRAPHS



Photograph looking southeast with the former Salt Lake Roasting Company Building on the left side and the former Barnes Bank Building on the right.



Photograph looking southeast at the intersection of Blair Street and 400 South with the Public Safety Building in the background and the former Celtic Bank Building on the left.



Photograph looking south at the former Celtic Bank Building at the intersection of Blair Street and 400 South.



Photograph looking towards the northeast at the rear side of the former Barnes Bank Building.

**3.C PLANNING COMMISSION
AGENDA AND MINUTES**

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, September 27, 2017, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR SEPTEMBER 13, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Boundary Adjustment with the City of South Salt Lake at approximately 2508 S. 500 East**
The City of South Salt Lake is requesting to modify the incorporated boundaries of each city in order to remove a parcel of property from Salt Lake City so that it can be incorporated into the City of South Salt Lake. The property in question is located at the above listed address and is located in Salt Lake City but is owned by the City of South Salt Lake. The request has been made so that the property in question could be developed as an expansion of the existing adjacent park which is located in the City of South Salt Lake. The subject property is located in an R-1/7,000 (Single Family Residential District) and is located in Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com). Case number: **PLNPCM2017-00695 (Legislative matter)**
2. **Declaration of Surplus City Owned Properties Located at approximately 431 S. 300 East, 320 E. 400 S., 330 E. 400 S., 338 E. 400 S., 419 S. Blair St., 429 S. Blair St., 439 S. Blair St. and portions of 475 S. 300 E.** - Salt Lake City Real Estate Services Division is seeking to convey 7 significant parcels of real estate located at the above listed address to Domain Development and the Give Group, pursuant to Municipal Code section 2.58.040. The property consists of 2.31 acres and includes the former Barnes Bank, Roasting Company and Celtic Bank buildings and associated parking areas and open space. A formal development agreement will be negotiated upon approval of the disposition and then the property will then be sold. An appraisal will be obtained to determine the value of the properties. The proposal is to construct a mixed use development that would include affordable housing, market rate housing and commercial uses. The property is located in a TSA-UC-C Transit Station Area Urban Center Core District in Council District 4, represented by Derek Kitchen. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: **PLNPCM2017-00591(Legislative matter)**

3. **Expansion of L&T Automotive Repair at approximately 1255 W 400 S** - Vunga Angakehe of KFM Construction, representing Linh Cao, the property owner, is requesting conditional use and conditional building and site design approval to construct an addition to an existing automotive repair shop at the above listed address. Automobile repair (minor) is a conditional use in the CN zone; therefore, because the expansion is greater than 25% of the existing building footprint, it requires review according to the **POSTPONED** The applicant is also seeking relief from the maximum setback requirement through Conditional Building and Site Design review process. The subject property is located in the CN (Neighborhood Commercial) zoning district and is located in Council District 2, represented by Andrew Johnston. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com). Case number: **PLNPCM2017-00284 and PLNPCM2017-00486 (Administrative matter)**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 27, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:33 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Ivis Garcia; Commissioners Maurine Bachman,Carolynn Hoskins, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Commissioners Emily Drown, Matt Lyon and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; John Anderson, Senior Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Carolyn Hoskins, Ivis Garcia and Maurine Bachman. Staff members in attendance were Nick Norris and John Anderson.

- **2508 S. 500 East** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **Blair Street and 300 East** - Staff gave an overview of the proposal and oriented the Commission to the area. The Commission asked what the role of the Planning Commission was in the proposal and if they needed to know the future use to see if this was in the best interest for the City.

[5:44:31 PM](#)

Declaration of Surplus City Owned Properties Located at approximately 431 S. 300 East, 320 E. 400 S., 330 E. 400 S., 338 E. 400 S., 419 S. Blair St., 429 S. Blair St., 439 S. Blair St. and portions of 475 S. 300 E. - Salt Lake City Real Estate Services Division is seeking to convey 7 significant parcels of real estate located at the above listed address to Domain Development and the Give Group, pursuant to Municipal Code section 2.58.040. The property consists of 2.31 acres and includes the former Barnes Bank, Roasting Company and Celtic Bank buildings and associated parking areas and open space. A formal development agreement will be negotiated upon approval of the disposition and then the property will then be sold. An appraisal will be obtained to determine the value of the properties. The proposal is to construct a mixed use development that would include affordable housing, market rate housing and commercial uses. The property is located in a TSA-UC-C Transit Station Area Urban Center Core District in Council District 4,

represented by Derek Kitchen. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: PLNPCM2017-00591(Legislative matter)

Mr. John Anderson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission transmit a favorable recommendation to the Mayor regarding the petition.

The Commission and Staff discussed the following:

- Why the property was being declared as surplus.
- The history of the property acquisition.
- What would happen to the existing alley way.
- If stipulations could be added to the proposal dictating the number of affordable housing units in the development.
- If the zoning was changing on the property and what it was currently zoned.
- If the valuation of the property included the current building.

PUBLIC HEARING [5:53:21 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Ms. Claudia Freshman

The following comments were made:

- What was the intention and use of Blair Street?

Chairperson Clark closed the Public Hearing.

The Commission and Staff discussed the following:

- The use of Blair Street in the proposal.

MOTION [5:55:14 PM](#)

Commissioner Ruttinger stated regarding PLNPCM2017-00591, based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, he moved that the Planning Commission transmit a favorable recommendation to the City Administration to exchange the properties identified in this staff report with Domain Development and the GIV Group in a manner consistent with section 2.58 of the Salt Lake City Code. Commissioner Bachman seconded the motion. Commissioners Bachman, Hoskins, Garcia, Lyon, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

The meeting adjourned at [5:56:45 PM](#)

4. ORIGINAL PETITION



SALT LAKE CITY PLANNING

~~Street Closure~~

Property
Disposition

OFFICE USE ONLY

Received By:	Date Received:	Project #:
PLNPCM2017-00591	7/21/17	A Anglin
Project Name: Barne + Celtic Bank Disposition		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Location of the Street:	
Name of Applicant:	Phone:
Salt Lake City Corp. c/o: Dan Rip	
Address of Applicant:	
E-mail of Applicant:	Cell/Fax:
Applicant's Interest in Subject Property:	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:	
Name of Property Owner abutting the street (if different from applicant):	
E-mail of Property Owner:	Phone:
same	same

☒ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

☒ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

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

REQUIRED FEE

☒ Filing fee of \$379
☒ Plus additional fee for required public notices.

SIGNATURE

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

Signature of Owner or Agent:	Date:
	7/21/17

SUBMITTAL REQUIREMENTS

Staff Review

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Please include with the application: (please attach additional sheet)</p> <ol style="list-style-type: none"> 1. A letter explaining why you are requesting this Street Closure. 2. A Sidwell map showing the area of the proposed Street Closure. On the map please: <ol style="list-style-type: none"> a. Highlight the area of the proposed Street Closure. b. Indicate the property owners abutting the proposed Street Closure. c. Submit one paper copy and a digital (PDF) copy of the map. 3. A written description with the width and length measurements of the proposed Street Closure. <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> • You may use the form attached to this application or provide your own form with signatures. • Signatures should be from the property owners and not from the property renters.
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⌋ Please be aware that once the City closes the street it will then sell the property at fair market value to the abutting property owners.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

dr 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.



MEMORANDUM

To: Planning and Zoning
From: Dan Rip
Date: July 21, 2017
Cc: Megan DePaulis
Re: 2.58 Conveyance of Significant Parcel Process – 400 South T.O.D.

Dear City Planner,

Attached is the application to initiate the process to convey a significant parcel of real estate pursuant to City Code 2.58.040. The proposed conveyance consists of the property including the former Barnes Bank Building, former Celtic Bank Building, former Salt Lake Roasting Company and associated land located at approximately 370 East 400 South. This property consists of 2.31 acres, has been declared as surplus and the City recently selected the development proposal submitted by Domain Development and the Giv Group. A formal development agreement will be negotiated upon approval for disposition.

Please let me know if you need any additional information or have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Rip", with a stylized flourish at the end.

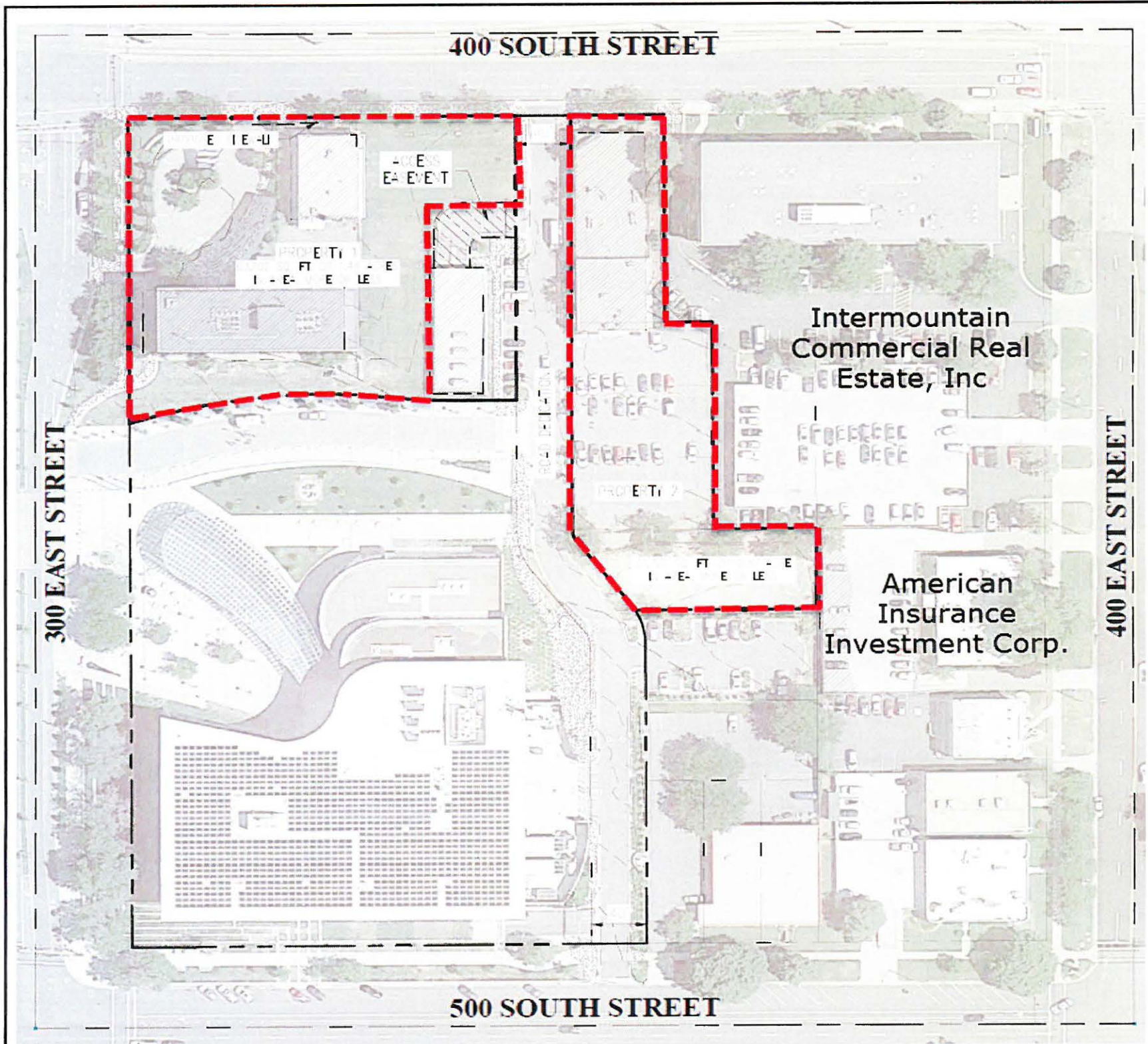
Dan Rip
Real Property Manager

400 SOUTH STREET

300 EAST STREET

400 EAST STREET

500 SOUTH STREET



5. MAILING LIST

Name	Address1	Address2
435 S 415 E LLC	9419 S UNION SQUARE ST	SANDY, UT 84070
466 SOUTH ASSOCIATES LLC	466 S 400 E #200	SALT LAKE CITY, UT 84111-3301
AMERICAN INSURANCE & INVESTMENT CORP AR DEVELOPMENT LLC	448 S 400 E	SALT LAKE CITY, UT 84111-3303
BEEHIVE BAIL BONDS INC	939 S WESTTEMPLE ST	SALT LAKE CITY, UT 84101-2928
BLDG CAT, LLC	268 E 500 S	SALT LAKE CITY, UT 84111-3204
CHURCH & STATE BUSINESS CENTER LLC	PO BOX 11491	SALT LAKE CITY, UT 84147-0491
COLUMN ENTERPRISES, INC.	6 E BENTBROOK LN	SANDY, UT 84092-5606
CRUZ, JOSE A & AILEEN T; JT	3007 S STATE ST	SOUTH SALT LAKE, UT 84115-3820
DILLMAN, DAVID; TR (DHD IRR TRUST)	5543 EMERALED POINTE DR	SUGAR LAND, TX 77479
EIGHTH CORP OF CH OF JC OF LDS	PO BOX 1763	SALT LAKE CITY, UT 84110-1763
ETTORI INVESTMENTS LLC	50 E NORTHTEMPLE #FL-22	SALT LAKE CITY, UT 84150
FAIRBANKS, MICHAEL L	352 S MOFFATT CT	SALT LAKE CITY, UT 84111-2805
FRESHMAN ENTERPRISES	83 S 900 E	LINDON, UT 84042-
FRIEDMAN, ROBERT K & PASSEY, E J; TRS	353 E 500 S	SALT LAKE CITY, UT 84111-3315
FRODSHAM REAL ESTATE I, LC	1338 S FOOTHILL DR #311	SALT LAKE CITY, UT 84108
GROVE VENTURES II LLC	8098 S COTTAGE PINES CV	COTTONWOOD HTS, UT 84121-5984
HAWTHORNE CAPITAL LLC	1178 LEGACY CROSSING BLVD	CENTERVILLE, UT 84014
INTERMOUNTAIN COMMERCIAL REAL ESTATE LLC	1042 E FORT UNION BLVD	MIDVALE, UT 84047-1800
IRG-400 SOUTH LLC	376 E 400 S #120	SALT LAKE CITY, UT 84111-2952
JACOBY GROUP LLC	4571 S HOLLADAY BLVD	HOLLADAY, UT 84117-4425
LIN FAMILY HPJ LLC	425 S 400 E	SALT LAKE CITY, UT 84111-3302
MANN, WILLARD C.	255 E 400 S	SALT LAKE CITY, UT 84111-2810
MANVILLE, NEIL I & SUSAN L; JT	353 E 500 S	SALT LAKE CITY, UT 84111-3315
MARIAN K MILLER FAM LIV TR ET AL	333 E STANTON AVE	SALT LAKE CITY, UT 84111-3519
NEXSTEP GROUP, LLC	1338 S FOOTHILL DR #311	SALT LAKE CITY, UT 84108
OAKLEY, STEVEN & SHARON; JT	176 N 2200 W #200	SALT LAKE CITY, UT 84116-2983
OASIS GAMES LLC	251 CORNELL AVE	REXBURG, ID 83440
PATIENCE LLC	145 E 200 S	SALT LAKE CITY, UT 84111-1508
Resident	1366 E ARLINGTON DR	SALT LAKE CITY, UT 84103-4422
Resident	249 E 400 S	Salt Lake City, UT 84111-2803
Resident	275 E 400 S	Salt Lake City, UT 84111-2810
Resident	370 S 300 E	Salt Lake City, UT 84111-2504
Resident	250 E 500 S	Salt Lake City, UT 84111-3204
Resident	266 E 500 S	Salt Lake City, UT 84111
Resident	270 E 500 S	Salt Lake City, UT 84111-3204
Resident	409 E 400 S	Salt Lake City, UT 84111-3001
Resident	338 E 400 S	Salt Lake City, UT 84111-2902
Resident	340 E 400 S	Salt Lake City, UT 84111-2909
Resident	460 S 400 E	Salt Lake City, UT 84111-3303
Resident	433 S 400 E	Salt Lake City, UT 84111-3302
Resident	437 S 400 E	Salt Lake City, UT 84111-3320
Resident	461 S 400 E	Salt Lake City, UT 84111-3302
Resident	465 S 400 E	Salt Lake City, UT 84111-3302
Resident	469 S 400 E	Salt Lake City, UT 84111-3302
Resident	420 E 400 S	Salt Lake City, UT 84111-3004
Resident	410 E 400 S	Salt Lake City, UT 84111-3004
Resident	332 E 500 S	Salt Lake City, UT 84111-3309
Resident	323 E STANTON AVE	Salt Lake City, UT 84111-3519

Resident	337 E STANTON AVE	Salt Lake City, UT 84111
Resident	343 E STANTON AVE	Salt Lake City, UT 84111-3519
Resident	370 E 500 S	Salt Lake City, UT 84111-3318
Resident	530 S 400 E #2101	Salt Lake City, UT 84111-3553
Resident	375 E 500 S	Salt Lake City, UT 84111-3315
Resident	490 S 400 E	Salt Lake City, UT 84111-3303
Resident	350 E 500 S	Salt Lake City, UT 84111-3326
Resident	209 E 500 S	Salt Lake City, UT 84111-3203
Resident	210 E 400 S	Salt Lake City, UT 84111-3107
Resident	475 S 300 E	Salt Lake City, UT 84111
Resident	431 S 300 E	Salt Lake City, UT 84111-3206
Resident	310 E 500 S #300	Salt Lake City, UT 84111
Resident	310 E 500 S #301	Salt Lake City, UT 84111
Resident	310 E 500 S #302	Salt Lake City, UT 84111
Resident	310 E 500 S #303	Salt Lake City, UT 84111
Resident	310 E 500 S #304	Salt Lake City, UT 84111
Resident	310 E 500 S #305	Salt Lake City, UT 84111
Resident	310 E 500 S #306	Salt Lake City, UT 84111
Resident	310 E 500 S #307	Salt Lake City, UT 84111
Resident	310 E 500 S #308	Salt Lake City, UT 84111
Resident	310 E 500 S #309	Salt Lake City, UT 84111
Resident	310 E 500 S #310	Salt Lake City, UT 84111
Resident	310 E 500 S #311	Salt Lake City, UT 84111
Resident	310 E 500 S #312	Salt Lake City, UT 84111
Resident	310 E 500 S #313	Salt Lake City, UT 84111
Resident	310 E 500 S #314	Salt Lake City, UT 84111
Resident	310 E 500 S #315	Salt Lake City, UT 84111
Resident	310 E 500 S #316	Salt Lake City, UT 84111
Resident	310 E 500 S #317	Salt Lake City, UT 84111
Resident	310 E 500 S #318	Salt Lake City, UT 84111
Resident	310 E 500 S #319	Salt Lake City, UT 84111
Resident	310 E 500 S #320	Salt Lake City, UT 84111
Resident	310 E 500 S #321	Salt Lake City, UT 84111
Resident	310 E 500 S #322	Salt Lake City, UT 84111
Resident	310 E 500 S #323	Salt Lake City, UT 84111
Resident	310 E 500 S #324	Salt Lake City, UT 84111
Resident	310 E 500 S #325	Salt Lake City, UT 84111
Resident	310 E 500 S #326	Salt Lake City, UT 84111
Resident	310 E 500 S #327	Salt Lake City, UT 84111
Resident	310 E 500 S #328	Salt Lake City, UT 84111
Resident	310 E 500 S #400	Salt Lake City, UT 84111
Resident	310 E 500 S #401	Salt Lake City, UT 84111
Resident	310 E 500 S #402	Salt Lake City, UT 84111
Resident	310 E 500 S #403	Salt Lake City, UT 84111
Resident	310 E 500 S #404	Salt Lake City, UT 84111
Resident	310 E 500 S #405	Salt Lake City, UT 84111
Resident	310 E 500 S #406	Salt Lake City, UT 84111
Resident	310 E 500 S #407	Salt Lake City, UT 84111
Resident	310 E 500 S #408	Salt Lake City, UT 84111
Resident	310 E 500 S #409	Salt Lake City, UT 84111
Resident	310 E 500 S #410	Salt Lake City, UT 84111
Resident	310 E 500 S #411	Salt Lake City, UT 84111

[illegible]

Resident	310 E 500 S #604	Salt Lake City, UT 84111
Resident	310 E 500 S #605	Salt Lake City, UT 84111
Resident	310 E 500 S #606	Salt Lake City, UT 84111
Resident	310 E 500 S #607	Salt Lake City, UT 84111
Resident	310 E 500 S #608	Salt Lake City, UT 84111
Resident	310 E 500 S #609	Salt Lake City, UT 84111
Resident	310 E 500 S #610	Salt Lake City, UT 84111
Resident	310 E 500 S #611	Salt Lake City, UT 84111
Resident	310 E 500 S #612	Salt Lake City, UT 84111
Resident	310 E 500 S #613	Salt Lake City, UT 84111
Resident	310 E 500 S #614	Salt Lake City, UT 84111
Resident	310 E 500 S #615	Salt Lake City, UT 84111
Resident	310 E 500 S #616	Salt Lake City, UT 84111
Resident	310 E 500 S #617	Salt Lake City, UT 84111
Resident	310 E 500 S #618	Salt Lake City, UT 84111
Resident	310 E 500 S #619	Salt Lake City, UT 84111
Resident	310 E 500 S #620	Salt Lake City, UT 84111
Resident	310 E 500 S #621	Salt Lake City, UT 84111
Resident	310 E 500 S #622	Salt Lake City, UT 84111
Resident	310 E 500 S #623	Salt Lake City, UT 84111
Resident	310 E 500 S #624	Salt Lake City, UT 84111
Resident	310 E 500 S #625	Salt Lake City, UT 84111
Resident	310 E 500 S #626	Salt Lake City, UT 84111
Resident	310 E 500 S #627	Salt Lake City, UT 84111
Resident	310 E 500 S #628	Salt Lake City, UT 84111
Resident	310 E 500 S #629	Salt Lake City, UT 84111
ROTHMAN, NOEL	311 S WACKER DRIVE #4190	CHICAGO, IL 60606-6618
SALT LAKE CITY CORPORATION	820 E 400 S	SALT LAKE CITY, UT 84102-2904
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY, UT 84114-5460
SEASONS AT LIBRARY SQUARE LLC	95 W 100 S #340	LOGAN, UT 84321
SEASONS AT LIBRARY SQUARE, LLC	95 W 100 S #340	LOGAN, UT 84321
STATE BUILDING OWNERSHIP AUTHORITY	450 N STATE ST #4110	SALT LAKE CITY, UT 84114
TOWNE PARK CONDMN PH 1,2 & 3	262 E 3900 S #200	MURRAY, UT 84107-1558
COMMON AREA MASTER CARD WAGSTAFF, DAVID B	1061 S CRESTVIEW CIR	SALT LAKE CITY, UT 84108-2077
WDG UNIVERSITY BLVD LLC	1178 LEGACY CROSSING BLVD	CENTERVILLE, UT 84014
Salt Lake City Planning John Anderson	PO BOX 145480	Salt Lake City UT 84114
Salt Lake City Planning Michelle Poland	PO BOX 145480	Salt Lake City UT 84114