




CITY COUNCIL TRANSMITTAL


Lisa Shaffer, Chief Administrative Officer

Date Received: 03/23/2021
Date sent to Council: 03/23/2021

TO: Salt Lake City Council
Amy Fowler, Chair

DATE: March 22, 2021

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPCM2020-00572 – Learned Avenue Alley Vacation

STAFF CONTACT: Aaron Barlow, Principal Planner,
aaron.barlow@slcgov.com, 385-386-2764

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Follow the recommendation of the Planning Commission and approve with the following recommended condition:

1. The proposed method of disposition of the alley property shall be consistent with the method of disposition outlined in Section 14.52.040 – Method of Disposition and Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.
2. The applicant works with the City Council and relevant City departments on an agreement that addresses the displacement of the four existing single-family houses and explore adding additional affordable housing.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Jarod Hall of Di'velept Design, as a representative of Riley Rogers (the owner of surrounding property), has initiated a petition to vacate a 180-foot long section of public alley to consolidate the properties immediately abutting the alley. The 16.5-foot wide alley currently functions as an extension of the parking lot for the restaurant north of the alley (located at 1025 West North Temple). Residents of the adjacent single-family houses also use the alley's painted parking stalls.

When staff initially received the application, all adjacent property owners supported the vacation and signed the petition (which is included with exhibit 3b). However, as of this report's date, the applicant now owns all properties adjacent to the subject alley. If the petition is approved, the applicant plans to consolidate the lots adjacent to the alley and construct a multi-family residential structure. The proposed project will still need to meet relevant zoning requirements, and the applicant will need to submit a separate petition.



The subject alley abuts four existing single-family houses that could be considered naturally occurring affordable housing. The applicant's plan to redevelop the block and demolish the existing houses would remove this existing housing stock. The Planning Commission voted to forward a positive recommendation on the alley vacation; however, the Commission also recommended that the applicant work with the City Council to address the displacement of the four existing houses and explore requiring additional affordable housing in the future project.

Specific details regarding the proposed alley vacation are in the Planning Commission Staff Report (Exhibit 3b).

PUBLIC PROCESS:

- Early notification was sent to the Poplar Grove and Fairpark Community Council Chairs requesting comments for the proposal. Neither Community Council asked the applicant or Planning Staff to attend one of their meetings. Neither Community Council provided any comments.
- Early notification was also sent out to property owners and residents within 300 feet of the subject area. No public comment was received.
- Staff held a virtual Open House posted to the Salt Lake City website to solicit comments from the public.
- A public hearing with the Planning Commission was held on December 2, 2020. One individual commented on the project, asking whether the adjacent taqueria was going to be removed. The applicant explained it was not part of their project. The Planning Commission discussed the request and voted to forward a favorable recommendation to the City Council.

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Hearing
- 3) Planning Commission Record (December 2, 2020)
 - a) Hearing Notice
 - b) Staff Report
 - c) Agenda and Minutes
- 4) Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2021

(Vacating a city-owned alley situated adjacent to properties located at 1025 West North Temple; and 1022, 1028, 1030 and 1032 West Learned Avenue)

An ordinance vacating an unnamed city-owned alley adjacent to properties located at 1025 West North Temple; and 1022, 1028, 1030 and 1032 West Learned Avenue, pursuant to Petition No. PLNPCM2020-00572.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on December 2, 2020, to consider a request made by Jarod Hall of D'velept Design ("Applicant") (Petition No. PLNPCM2020-00572) on behalf of the alley's one adjacent property owner; and

WHEREAS, at its December 2, 2020, 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 there is good cause to vacate the alleys and streets described below, and that vacating the city-owned alleys and streets described below will not materially injure the public interest or any person.

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

SECTION 1. Vacating City-Owned Alley. That an unnamed, city-owned alley adjacent to properties located at 1025 West North Temple; and 1022, 1028, 1030 and 1032 West Learned Avenue, which is the subject of Petition No. PLNPCM2020-00572, and which is more particularly described on Exhibit "A" attached hereto, hereby is, vacated and declared not presently necessary or available for public use.

SECTION 2. Reservations and Disclaimers. The above closure and vacation 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. Conditions. This proposed street closure and vacation is conditioned upon the following:

- 1) The proposed method of disposition of the alley property shall be consistent with the method of disposition set forth in Section 14.52.040 ("Method of Disposition") and Chapter 2.58 ("City Owned Real Property") of the Salt Lake City Code; and
- 2) The vacation is subject to payment to the city of the fair market value of the alley property, based upon the value added to the abutting properties.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The city recorder is instructed not to publish or record this ordinance until the conditions identified above have been met as confirmed by the city's real property manager.

SECTION 5. Time. If the conditions identified above have not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2021.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2021
Published: _____.

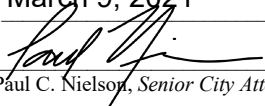
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: March 9, 2021 By:  Paul C. Nielson, Senior City Attorney
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EXHIBIT “A”

Legal description of the unnamed, city-owned
alley to be vacated:

A TRACT OF LAND BEING SITUATE IN BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, HAVING A BASIS OF BEARINGS OF BEARINGS BEING NORTH 00°01'32" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF LEARNED AVENUE AND SOUTH TEMPLE STREET ALONG 1000 WEST STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°01'32" WEST ALONG THE CENTERLINE OF 1000 WEST STREET A DISTANCE OF 399.09 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND LEARNED AVENUE AND NORTH 00°00'49" WEST ALONG THE CENTERLINE OF SAID 1000 WEST STREET A DISTANCE OF 173.35 FEET AND NORTH 89°59'47" WEST 212.59 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND SOUTH TEMPLE STREET, AND RUNNING THENCE NORTH 89°59'47" WEST 181.62 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID SUBDIVISION; THENCE NORTH 00°00'49" WEST 16.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID SUBDIVISION; THENCE SOUTH 89°59'47" EAST 181.62 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 00°00'49" EAST 16.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,997 SQUARE FEET OR 0.069 ACRES, MORE OR LESS.

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4. MAILING LIST (generated 01/19/2021)

1. CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2020-00572

July 7, 2020	Petition received by the Planning Division.
August 4, 2020	Petition assigned to Aaron Barlow, Principal Planner, for staff analysis and processing.
September 14, 2020	Notice of the project and request for comments sent to the Chairs of the Poplar Grove and Fairpark Community Councils. Neither Chair provided response to the request for comment.
September 14, 2020	Virtual Open House was posted to the Salt Lake City Website.
November 17, 2020	Planning Commission hearing notice mailed to owners and tenants of property within 300 feet of the streets and alleys.
December 2, 2020	Planning Commission reviewed the petition and conducted a public hearing. The commission then voted to send a positive recommendation to the City Council.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2020-00572 Learned Avenue Alley Vacation** - A request from Jarod Hall of Di'velept Design, representing the owner of surrounding property, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston.

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: **This meeting will not have a physical location.

***This will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. If you are interested in participating in the Public Hearing, please visit our website at www.slccouncil.com to learn how you can share your comments during the meeting. Comments may also be provided by calling the 24-Hour comment line at 801-535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.*

If you have any questions relating to this proposal or would like to review the file, please call Aaron Barlow at 385-386-2764 between the hours of 8:30 a.m. and 5:30 p.m., Monday through Friday or via e-mail at aaron.barlow@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

A. Hearing Notice

December 2, 2020



PLANNING COMMISSION MEETING

December 2, 2020, at 5:30 p.m.

This meeting will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation

A public hearing will be held on the following matter.

Learned Ave Alley Vacation at approximately 1025 West North Temple - A request from Jarod Hall of Di'velept Design, representing the owner of surrounding properties, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00572**

This Meeting will not have an anchor location at the City and County Building. Commission Members will connect remotely.

The Planning Commission meeting will be available on the following platforms:

- **YouTube:** www.youtube.com/slclivemeetings
- **SLCtv Channel 17 Live:** www.slc.tv.com/livestream/SLCtv-Live/2

Providing Comments:

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: planning.comments@slcgov.com or connect with us on WebEx at:

- <http://tiny.cc/slc-pc-12022020>

For instructions on how to use WebEx visit: www.slc.gov/planning/public-meetings

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. 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.

3. PLANNING COMMISSION
B. Staff Report
December 2, 2020



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Aaron Barlow, AICP, Principal Planner, 385-386-2764, aaron.barlow@slcgov.com

Date: November 23, 2020

Re: PLNPCM2020-00572 – Learned Avenue Alley Vacation

ALLEY VACATION

PROPERTY ADDRESSES: The alley abuts five individual properties as follows:

North Temple: 1025 W North Temple

Learned Avenue: 1022, 1028, 1030, and 1032 W Learned Ave

MASTER PLAN: North Temple Boulevard Plan; Northwest Master Plan

ZONING DISTRICT: TSA-SP-T – Special Purpose Transit Station Transition Area

COUNCIL DISTRICT: District 2, Andrew Johnston

REQUEST: A request from Jarod Hall of Di'velept Design, representing the owner of surrounding properties, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west.

RECOMMENDATION: Based on the findings and analysis in this staff report, Planning Staff recommends that the Planning Commission transmit a positive recommendation to the City Council for the alley vacation with the following conditions:

1. The proposed method of disposition of the alley property shall be consistent with the method of disposition outlined in Section 14.52.040 – Method of Disposition and Chapter 2.58 City Owned Real Property of the Salt Lake City Ordinance.
2. The applicant works with City Council and relevant City departments on an agreement that addresses the displacement of the four existing single-family houses.

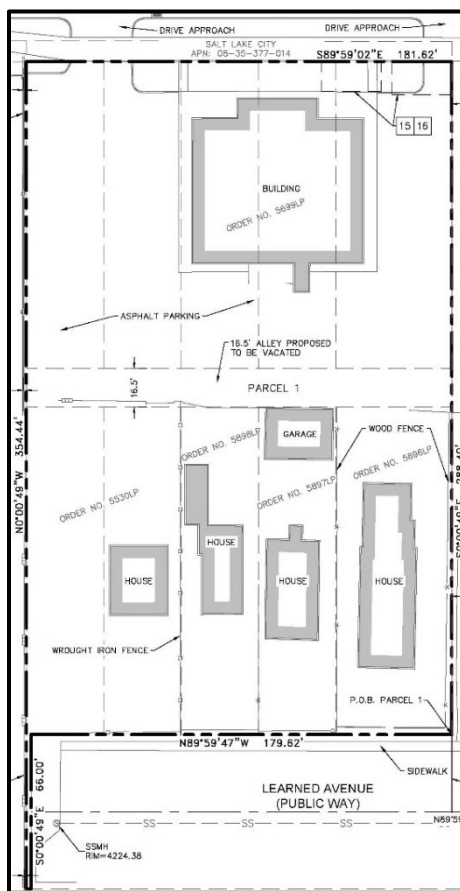
ATTACHMENTS:

- A. Vicinity Map
- B. Photos
- C. Request & Project Narrative
- D. Existing Conditions & Zoning
- E. Analysis of Standards
- F. Public Process and Comments
- G. Department Review Comments
- H. Potential Motions

PROJECT DESCRIPTION:

Jarod Hall of Di'velept Design, as a representative of Riley Rogers (the owner of surrounding property) has initiated a petition to vacate a 180-foot long section of alley in order to consolidate the properties the alley immediately abuts. The 16.5-foot wide alley currently functions as an extension of the parking lot for the restaurant north of the alley (located at 1025 West North Temple). Residents of the adjacent single-family houses also use the alley's painted parking stalls.

When the application was submitted, all adjacent property owners supported the vacation and signed the petition (included with attachment C). However, as of the date of this staff report, the applicant now owns all properties adjacent to the subject alley. If the petition is approved, the applicant plans to consolidate the lots adjacent to the alley and construct a multi-family residential structure. The proposed project will still need to meet relevant zoning requirements and will be reviewed as a separate petition.



Survey of Alley

From time to time, Salt Lake City receives request to vacate public rights of way. There is a difference between a vacation and a closure. A vacation is when the city is vacating all rights to the right-of-way. A closure is when the right-of-way is closed to one public use but retains other public uses. While requests to close alleys happen occasionally, vacations are the most common type of these requests. Chapter 14.52 of the Salt Lake City Code identifies policies that should be considered in the decision and outlines a procedure for the disposition of City owned alley. Alley Vacations require City Council approval. The Planning Commission's role in the Alley vacation process is to provide a recommendation to the City Council based on the relevant standards found in Chapter 14.52.

KEY CONSIDERATIONS:

The key issues listed below have been identified through the analysis of the project, neighbor and community input, and department review comments.

Consideration 1: Property Owner Consent

Section 14.52.030 A.1 specifies "The petition must bear the signatures of no less than eighty percent (80%) of the neighbors owning property which abuts the subject alley property." When the application was submitted, all adjacent property owners signed the petition in support of vacating the alley. Currently, all adjacent properties are owned by the applicant, Riley Rogers. The original application and petition are included with Attachment C: Applicant Letter and Information.

Consideration 2: Policy Considerations

The alley vacation satisfies the policy considerations of A) Lack of Use, B) Public Safety, and C) Urban Design outlined in Section 14.52.020. This is outlined in Attachment E: Analysis of Standards.

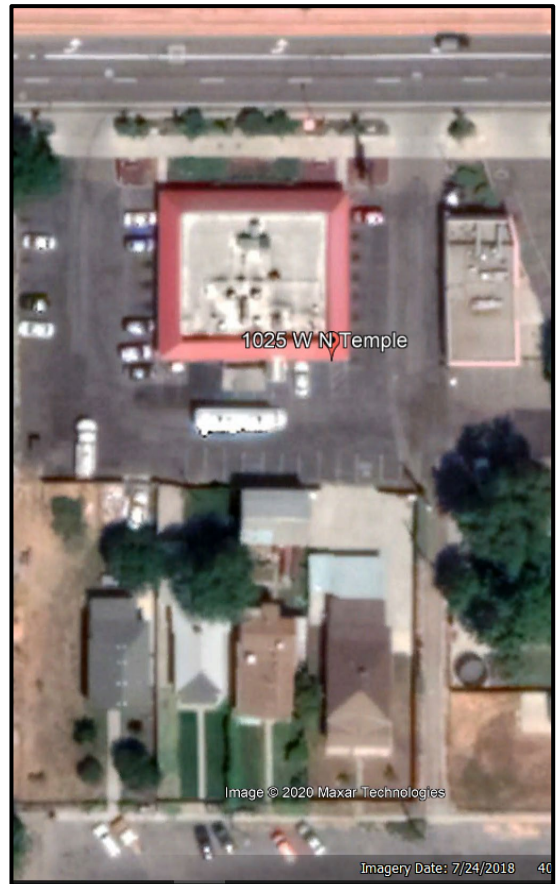
Consideration 3: Nature of the Alley

Since at least July 2018 (based on the aerial photo to the right), the alley has been used as part of the parking lot for the restaurant at 1025 W North Temple and as parking for the adjacent single-family houses. While the alley appears to be used by the public as parking, there is no signage or other indications that clearly demarcate public property. Additionally, the alley ends at the property to the west and does not seem to serve any other purpose than parking for adjacent properties.

Consideration 4: Future Public Uses for the Alley

One issue that comes up with proposals to vacate alleys are questions about the alley serving other potentially beneficial uses in the area. For instance, alleys often serve as mid-block walkways for pedestrians as a positive urban design element. This alley runs east/west, intersecting with the adjacent north/south alley at its east-most point and dead ending at the west. As such, this alley does not connect any street to another, thus not significantly improving pedestrian accessibility.

There is the potential for the subject alley to serve as vehicle access for any new development but doing so would clog up the adjacent north/south alley with vehicular traffic. By vacating the alley, vehicle traffic can be moved to Learned Avenue, allowing pedestrians to be prioritized on North Temple and on the adjacent north-south alley.



7/24/2018 Aerial

Consideration 5: City Housing Goals and Housing Displacement

The applicant has requested this alley vacation to redevelop the abutting properties into a medium-high-density, multi-family residential building – as called for by the *North Temple Boulevard Master Plan*, the City’s long-term housing goals, and the underlying TSA zoning district. The North Temple Boulevard plan speaks to increasing density in the 800 West Station Area (pg. 63). The subject alley is located within the transition area. The Master plan encourages an increase in residential density in both the core and transition portions of transit station areas. The applicant has indicated that failure to vacate the alley would increase rents and reduce density of any new development on the block (see Attachment C: Applicant Letter and Information).

However, the subject alley abuts four existing single-family houses. Redeveloping the block and demolishing the existing single-family houses will displace their current residents. The applicant has not made any indication that an affordable housing component will be incorporated into the proposed project. Recent housing-related conversations with City Council members have indicated that alleviating displacement of existing housing is a priority of the city.

Growing SLC, the City’s 2018-2022 Housing Master Plan, established guiding principals for the City Council when appropriating funds for housing development. Vacating an alley (even when the vacated alley is to be sold to the applicant) should be considered an appropriation of City resources. As such, principal 6 recommends that the City Council “create a net increase in affordable housing while...avoiding displacement of existing affordable housing.” Staff recommends that if the alley is vacated, the developer mitigates the housing displacement by including an affordable housing component into the future development.

DISCUSSION:

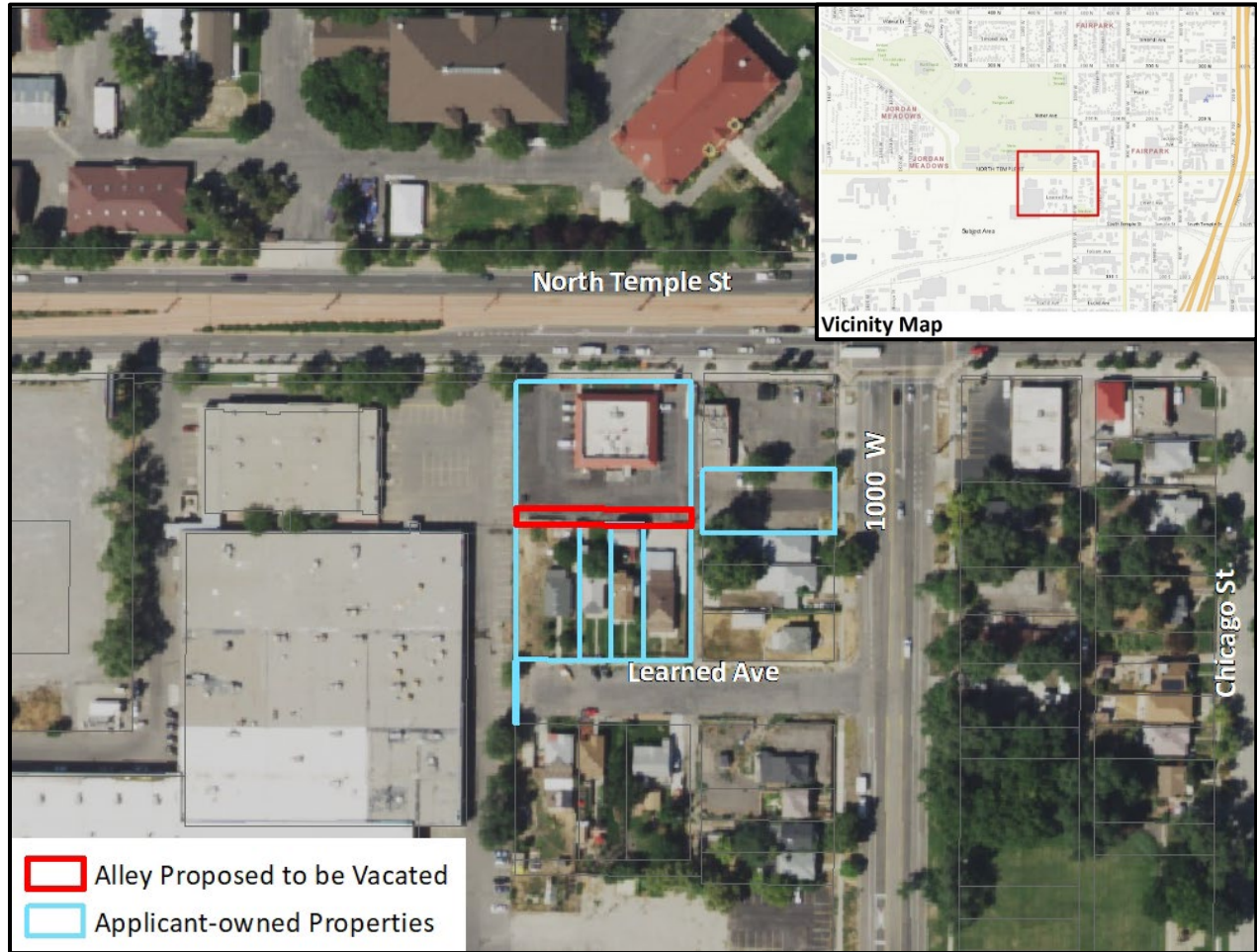
The alley vacation request has been reviewed against the standards for alley vacations in Attachment E. In compliance with the applicable policies, vacating the alley aligns with the City's urban design goals and the vacation is supported by all adjacent property owners. While the *North Temple Boulevard Master Plan* does not speak specifically to alley closures – or about the block in question, the proposed alley vacation and subsequent development fulfill the goals of the Master Plan by promoting increased density and promoting pedestrian traffic along North Temple.

Housing displacement has been a highly discussed topic by the City Council during recent meetings. Removing the adjacent single-family houses to accommodate new development is in line with the *North Temple Boulevard Plan*; however, housing displacement should be considered as part of this request since vacating the alley could be considered an appropriation of City resources. With a positive recommendation, the Planning Commission should recommend the applicant work with the City Council to address displacing the residents of the existing single-family houses and to incorporate an affordable housing component into the proposed project.

NEXT STEPS:

Chapter 14.52 of the Salt Lake City Code regulates the disposition of City owned alleys. When evaluating requests to close or vacate public alleys, the City considers whether the continued use of the property as a public alley is in the City's best interest. Noticed public hearings are held before both the Planning Commission and City Council to consider the potential adverse impacts created by a proposal. Once the Planning Commission has reviewed the request, their recommendation is forwarded to the City Council for consideration. The City Council has final decision authority with respect to alley vacations and closures.

ATTACHMENT A: LOCATION MAP



ATTACHMENT B: PHOTOS



View from the alley's east end, looking west



View of the alley looking southwest



The property located at 1022 W Learned Avenue currently uses the alley and parking lot as its primary entrance. This is not the applicant's long-term plan since he plans to consolidate the lots, demolish the existing structures and then construct a new multi-family building on the consolidated parcels. The property abuts the adjacent north/south alley, pictured on the following page.



1022 W Learned Avenue abuts the adjacent north/south alley (shown here). If the east/west subject alley is vacated, parking egress for the property could be moved to the east property line (which follows the fence on the right side of the alley).



Rear view of the restaurant at 1025 W North Temple

ATTACHMENT C: APPLICANT LETTER & INFORMATION

On the following pages are the application and project narrative provided by the applicant. The application includes the initial petition, a survey of the alley and preliminary plans of the proposed multi-family structure.



Alley Vacation or Closure

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley:
The East-West Alley between North Temple and Learned. Starts at 1050 W

Name of Applicant: Jarod Hall	Phone: [REDACTED]
----------------------------------	----------------------

Address of Applicant:
454 N 600 W, SLC, UT 84116

E-mail of Applicant: [REDACTED]	Cell/Fax:
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Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☒ Architect ☐ Other:

Name of Property Owner abutting the alley (if different from applicant):
Riley Rogers

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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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
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REQUIRED FEE

Filing fee of \$265
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:
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Updated 7/1/20

SUBMITTAL REQUIREMENTS

Staff Review

☐☒

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

☐☒

1. A letter explaining why you are requesting this alley vacation or closure.

☐☒

2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:

☐☒

a. Highlight the area of the proposed alley vacation or closure.

☐☒

b. Indicate with colored dot the property owners who support the petition.

☐☒

c. Submit one paper copy and a digital (PDF) copy of the map.

☐☒

3. A written description with measurements of the proposed alley vacation or closure.

- A final legal description prepared by a licensed engineer will be required later.

☐☒

4. The name, address and signatures of all abutting property owners who support the petition.

- Petition must include the signatures of no less than 80% of the abutting property owners.
- Signatures should be from the property owners and not from the property renters.
- You may use the form attached to this application or provide your own form with signatures.

WHAT IS AN ALLEY VACATION OR CLOSURE?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, the City is officially the owner of these alleys. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.

When an alley is next to or abuts a single family or duplex residential property, the City **vacates** the alley, divides it in half, and the property is conveyed to the abutting property owners. If an alley is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may **close** the alley and then sell the land at fair market value to the abutting property owners.

WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

JH _____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Jarod Hall

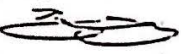
Address of Applicant:


454 N 600 W, SLC, UT 84116


Date:

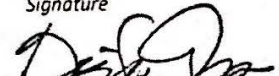
7-20-20

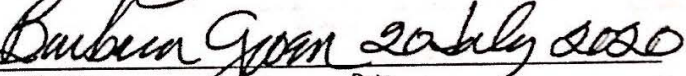
As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

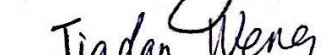
Print Name	Address	Signature	Date
Riley Rogers	1025 W North Temple		7-20-20

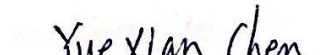
Print Name	Address	Signature	Date
Riley Rogers	1032 W Learned Ave		7-20-20

Print Name	Address	Signature	Date
Riley Rogers	1030 W Learned Ave		7-20-20

Print Name	Address	Signature	Date
Dirk A Groen	1028 W Learned Ave		7.20.20

Print Name	Address	Signature	Date
Barbara J Groen	1028 W Learned Ave		20 July 2020

Print Name	Address	Signature	Date
Jiadan Weng	1022 W Learned Ave		7/23/20

Print Name	Address	Signature	Date
Yuxian Chen	1022 W Learned Ave		07/23/20

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

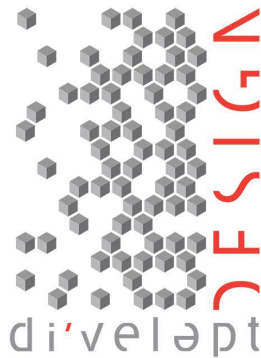
Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Print Name	Address	Signature	Date

Updated 7/1/20



di'velept design LLC
454 N 600 W
SLC, UT 84116
801-680-4485
howdy@divelept.com

02 Nov., 2020

RE: Alley Vacation at 1025 W North Temple

Mr Barlow

We are requesting the vacation of the East-West Alley that is located between North Temple and Learned street at approximately 1050 West. As most people in the city are aware the cost of housing has increased dramatically relative to wages in recent years. We feel strongly that the primary driver of the has been the lack of housing built. We are proposing a new apartment housing development on this site. The East-West alley that is midway through the site doesn't serve any purpose for the development and would primarily serve to reduce unit and parking count and increase construction cost. Thus increasing the rents required to pay for the development. As one of the stated goals of the city is to increase housing affordability it seems that vacating this alley to allow for increased housing supply aligns with the city's stated goals.

We feel this alley should be considered for vacation because it

1. Is not going to be of use to the adjacent property owners. All of the abutting property is owned by the same entity and this small deadend alley will be absorbed into a single property.
2. If the alley were to remain it would become surrounded by large buildings. Likely all active use of the alley would end and it could become a magnet for crime.
3. Because this alley doesn't connect to the East or West it doesn't serve any larger Urban design goals of the city.

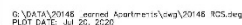
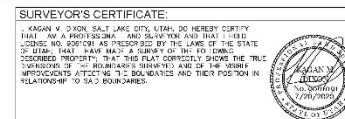
In the process of planning the proposed development we have had a DRT meeting and mentioned the disposal of the alley and there were no objections from the departments represented there. There won't be any access cut off to adjacent properties and no properties will become landlocked.

Sincerely,

Jarod Hall, AIA

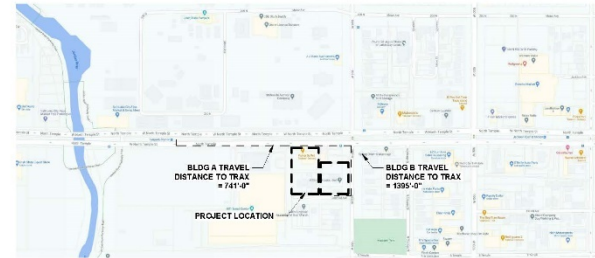
Manager
di'velept design LLC

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ALSO LOCATED IN BLOCK 56, PLAT "C", SALT LAKE CITY SURVEY
RECORD OF SURVEY



<p>STATEMENT:</p> <p>THE FOLLOWING UTILITY SHOWN HEREIN HAS BEEN LOCATED BY FIELD OBSERVATIONS AND BY THE DRAWING. THE LOCATION IS NOT CLEARLY MARKED BY THE UNDERGROUND UTILITIES SHOWN HEREIN. SOME OF THE UTILITY LOCATED BY THE DRAWING ARE ABANDONED. THE SURVEYOR FURTHER DOES NOT HAVE A REASONABLE BASIS FOR BELIEVING THAT THE UTILITY LOCATED BY THE DRAWING IS THE UTILITY SHOWN IN THE PHOTOGRAPH. THE UTILITY SHOWN IN THE PHOTOGRAPH IS LOCATED ON THE EAST SIDE OF THE SECTION. THE UTILITY DOES NOT HAVE A REASONABLE BASIS FOR BELIEVING THAT THE UTILITY SHOWN IN THE PHOTOGRAPH IS THE UTILITY SHOWN IN THE PHOTOGRAPH. AS POSSIBLE, THE UTILITY IS LOCATED ON THE EAST SIDE OF THE SECTION. THE UTILITY DOES NOT HAVE A REASONABLE BASIS FOR BELIEVING THAT THE UTILITY SHOWN IN THE PHOTOGRAPH IS THE UTILITY SHOWN IN THE PHOTOGRAPH. THE UTILITY DOES NOT HAVE A REASONABLE BASIS FOR BELIEVING THAT THE UTILITY SHOWN IN THE PHOTOGRAPH IS THE UTILITY SHOWN IN THE PHOTOGRAPH.</p>	<p>NO.</p>	<p>DATE</p>
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DRAWING TITLE RECORD OF SURVEY		PROJECT NAME LEARNED APARTMENTS		DATE 7/20/2020	
				SCALE 1" = 30'	
LOCATION 1022-1032 LEARNED AVE	DRAWN KMD	CHECKED KMD	SHEET 1 OF 1		
SALT LAKE CITY, UTAH		CITY SALT LAKE			



ZONING ANALYSIS

ZONE: TSA-SPT - SPECIAL PURPOSE TRANSIT STATION

SETBACKS
FRONT SETBACK 0'
MIN. N. TEMP. E 0'
SIDE SETBACK 0'
REAR SETBACK 0'
MAX BLDG HEIGHT 60' + ONE STORY WITH TSA SCORE

BUILDING A

PARKING
1 PER STUDIO AND ONE 137
2 PER 2 BED 30
TIMES 5 FOR TSA 85.5
TIMES 5 FOR PTMT 41.75 REQUIRED 180 PROVIDED
PER 21A.44.000.B.7

DENSITY
187 UNITS/1.2 ACRES = 159 UNITS PER ACRES

BUILDING B

PARKING
1 PER STUDIO AND ONE 84
2 PER 2 BED 49
TIMES 5 FOR TSA 82
TIMES 5 FOR PTMT 31 REQUIRED 92 PROVIDED
PER 21A.44.000.B.7

DENSITY
104 UNITS/0.62 ACRES = 168 UNITS PER ACRES

TSA SHEET INDEX

TSAD TSA COVER
TSA1 BLDG A SITE PLAN
TSA2 BLDG A FLOOR PLANS
TSA3 BLDG A ELEVATIONS
TSA3.1 BLDG A ELEVATION CALCULATIONS
TSA4 BLDG A BUILDING SECTION
TSA5 BLDG B SITE PLAN
TSA6 BLDG B FLOOR PLANS
TSA7 BLDG B ELEVATIONS
TSA7.1 BLDG B ELEVATION CALCULATIONS
TSA8 BLDG B BUILDING SECTIONS
11 Grand total: 11

ATTACHMENT D: EXISTING CONDITIONS & ZONING

ADJACENT LAND USE

The alley sits between commercial and single-family residential uses. All properties that are adjacent to the alley and in the immediate vicinity are zoned TSA-SP-T – Special Purpose Transit Station Transition Area.

There is one property on Learned Avenue (1022 W) that uses the existing alley to access required parking. The property abuts the adjacent north/south alley, so parking access can be moved by the applicant to avoid blocking the property's required parking. The applicant owns all properties adjacent to the alley (including the 1022 W Learned Avenue). He plans to consolidate the lots, demolish the existing structures and construct a new multi-family building if the vacation is approved.

ATTACHMENT E: ANALYSIS OF STANDARDS

14.52.020: Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys: *The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:*

Factor	Finding	Rationale
<p>14.52.020: The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:</p> <p>A. Lack of Use: The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on-site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way.</p> <p>B. Public Safety: The existence of the alley is substantially contributing to crime, unlawful activity or unsafe conditions, public health problems, or blight in the surrounding area.</p> <p>C. Urban Design: The continuation of the alley does not serve as a positive urban design element.</p> <p>D. Community Purpose: The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.</p>	Complies	<p>The proposed alley closure is consistent with policy considerations A) Lack of Use, B) Public Safety and C) Urban Design. Functionally, this is not a public right-of-way. On initial inspection, it is not completely apparent that there is even a public alley at this location. The alley has been used as an extension of the Panda Buffet parking lot for several years. Historical aerial photos show the alley functioning as parking and a loading area for the restaurant. Because the alley is not serving a public use, vacating it would meet policy Consideration A, Lack of Use. Unlit at night, the parking lot has the potential to be unsafe for pedestrians after the restaurant's operating hours. Vacating the alley and redeveloping the block would also address policy consideration B, Public Safety.</p> <p>If this proposal is approved, the applicant plans to consolidate the lots adjacent to the alley, demolish the existing buildings and construct a multi-family structure with ground floor commercial facing North Temple. Vacating the alley and consolidating the lots would also allow the applicant to push vehicular access from the alley to Learned Avenue, leaving the adjacent north/south alley available to pedestrian traffic. The applicant's plan for the alley and adjacent lots is in line with policies laid out in the <i>North Temple Boulevard Master Plan</i>, specifically Policies 2 (mix of uses) and 4 (residential density) for the 800 West Station Area. Keeping the alley as-is would limit the future development's density and increase vehicle traffic in the alley. Vacating the alley contributes to the City's Urban Design goals, fulfilling policy consideration C, Urban Design.</p>

Salt Lake City Code, Section 14.52.030B: Processing Petitions – Public Hearing and Recommendation from the Planning Commission.

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

Factor	Finding	Rationale
1. The City Police Department, Fire Department, Transportation Division, and all other relevant City Departments and Divisions have no objection to the proposed disposition of the property;	Complies	Staff requested input from pertinent City Departments and Divisions. Comments were received from Transportation Public Utilities and Zoning which indicate no objections to the requested closure.
2. The petition meets at least one of the policy considerations stated above;	Complies	The proposed alley closure satisfies the Urban Design & Public Safety policy considerations of 14.52.020. See the discussion and findings on the previous page.
3. The petition must not deny sole access or required off-street parking to any adjacent property;	Complies	The occupants of 1022 W Learned Avenue currently uses the subject alley to access the property's required parking in the rear. Vacating the alley would block the existing point of egress for the property. However, the property also abuts the adjacent north/south alley potentially allowing the applicant to move the lot's parking egress to the east property line that abuts the north/south alley right-of-way.
4. The petition will not result in any property being landlocked;	Complies	No properties would be rendered landlocked by this proposal.
5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;	Mixed	<p>The applicant is requesting this alley vacation to allow consolidation of the lots it abuts for the construction of a multi-family residential building with some commercial uses along North Temple. The <i>North Temple Boulevard Master Plan</i> calls for additional density (Policy #4, 800 West Station Area Plan, pg. 63) and for a greater mix of uses (Policy #2, 800 West Station Area Plan, pg. 59) in this area.</p> <p>While the proposal may meet some goals of the North Temple Boulevard Plan, <i>Growing SLC</i>, the City's 5-year housing plan, requires City Council to avoid displacement of existing housing. Removing them would displace the current residents and the existing units. Requiring the applicant to establish some</p>

5. (continued)		affordable units in the proposed development could alleviate some of the potential displacement. This should be included as a condition of approval with the Planning Commission's recommendation.
6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;	Complies	There are no plans by the applicant (owner of all abutting properties) to construct a garage for any of the single-family houses or for the restaurant.
7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and	Complies	The applicant is requesting closure of the entire east/west alley. The adjacent north/south alley will remain intact.
8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.	Complies	As discussed under item 3, 1022 W Learned avenue currently uses the subject east/west alley for required parking egress. However, the lot also abuts the adjacent north/south alley and parking egress can be moved to the lot's east property line.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed alley vacation:

- Notice of the project and request for comments was sent to the Fairpark and Poplar Grove Community Council Chairs on September 14, 2020, in order to solicit comments.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site on September 15, 2020 providing notice about the online open house for the project and information on how to give public input.
- An online open house for the proposed alley vacation was posted on the Planning Division's website on September 14, 2020.
- The 45-day recognized organization comment period expired on October 30, 2020.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed: November 19, 2020
- Public hearing notice sign posted near the subject alley: November 23, 2020
- Public notice posted on City and State websites & Planning Division listserv: November 19, 2020

Public Input:

Neither the Fairpark nor the Poplar Grove Community Council Chairs asked staff to present the proposed alley vacation at their meetings. Staff received one public comment email expressing support for the proposal, which is attached.

Barlow, Aaron

From: Kyle Deans [REDACTED]
Sent: Wednesday, October 21, 2020 3:59 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Learned Avenue

Follow Up Flag: Follow up
Flag Status: Completed

I fully support the Alley Vacation requested by the surrounding property owner. More mixed use development on N. Temple will make the corridor much more vibrant and it can become a critical neighborhood. The growth and vitality of Salt Lake City in General and it's proximity to Trax is essential to growth as well. It appears that by vacating the alley that they property owner will be able to develop a much better overall development.

Kyle R Deans
SLC Resident

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

Public Utilities – Jason Draper

Public Utilities has no objection to this portion of the alley being vacated

Engineering – Scott Weiler

From Matt Cassel: I would not be opposed to this vacation as long as they provide an additional affordable housing unit.

Transportation – Michael Barry

No objections to the proposal.

Fire – Douglas Bateman

No comments

Zoning – Greg Mikolash

No zoning related issues associated with this proposed alley vacation.

Building – Greg Mikolash

Motion Sheet for Learned Avenue Alley Vacation Petition Number PLNPCM2020-00572

Staff Recommended Motion:

Motion to recommend approval with the condition listed in staff report:

Based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00572 with the conditions listed in the staff report.

Alternate Motions:

Motion to recommend approval with conditions modified by the Planning Commission:

Based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00268 with the following condition(s):

1. List the conditions that are to be modified or added.

Motion to recommend denial

Based on the findings and analysis in the staff report, the policy considerations for street closure and alley vacation, and the input received I move that the Planning Commission forward a negative recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00572, due to the proposal not complying with the following standards:

(The Planning Commission shall make findings on the applicable standards and specifically state which standard or standards are not being complied with. Please see Attachment E in the staff report for applicable standards.)

3. PLANNING COMMISSION
C. Agenda/Minutes
December 2, 2020

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

**This meeting will be an electronic meeting pursuant to the
Salt Lake City Emergency Proclamation**

December 2, 2020, at 5:30 p.m.

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

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTV Channel 17 Live: www.slctv.com/livestream/SLCTV-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: planning.comments@slcgov.com or connect with us on Webex at:

- <http://tiny.cc/slc-pc-12022020>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Izzy South Design Review/Special Exception at approximately 534 East 2100 South** - A request by Ryan McMullen for Design Review and Special Exception approval to develop a 71-unit mixed use building located at approximately 534 East 2100 South in the Community Business CB zoning district. The applicant is requesting Design Review approval because the project is over 15,000 square feet in size and Special Exception approval to allow 3' of additional building height. The project is located within Council District 7, represented by Amy Fowler (Staff contact: Caitlyn Miller at (385) 315- 8115 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00222 & PLNPCM2020-00655** (Tabled from 9/23 Planning Commission meeting)
2. **Kozo House Design Review at approximately 157, 175 North 600 West, and 613, 621, 625, 633 West 200 North** - A request by David Clayton for Design Review approval to develop a 319-unit mixed use building on six parcels located at 157 North 600 West, 175 North 600 West, 613 West 200 North, 621 West 200 North, 625 West 200 North, and 633 West 200 North. These properties are located in the TSAUC-T Zoning District. The applicant is requesting Design Review approval to allow the proposed building to exceed the maximum street facing façade length and to modify the spacing of building entrances. The project is located within Council District 3, represented by Chris Wharton (Staff contact: Caitlyn Miller at (385) 315- 8115 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00258** (Tabled from 10/14 Planning Commission meeting)

3. **Learned Ave Alley Vacation at approximately 1025 West North Temple** - A request from Jarod Hall of Di'velept Design, representing the owner of surrounding properties, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00572**
4. **Greenprint Gateway Apartments Planned Development and Design Review at approximately 592 West 200 South** - Mark Eddy of OZ7 Opportunity Fund, has requested Planned Development and Design Review approval for the Greenprint Gateway Apartments to be located on three (3) contiguous parcels located at 592 W 200 S, 568 W 200 S and 161 S 600 W respectively. The proposal is for a 150-unit apartment building on a 0.59 acre (26,000 square feet) consolidated parcel. The proposed building will be six stories in height and will be approximately 70-feet tall to the top of the building's parapet. The apartments will be a mix of micro and studio apartments. The properties are located in the G-MU Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Design Review approval has been requested to address some design aspects of the building including material choices and maximum length of a section of blank wall space on the west façade of the building. The proposal is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00493 & PLNPCM2020-00749**
5. **Rezone at approximately 860 & 868 East 3rd Avenue** - Remarc Investments, representing the property owner, is requesting a Zoning Map Amendment from CN (Neighborhood Commercial) and SR-1A (Special Development Pattern Residential) to R-MU-35 (Residential/Mixed Use) at the above-listed addresses. The applicant would like to rezone the properties to allow a multi-family development on the lots, however the request is not tied to a development proposal. The properties are located within the Avenues Local Historic District and any future demolition or new construction must be approved by the Historic Landmark Commission. Although the applicant has requested that the property be rezoned to R-MU-35, consideration may be given to another zoning district with similar characteristics. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (385) 377-7570 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00703**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. 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.

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, December 2, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:15 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Wayne Mills, Planning Manager; Paul Nielson, Attorney; Caitlyn Miller, Principal Planner; Aaron Barlow, Principal Planner; David Gellner, Principal Planner; Mayara Lima, Principal Planner; and Marlene Rankins, Administrative Secretary.

Chairperson Brenda Scheer read the Salt Lake City Emergency declaration.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:53 PM](#)

Chairperson Scheer stated she had nothing to report.

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:04 PM](#)

Nick Norris, Planning Director, stated he had nothing to report.

[5:32:30 PM](#)

Izzy South Design Review/Special Exception at approximately 534 East 2100 South - A request by Ryan McMullen for Design Review and Special Exception approval to develop a 71-unit mixed use building located at approximately 534 East 2100 South in the Community Business CB zoning district. The applicant is requesting Design Review approval because the project is over 15,000 square feet in size and Special Exception approval to allow 3' of additional building height. The project is located within Council District 7, represented by Amy Fowler (Staff contact: Caitlyn Miller at (385) 315- 8115 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00222 & PLNPCM2020-00655** (Tabled from 9/23 Planning Commission meeting)

Caitlyn Miller, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request.

Justin Heppler, applicant, provided a presentation with further details.

PUBLIC HEARING [5:47:29 PM](#)

Chairperson Scheer opened the Public Hearing;

Caitlin Lutsch, Liberty Wells Community Council – Stated her support of the request and that the community was mostly supportive of the project except for the few concerns previously mentioned at the September 23, 2020 Planning Commission Meeting.

MOTION [7:39:23 PM](#)

Commissioner Barry stated, based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission approve the Design Review request including modifications to the maximum distance between building entrances, maximum length of a blank wall, and maximum length of a street-facing façade (PLNPCM2020-00258) for the Kozo House Apartments project located at approximately 175 North 600 West. This recommendation is based on the conditions of approval listed in the staff report. With the added condition:

#9 – That a traffic study be conducted with Transportation; specifically looking at the circulation of the increased traffic load and the pedestrian safety regarding the intersection on 200 North and 600 West.

Final details regarding these conditions of approval are delegated to planning staff.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Hoskins, Lee, Lyon, and Urquhart voted “Aye”. Commissioner Paredes voted “Nay”. The motion passed 6-1.

[7:44:28 PM](#)

Learned Ave Alley Vacation at approximately 1025 West North Temple - A request from Jarod Hall of Di'velept Design, representing the owner of surrounding properties, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00572**

Aaron Barlow, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a position recommendation to the City Council with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification if the surrounding properties have access to their required parking from the alley
- Clarification on whether the Commission can condition alley vacations for affordable housing

Jarod Hall, applicant, provided further information.

PUBLIC HEARING [7:55:47 PM](#)

Chairperson Scheer opened the Public Hearing;

Antonio Fiero – Asked whether there the nearby restaurants would be closed down and whether the apartments will be affordable.

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

The applicant addressed the public's questions.

MOTION [7:58:22 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received, I move that the Planning Commission

forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00572 with the conditions listed in the staff report.

Commissioner Hoskins seconded the motion.

Commissioner Lyon asked to make a friendly amendment; to add a condition that the City Council also explore adding affordable housing. Commissioner Bachman accepted the amendment.

Commissioners Bachman, Barry, Bell, Hoskins, Lee, Lyon, and Paredes voted "Aye". Commissioner Urquhart voted "Nay". The motion passed 7-1.

The Commission took a 5-minute break.

[8:01:22 PM](#)

Greenprint Gateway Apartments Planned Development and Design Review at approximately 592 West 200 South - Mark Eddy of OZ7 Opportunity Fund, has requested Planned Development and Design Review approval for the Greenprint Gateway Apartments to be located on three (3) contiguous parcels located at 592 W 200 S, 568 W 200 S and 161 S 600 W respectively. The proposal is for a 150-unit apartment building on a 0.59 acre (26,000 square feet) consolidated parcel. The proposed building will be six stories in height and will be approximately 70-feet tall to the top of the building's parapet. The apartments will be a mix of micro and studio apartments. The properties are located in the G-MU Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Design Review approval has been requested to address some design aspects of the building including material choices and maximum length of a section of blank wall space on the west façade of the building. The proposal is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00493 & PLNPCM2020-00749**

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

The Commission and Staff discussed the following:

- Clarification on the staff recommendations

Mark Eddy, applicant, provided further details and was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on the West elevation of the building and small size of windows
- Discussion of the interior floor plan design and type of units
- Design of the building and lack of cornices
- Landscaping plan, required buffers and fence/gate

PUBLIC HEARING [8:25:54 PM](#)

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

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the units are market rate
- Proposed materials

4. MAILING LIST **(generated 01/19/2021)**

RECIPIENT	ADDRESS	CITY	STATE	ZIP
DIVISION OF FACILITIES CONSTRUCTION & MGMT	450 N STATE ST # 4110	SALT LAKE CITY	UT	84114
LUSSO APARTMENTS, LLC	7103 S REDWOOD RD	WEST JORDAN	UT	84084
LUSSO APARTMENTS, LLC	4726 W PALMER DR	WEST VALLEY	UT	84120
LUSSO APARTMENTS, LLC	1022 W LEARNED AVE	SALT LAKE CITY	UT	84116
MOHAMMAD M TABATABAEE	2532 PINE LAKE RD	TUCKER	GA	30084
LUSSO APARTMENTS, LLC	57 N 1000 W	SALT LAKE CITY	UT	84116
LUSSO APARTMENTS, LLC	1032 W LEARNED AVE	SALT LAKE CITY	UT	84116
SALT LAKE CITY	PO BOX 145515	SALT LAKE CITY	UT	84114
E FAM TR	2852 LANCE CIRCLE	HEBER CITY	UT	84032
SALT LAKE CITY	PO BOX 145515	SALT LAKE CITY	UT	84114
LUSSO APARTMENTS, LLC	7103 S REDWOOD RD	WEST JORDAN	UT	84084
ESPLANE APARTMENTS LLC	1031 W LEARNED AVE	SALT LAKE CITY	UT	84116
ESPLANE APARTMENTS LLC	1023 W LEARNED AVE	SALT LAKE CITY	UT	84116
ESPLANE APARTMENTS, LLC	19 N 1000 W	SALT LAKE CITY	UT	84116
KEPPEL ONE, LLC; DIANE NIELSON	1770 FAIRLEAD AVE	CARLSBAD	CA	92011
FAIRPARK COMMERCIAL CONDOMINIUMS OWNERS ASSOC.	6382 SHENANDOAH PARK AVE	MURRAY	UT	84121
LI TANG WU	104 E 6980 S	MIDVALE	UT	84047
QCSIF THREE, LLC	300 DELAWARE AVE # 210	WILMINGTON	DE	19801
SALT LAKE CITY	PO BOX 145515	SALT LAKE CITY	UT	84114
KAZUKO TERASAWA (JT)	822 W SIMONDI AVE	SALT LAKE CITY	UT	84116
CAROLYN A HOWELL	48 N 1000 W	SALT LAKE CITY	UT	84116
SALT LAKE CITY	PO BOX 145460	SALT LAKE CITY	UT	84114
REITA T LEE	69 N CHICAGO ST	SALT LAKE CITY	UT	84116
KEVIN LEO	645 S GRAND ST	SALT LAKE CITY	UT	84102
J ERIK RUSSON	51 N CHICAGO ST	SALT LAKE CITY	UT	84116
AMANDA PATE; AARON J PATE (JT)	41 N CHICAGO ST	SALT LAKE CITY	UT	84116
SALT LAKE CITY	PO BOX 145460	SALT LAKE CITY	UT	84114
CARLOS ALVAREZ	44 N 1000 W	SALT LAKE CITY	UT	84116
JERRY G SNYDER	1234 E 4130 S	SALT LAKE CITY	UT	84124
DANIEL POSILOVICH	1743 S DOUGLASS RD STE D	ANAHEIM	CA	92806
GEORGE G LEYBA; JOSIE LEYBA (JT)	1839 W NEW YORK DR	SALT LAKE CITY	UT	84116
Current Occupant	155 N 1000 W	Salt Lake City	UT	84116
Current Occupant	1051 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1030 W LEARNED AVE	Salt Lake City	UT	84116
Current Occupant	1028 W LEARNED AVE	Salt Lake City	UT	84116
Current Occupant	65 N 1000 W	Salt Lake City	UT	84116
Current Occupant	63 N 1000 W	Salt Lake City	UT	84116
Current Occupant	1015 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1011 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1023 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1025 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1033 W LEARNED AVE	Salt Lake City	UT	84116
Current Occupant	1065 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1055 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1055 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	114 N 1000 W	Salt Lake City	UT	84116
Current Occupant	960 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	962 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	52 N 1000 W	Salt Lake City	UT	84116
Current Occupant	28 N 1000 W	Salt Lake City	UT	84116
Current Occupant	59 N CHICAGO ST	Salt Lake City	UT	84116
Current Occupant	45 N CHICAGO ST	Salt Lake City	UT	84116
Current Occupant	9 N CHICAGO ST	Salt Lake City	UT	84116
Current Occupant	57 N CHICAGO ST	Salt Lake City	UT	84116
Current Occupant	62 N 1000 W	Salt Lake City	UT	84116
Current Occupant	963 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	975 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	973 W NORTH TEMPLE ST	Salt Lake City	UT	84116