CITY COUNCIL TRANSMITTAL

Date Received: May 15, 2017
Date sent to Council: May 16, 2017

TO: Salt Lake City Council
    Stan Penfold, Chair

FROM: Mike Reberg, Community & Neighborhoods Director

SUBJECT: PLNPCM2016-01008, Street Closure for SLC Real Estate (on Behalf of the Good Samaritan Foundation) at approximately 740 North 800 West

STAFF CONTACT: Anthony Riederer, Principal Planner
                Ph: 801-535-7625 Email: anthony.riederer@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That City Council approve an ordinance closing a portion of unused street right-of-way.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION: Salt Lake City’s Real Estate Services within the Division of Housing and Neighborhood Development (HAND), on behalf of the Good Samaritan Foundation, is requesting the closure of a portion of unused street right-of-way to facilitate the development of a community center focused on the needs of Salt Lake City’s community of immigrants and refugees.

The section of street is not needed for property access, circulation, or parking. The Salt Lake City Planning Commission reviewed the request and found that it satisfies the factors considered for a street closure request. Additional analysis of these factors and details of the project can be found in the attached Staff Report. (Attachment 3b)

PUBLIC PROCESS: This item was presented before the Rose Park Community Council and received favorable input. The Salt Lake City Planning Commission, held a public hearing on March 8, 2017 and passed a motion to transmit a favorable recommendation to the City Council, without additional conditions.
EXHIBITS:
  o Project Chronology
  o Notice Of City Council Hearing
  o Planning Commission Record – March 8, 2017
    ▪ Original Notice & Postmark
    ▪ Staff Report
    ▪ Agenda & Minutes
  o Original Petition
  o Mailing List
SALT LAKE CITY ORDINANCE
No. ________ of 2017
(Closing a portion of 800 West Street between approximately 740 North and the terminating cul-de-sac)

An ordinance closing a portion of 800 West Street as a public right-of-way, between approximately 740 North and the terminating cul-de-sac, pursuant to Petition No. PLNPCM2016-01008.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on March 8, 2017 to consider a request made by the Salt Lake City Real Estate Division (“Applicant”) (Petition No. PLNPCM2016-01008) to close a portion of 800 West Street as a public right-of-way, between approximately 740 North and the terminating cul-de-sac in order to provide land for the development of a community center; and

WHEREAS, at its March 8, 2017 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petition to the Salt Lake City Council; and

WHEREAS, the city council finds after holding a public hearing on this matter, that the city’s interest in the portion of city-owned public right-of-way described below is not presently necessary for use by the public as a street and that closing a portion of that city-owned right-of-way will not be adverse to the general public’s interest; and

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Closing City-Owned Right-of-Way. That a portion of portion of 800 West Street as a public right-of-way, between approximately 740 North and the terminating cul-de-sac, which is the subject of Petition No. PLNPCM2016-01008, and which is more particularly described on Exhibit “A” attached hereto, hereby is, closed as a public street and declared not presently necessary or available for use as a public right-of-way.
SECTION 2. Reservations and Disclaimers. The above closure is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the city’s water and sewer facilities. Said closure is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah this ______ day of ______________, 2017.

__________________________
CHAIRPERSON

ATTEST:

__________________________
CITY RECORDER

Transmitted to Mayor on ________________________.

Mayor's Action: _____ Approved. _____ Vetoed.

__________________________
MAYOR

__________________________
CITY RECORDER

(SEAL)

Bill No. ______ of 2017.
Published: ____________.

PROOF OF PUBLICATION

Salt Lake City Attorney's Office
Date: May 3, 2017
By: Paul C. Nielsen, Senior City Attorney
EXHIBIT “A”
Legal description of the portion of
800 West Street to be vacated:

Beginning at a point on the east line of a portion of vacated right of way recorded Ordinance Number 42 of 1966 in the Salt Lake City Recorders Office and is S89°59'30"E 16 feet and N03°57'14"E 258.59 feet from the Southeast Corner of Lot 1, Block 99, Plat 'C' Salt Lake City Survey; thence N03°57'14" E 107.22 feet; thence S86°02'46"E 8.72 feet to a point on a non-tangent curve to the left; thence along said curve 177 feet, radius 52 feet, chord length 103.11 feet, chord bearing S78°31'53"E and Delta 195°01'46"; thence S71°1'00"E 10.76 feet to the northwest line of Wright Efficiency Park Subdivision recorded in Book 1980, Page 181 with the Salt Lake County Recorder’s office; thence along the northwest line of said Wright Efficiency Park S18°58'11"W 90.28 feet; thence S00°00'SS"E 3.75 feet; thence N86°02'46"W 98.21 feet to the point of beginning. Contains 16,012 sq. ft. or 0.378 acres.
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1) PROJECT CHRONOLOGY
**PROJECT CHRONOLOGY**
740 N 800 W Street Closure
PLNPCM2016-01008

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<tr>
<td>December 21, 2016</td>
<td>Petition received by the City.</td>
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<td>December 28, 2016</td>
<td>Petitions assigned to and received by Anthony Riederer.</td>
</tr>
<tr>
<td>January 4, 2016</td>
<td>Application deemed complete.</td>
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<td>January 5, 2017</td>
<td>The Rose Park Community Council was notified of the petition via email.</td>
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<tr>
<td>February 1, 2017</td>
<td>Applicant met with the Rose Park Community Council</td>
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<tr>
<td>February 2, 2016</td>
<td>Email received from Rose Park Community Council indicating support</td>
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<td>general support of petition.</td>
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<td>February 21, 2017</td>
<td>Property posted with PC public hearing notification signs.</td>
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<tr>
<td>February 23, 2017</td>
<td>Notice of the Planning Commission’s March 8th Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserve notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites</td>
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<tr>
<td>March 8, 2017</td>
<td>Planning Commission Public Hearing. The Planning voted to forward a favorable recommendation to the City Council.</td>
</tr>
<tr>
<td>April 19, 2016</td>
<td>Requested the City Attorney’s Office to review a draft ordinance reflecting the Planning Commission’s recommendation regarding the street closure.</td>
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2) NOTICE OF CITY COUNCIL HEARING
NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition PLNPCM2016-01008 – Street Closure at Approximately 740 North 800 West – Shelley Sepulveda, representing Salt Lake City’s Division of Real Estate Services, on behalf of The Good Samaritan Foundation is requesting to close a portion of 800 West, south of a terminating cul-de-sac. 800 West was truncated as a result of freeway construction association with Interstate 15.

The applicant is requesting to change the status of the property from a public street to a City-owned parcel and transfer ownership to the Good Samaritan Foundation, for the purposes of developing a community center focused on the needs of Salt Lake City’s immigrant and refugee communities. The properties are located within City Council District 3, represented by Stan Penfold.

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 Anthony Riederer at 801.535.7625 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at anthony.riederer@slcgov.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 City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.
3) PLANNING COMMISSION RECORD
   a) ORIGINAL NOTICE & POSTMARK
   b) STAFF REPORT
   c) AGENDA & MINUTES
3a) ORIGINAL NOTICE AND POSTMARK
Street Closure at approximately 740 North 800 West - Shellie Sepulveda of Salt Lake City's Real Estate Services Division, on behalf of The Good Samaritan Foundation is requesting to close a section of street located at the above listed address to allow for the development of a new Rose Park Refugee and Immigration Neighborhood Center. The subject property is located in the RMF-35 (Residential Multi-Family, Medium Density) zoning district and is within Council District 3, represented by Stan Penfold. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number PLNPCM2016-01008
To: Salt Lake City Planning Commission
From: Anthony Riederer, 801-535-7625 or anthony.riederer@slcgov.com
Date: March 8, 2017
Re: PLNPCM2011-01008, 740 N 800 W Street Closure

Street Closure

PROPERTY ADDRESS: Approximately 740 N 800 W

MASTER PLAN: Northwest Community Master Plan

ZONING DISTRICT: RMF-35

REQUEST: This is a request from Shellie Sepulveda, of Salt Lake City’s Division of Real Estate Services, on behalf of The Good Samaritan Foundation, to close a portion of 800 West, south of a terminating cul-de-sac. 800 West was truncated as a result of freeway construction association with Interstate 15.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council for the request to close the segment of 800 West as indicated in Attachment D, page 13.

RECOMMENDED MOTION: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a favorable recommendation to the City Council for the request to close 800 West as indicated in Attachment H of the staff report.

ATTACHMENTS:
A. Vicinity Map
B. Zoning Map
C. Photographs
D. Additional Applicant Information
E. Analysis of Standards
F. Public Process and Comments
G. Department Review Comments
H. Motions
BACKGROUND:
The subject property is segment of 800 West in the Rose Park neighborhood. This portion of 800 West once provided some measure of connectivity across Interstate 15, but that access point was eliminated when the highway was expanded. The property in question has no foreseeable transportation value.

The proposal is to change the status of the property from a public street to a City-owned parcel and transfer ownership to the Good Samaritan Foundation, for the purposes of developing a community center focused on the needs of Salt Lake City’s immigrant and refugee communities.

Access and Zoning
There are two privately owned parcels that are adjacent to the subject portion of 800 West; however, the street has not been used, and is not required to access these properties.

Both properties adjacent to the subject portion of 800 West are zoned RMF-35 (Residential Multi-Family, Low Density) and are home to apartment complexes.

According to Section 21A.22.030A of the Salt Lake City Zoning Ordinance, all streets are included in the adjacent zoning district and where the street is a boundary between two zoning districts, the centerline of the street is the zoning boundary. As previously stated, the subject property is adjacent only a single zoning district, and so the property would be zoned RMF-35 upon creation.

Process and Outcome
The process for removing the status of the indicated segment of 800 West as a public street is called a street closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If the petition is approved by the City Council, the property will no longer be recognized as a public street. The City will retain ownership of the property and would be able to choose how to dispose of it.

The overall purpose of the petition is to allow for the creation of a Rose Park Immigrant and Refugee Center, operated by the Good Samaritan Foundation.

CONSIDERATIONS:
Important considerations listed below have been identified through the analysis of the project.

1. Although the subject portion of 800 West would be closed as a public street, the property would remain under City ownership, in the immediate term.

APPLICABLE REGULATIONS:
Section 10-9a-609.5 of the Utah Code Annotated 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 there is good cause for the action and the action will not be detrimental to the public interest.

NEXT STEPS:
With a recommendation of approval or denial of the street closure from the Planning Commission, the proposal will be sent to the City Council for a final decision by that body.
ATTACHMENT A: VICINITY MAP

Proposed Street Closure
ATTACHMENT C: PROPERTY PHOTOGRAPHS

Images obtained from Google Streetview and Google Earth.
Street Closure

Name/Location of the Street:
800 West 740 N Cul-de-Sac Street Closure

Name of Applicant:
Sandra Lopez

Applicant's Interest in Subject Property:
City Employee

E-mail of Property Owner:

Phone:

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

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

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:
Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person:
Planning Counter
451 South State Street, Room 215
Telephone: (801) 515-7700

Filing fee of $371.
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.

Updated 3/20/15
SUBMITTAL REQUIREMENTS

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

1. A letter explaining why you are requesting this Street Closure.
2. A Sidewalk map showing the area of the proposed Street Closure. On the map please:
   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.
   • 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.
   • 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.

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

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.
December 20, 2016
Salt Lake City Corporation
Planning Department
451 S. State Street, Room 215
Salt Lake City, UT 84114

RE: Street Closure at 740 North 800 West

To Whom It May Concern,

Attached is the formal Street Closure petition for the proposed parcel located at 740 N. 800 W., Salt Lake City, Utah. The purpose of the additional street closure, located south of the original street closure, is to expand the size of the proposed refugee center site to be developed by the Good Samaritan Foundation.

The desire is to develop the proposed parcels, recently converted to a cul-de-sac by UDOT and build a small refugee community center to support residents in the adjoining apartment communities that will be known as the Rose Park Refugee & Immigration Neighborhood Center.

Please consider our application for street closure so we may move forward with this important, community initiative.

Please don’t hesitate to contact me should you have any questions.

Sincerely,

Shellie Sepulveda
Real Property Agent
801-535-6447
PETITION TO CLOSE A STREET

Name of Applicant: [Signature]
Address of Applicant: 740 S. State St., Lot 205, Salt Lake City, UT 84114
Date: 2/12/11

As an owner of property adjacent to the street, I agree to the proposed street closure. I also understand that I have the option to purchase the portion of the street adjacent to my property at fair market value.

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Updated 2/12/15
800 West 740 North Cul-de-sac Parcel

Legal Description

Beginning at a point on the east line of a portion of vacated right of way recorded Ordinance Number 42 of 1956 in the Salt Lake City Recorders Office and is S89°59'30"E 16 feet and N03°57'14"E 258.59 feet from the Southeast Corner of Lot 1, Block 99, Plat "C" Salt Lake City Survey; thence N03°57'14"E 107.22 feet; thence S86°02'46"E 8.72 feet to a point on a non-tangent curve to the left; thence along said curve 177 feet, radius 52 feet, chord length 103.11 feet, chord bearing S78°31'53"E and Delta 195°01'46"; thence S71°01'00"E 10.76 feet to the northwest line of Wright Efficiency Park Subdivision recorded in Book 1980, Page 181 with the Salt Lake County Recorders office; thence along the northwest line of said Wright Efficiency Park S18°58'11"W 90.28 feet; thence S00°00'55"E 3.75 feet; thence N86°02'46"W 98.21 feet to the point of beginning. Contains 16,012 sq. ft. or 0.378 acres.
**SALT LAKE CITY CORPORATION**

**PLANNING COMMISSION**

**451 S. STATE STREET, ROOM 425**  
**SALT LAKE CITY, UT 84114**

**Project Name:** GOOD SAMARITAN STREET CLOSURE  
**Project Address:** 710 N 800 W  
**Detailed Description:**

CLOSING BULG OF CUL-DE-SAC ON 800 WEST TO ACCOMMODATE NEW REFUGE CENTER FOR GOOD SAMARITAN ASSOCIATED WITH PREVIOUS STREET CLOSURE PETITION PLNPCM2015-00462.

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**OFFICE USE ONLY**

Intake By: PL4788  
CAP ID #: PLNPCM2016-01008  
Total Due: $551.81  

www.slepermits.com

Please Keep This Box Clear
ATTACHMENT E: ANALYSIS AND FINDINGS

In 1999, the City Council developed policy statements in an effort to guide decisions related to street closures. The policy statements are as follows:

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.**

   **Analysis:** The property was does not provide access to adjacent private property and no longer serves a broader connectivity function. If the City Council approves of the street closure, the City would retain ownership of the property in the immediate term and determine how best to dispose of it in the future. Currently, the intent is to sell the property to the Good Samaritan Foundation.

   **Finding:** The proposed street closure would not deny access to the properties adjacent to the closure.

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.**

   **Analysis:** The proposed right-of-way to be closed would remain City property, in the immediate term. Since the ownership of the land would not transfer, it is not presently necessary to obtain fair market value for the land. The land would remain public until a determination was made for how best to utilize or dispose of it.

   **Finding:** The City would retain ownership of this property; therefore, fair market value exchange is not necessary at this time.

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.**

   **Analysis:** The subject property is located in an area identified by a local non-profit organization (The Good Samaritan Foundation) for future development as a Refugee and Immigrant Neighborhood Center. Though this proposal is put forward by a local non-profit organization, though the Northwest Master Plan of 1992 offers no specific guidance as to projects of this type, the center would support key principles and initiatives of Plan Salt Lake, as adopted in 2015.

   **Chapter 1: Neighborhoods**
   **Guiding Principle:** Neighborhoods that provide a safe environment, opportunity for social interaction, and the services needed for the well-being of the community therein.
   
   **Initiative 7:** Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.

   **Chapter 2: Growth**
   **Guiding Principle:** Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

   **Initiative 3:** Promote in-fill and redevelopment of underutilized land.
   **Initiative 8:** Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).
Chapter 10: Arts and Culture

Guiding Principle: Vibrant, diverse, and accessible artistic and cultural resources that showcase the community’s long standing commitment to a strong creative culture.

   Initiative 1: Support opportunities for vibrant expression of cultural diversity.

Chapter 11: Equity

Guiding Principle: Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

   Initiative 1: Recognize and advocate for the rights of all residents and visitors.
   Initiative 3: Pursue equitable access to privately provided services and amenities across the City.
   Initiative 5: Promote and foster high rates of social capital.
   Initiative 6: Be among the most inclusive, welcoming, and dynamic cities.
   Initiative 7: Collaborate with community partners and the private sector to combat discrimination and ensure safe and equal access.

Removing this portion of 800 West from the Salt Lake City street inventory will allow the property to be valued and sold to the Good Samaritan Foundation for their proposed Rose Park Refugee and Immigrant Neighborhood Center.

This mission of this facility, and the organization as whole, is to provide a safe and welcoming space where newly arrived members of the Salt Lake City community can find the resources they need to successfully integrate into society. This can take the form of employment counseling, English language courses, citizenship classes, after-school tutoring, and walk-in support on a range of issues from identifying opportunities for health care to navigating the public transit system.

**Finding:** The relevant City master plans have established policies that are compatible with the proposed right-of-way closure.

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

**Analysis:** If the subject segment of 800 West is not closed, it could remain in the street inventory. However, as it serves no connective function, keeping the property in the Salt Lake City street inventory prohibits the property from being put to productive use in meeting critical needs of some of the newest members of the Salt Lake City community.

**Finding:** The alternative to this request is to maintain the property as it currently exists. Staff finds that closing the street outweighs the alternative because it would aid in implementation of key elements of Plan Salt Lake.
ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

- The Rose Park Community Council was notified of the petition on January 5, 2017.
  - The Chair of RPCC requested that the applicant and planning staff present the project at their February 1 meeting.
- The matter was presented to the Rose Park Community Council at their February 1, 2017 meeting.
  - A show of hands was taken at that meeting and the proposal garnered unanimous support.
  - An email from the RPCC Chair is attached indicating their support of the proposal.
  - No additional comments or inquiries were received.
- Public hearing notice was mailed on February 23, 2017.
- Public hearing notice was posted on the property on February 21, 2017.
- Public notice posted on the City and State websites and sent via the Planning Division list serve on February 21, 2017.
- Newspaper notice was sent and publicized on February 21, 2017.
ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Building:  
No comments received.

Engineering:  
No objections.

Fire:  
No comments received.

Police:  
No comments received.

Public Utilities:  
Public Utilities has no objection to the proposed street closure.

There are no public utility mains in proposed parcel.

Development of the parcels may require extension of water and sewer mains to provide service.

Sustainability:  
No comments received.

Transportation:  
No comments received.

Zoning:  
No comments received
ATTACHMENT H: MOTIONS

Consistent with Staff Recommendation:

Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a favorable recommendation to the City Council for the request to close the herein identified section of 800 West.

Not Consistent with Staff Recommendation:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council for the request to close the herein identified section of 800 West.

[Planning Commission should state findings that support negative recommendation.]
3c) AGENDA AND MINUTES
SECOND AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, March 8, 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 FEBRUARY 22, 2017
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS
Administrative Matters

1. **Special Exception for Retaining Walls and Grade Changes at approximately 1452 Perry's Hollow Road** - J. Steen Price, represented by Russ Naylor, is proposing to change the grade and construct retaining walls at his home at the above listed address. A Special Exception is required since the grading and retaining wall exceed 4 feet in height. The property is zoned FR-3 and is in District 3 represented by Stan Penfold. (Staff Contact: Nora Shepard at (801)535-7226 or nora.shepard@slcgov.com.) Case number PLNPCM2017-00053.

Legislative Matters

2. **Zoning Amendment at approximately 1144 West 500 South and 1111 W Arapahoe** - Mayor Jackie Biskupski is requesting to correct zoning errors at the above listed address. The entire City Zoning Code was rewritten in 1995 and new zoning districts and maps were created to reflect the City’s policy. These properties were inadvertently zoned Open Space despite the presence of residential structures on the sites. This proposal is to correct the zoning errors and zone the property for residential use. There is no specific development proposal for these sites at this time. The subject properties are within Council District 2 represented by Andrew Johnston. (Staff Contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number PLNPCM2016-00882

Legislative Matters

3. **Eleemosynary Text Amendment** - Salt Lake City Council is requesting Text Amendment to ensure that Salt Lake City has a land use classification for temporary housing for persons who are dying or recovering from an acute illness or injury and that this land use, and land uses like it, are compatible with the residential neighborhood adjacent to the I (Institutional) zoning district. As part of this project the city is also reviewing the removal of the distance requirement for land uses that are residential in character. The proposed changes might affect sections 21A.33 Land Use Tables and 21A.62 Definitions. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com). Case number PLNPCM2016-00024
4. **Northwest Quadrant Zoning - AG Text Amendment** - text amended below.

4. **Northwest Quadrant Zoning** - AG Text Amendment - A request by the Mayor’s office to remove the residential land uses and analyze the AG (Agricultural) zoning district. The changes would help implement the vision and goals of the recently adopted Northwest Quadrant Master Plan. All of the parcels in the city zoned AG are located within the Northwest Quadrant area of the city. This proposed amendment to the AG zone is part one of a series of zoning text changes for the Northwest Quadrant. Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com. Petition number **PLNPCM2017-00001**

5. **Street Closure at approximately 740 North 800 West** - Shellie Sepulveda of Salt Lake City's Real Estate Services Division, on behalf of The Good Samaritan Foundation is requesting to close a section of street located at the above listed address to allow for the development of a new Rose Park Refugee and Immigration Neighborhood Center. The subject property is located in the RMF-35 (Residential Multi-Family, Medium Density) zoning district and is within Council District 3, represented by Stan Penfold. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2016-01008**

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, March 8, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:29:37 PM. Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Nick Norris, Planning Director; Doug Dansie, Senior Planner; Nora Shepard, Senior Planner; Katia Pace, Principal Planner; Anthony Riederer, Principal Planner; Tracy Tran, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

Field Trip
A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Ivis Garcia, Carolyn Hoskins and Sara Urquhart. Staff members in attendance were Nick Norris, Doug Dansie, Nora Shepard and Anthony Riederer.

The following sites were visited:

- **1452 Perry’s Hollow Road** - Staff gave an overview of the proposal. The Commission asked if the properties abut each other in the gully. Staff stated yes, there is an undevelopable area in the bottom of the gully. The Commission asked if there was public access to the gully. Staff stated no.

- **740 North 800 West** - Staff gave an overview of the proposal. The Commission asked if the street was closed how it would end. Staff stated there will be a drive and street will be designed to accommodate. The Commission asked why here. Staff stated the location was close to the refugee community. The Commission asked was there some sort of zoning error. Staff stated we believe so, the city never owned the property. The Commission asked is the property in the flood plain. Staff stated they believed that it was given the proximity to Jordan River.

**APPROVAL OF THE FEBRUARY 22, 2017, MEETING MINUTES. 5:32:38 PM**

MOTION 5:32:54 PM
Commissioner Urquhart moved to approve the February 22, 2017, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Hoskins, Bachman, Clark, Garcia, Ruttinger and Urquhart voted “aye”. The motion passed unanimously.

5:33:08 PM
8:28:49 PM

Street Closure at approximately 740 North 800 West - Shellie Sepulveda of Salt Lake City’s Real Estate Services Division, on behalf of The Good Samaritan Foundation is requesting to close a section of street located at the above listed address to allow for the development of a new Rose Park Refugee and Immigration Neighborhood Center. The subject property is located in the RMF-35 (Residential Multi-Family, Medium Density) zoning district and is within Council District 3, represented by Stan Penfold. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number PLNPCM2016-01008

Mr. Anthony Riederer, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:
- The location of the previous street closure.
- The public outreach for the proposal.
- The proposal was just to close the street and not what was going to be constructed on the property.
- The cities benefit to closing the street.
- If the potential use was allowed under the zoning.

PUBLIC HEARING 8:34:35 PM

Chairperson Lyon opened the Public Hearing.

The following individuals spoke to the petition: Mr. Tom Lloyd

The following comments were made:
- The use of the potential building would be to house refugees.
- It was imperative to build in this area and work with the existing University of Utah programs.
- The Community Council was very supportive and grateful for the proposal.
Chairperson Lyon closed the Public Hearing.

**MOTION 8:37:48 PM**
Commissioner Bachman stated regarding PLNPCM2011-01008, 740 N 800 W Street Closure, based on the findings listed in the staff report, testimony and plans presented, she moved that the Planning Commission transmit a favorable recommendation to the City Council for the request to close 800 West as indicated in Attachment H of the staff report. Commissioner Urquhart seconded the motion. Commissioners Bachman, Clark, Garcia, Hoskins and Urquhart voted “aye”. The motion passed unanimously.

The Commission discussed the status of the Homeless Resource Center with the changes and when they would be brought to the Commission for review.

**The meeting adjourned at 8:39:47 PM**
4) ORIGINAL PETITION
Street Closure

OFFICE USE ONLY

Received By: PLNDCM2016 01803
Date Received: 12/21/2016
Project #: L. Parisi

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Name/Locations of the Street:

Name of Applicant:

Address of Applicant:

Email of Applicant:

Applicant's interest in subject property:

Owner Contractor Architect Other:

Name of Property Owner abutting the street (if different from applicant):

E-mail of Property Owner:

Phone:

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

AVAILABLE CONSULTATION

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

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:

Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person:

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

REQUIRED FEE

Filing fee of $371.
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.

Updated 2/20/15
Please Include with the Application: (please attach additional sheet)

1. A letter explaining why you are requesting this Street Closure.
2. A Sidewalk map showing the area of the proposed Street Closure. On the map please:
   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.
   - 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.
   - 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.

\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

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.
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