
M E M O R A N D U M

DATE: October 8, 2004
TO: City Council Members
FROM: Russell Weeks
RE: Public Hearing: A Proposed Ordinance to Close and Abandon a Portion of 100 South Street between 200 West and 300 West Streets Pursuant to Petition No. 400-04-36
CC: Cindy Gust-Jenson, Rocky Fluhart, Sam Guevara, Lee Martinez, David Dobbins, Louis Zunguze, Gary Mumford, Joel Paterson, Doug Dansie, Janice Jardine

This memorandum is intended to address issues involved in a proposed ordinance to close and abandon a portion of 100 South Street between 200 West and 300 West streets. The proposed ordinance is pursuant to Petition No. 400-04-36 submitted by Salt Lake County. The City Council received a “preview” briefing on the petition and two others at its work session on September 23. The City Council held a public October 5 and adopted an ordinance to amend the Table of Permitted and Conditional Uses in the Downtown-4 zoning District. The proposed ordinance pursuant to Petition No. 400-04-36 is for a public hearing on October 12.

OPTIONS

- Adopt the proposed ordinance.
- Do not adopt the proposed ordinance.
- Delay consideration of the ordinance until the City Council is satisfied that the project involved with the proposed partial street closure meets the needs of the community surrounding the project or until the proposed partial street closure is deemed unnecessary.

POTENTIAL MOTIONS

Pertaining to the Public Hearing

- I move that the City Council close the public hearing.
- I move that the City Council continue the public hearing until (insert date).

Pertaining to the Proposed Ordinance

- I move that the City Council adopt the ordinance closing and abandoning a portion of 100 South Street between 200 West and 300 West streets pursuant to Petition No. 400-04-36.
- I move that the City Council deny Petition No. 400-04-36.
- I move that the City Council postpone further consideration of the proposed ordinance pursuant to Petition No. 400-04-36 until (insert date).

KEY POINTS

- The proposed ordinance is part of a package submitted to the City Council as part of the Salt Palace Convention Center expansion. Salt Lake County plans to expand the Salt Palace Convention Center under an agreement it reached earlier this summer with the Outdoor Retailers convention officials.
- The City, including the City Council, has supported expanding the convention center in part because the Outdoor Retailers convention is the largest revenue generator among conventions at the Salt Palace.
- Although the City Council expressed its wish that Salt Lake County provide specific measures to mitigate the effects of the proposed street closure and project on the nearby community, it appears that the information will not be available until Monday at the earliest. (Please see attachment.)
- The City Council's position stems from concerns raised or opposition to the project by members of the nearby community, notably congregations of the Japanese Church of Christ and the Salt Lake Buddhist Temple.
- The Salt Lake City Planning Commission voted 6-0 to recommend that the City Council favorably consider a Petition No. 400-04-36 to "close, vacate and declare surplus a portion of City-owned right of way on the north side of 100 South (Street) between 200 West and 300 West streets to accommodate an expanded parking garage."

Issues/Questions for Consideration

- The proposed ordinance to close a portion of 100 South Street is part of a larger project. Can other portions of the project move forward while questions and issues pertaining to the proposed street closure are resolved?
- To date, how have the project's coordinators involved members of community and addressed their concerns?

DISCUSSION/BACKGROUND

Last week, the City Council adopted a proposed ordinance to amend the *Zoning Ordinance's Table of Permitted and Conditional Uses in Downtown Zoning Districts* pursuant to Petition No. 400-04-35. The Council's action was designed to allow Salt Lake County to begin excavating soil to expand the Salt Palace Convention Center. According to a timeline in the Administration's transmittal, contractors planned to install security fencing around the project's perimeter on October 7 and start clearing the project site on October 14. The County plans to have the project's first phase finished before the next summer Outdoor Retailer show in late July 2005, according to the timeline.

However, after hearing about a variety of concerns raised by members of the Japanese Church of Christ (268 West 100 South) and the Salt Lake Buddhist Temple (211 West 100 South) the City Council requested that Salt Lake County and project planners work with representatives

of the two churches to address how to mitigate the effect of extending loading docks along 100 South Street. The loading docks would be used to unload truck freight for conventions.

Salt Lake County submitted Petition No. 400-04-36 to the Salt Lake City Planning Commission because it would like to use a portion of 100 South Street for the loading docks to service the Convention Center.

It should be noted that some of the concerns raised by representatives of the two churches include:

- At minimum, a need to buffer the churches from the planned loading docks and building.
- The potential loss of trees along 100 South Street that helped screen buildings from the churches.
- The potential loss of on-street parking necessary for those church members who have disabilities or are aged.
- Potential traffic safety issues created by additional semi-trucks and trailers and traffic created by the use of new underground parking.
- Potential urban environmental issues such as increased noise and the idling of large diesel trucks.
- The potential loss of public urban space currently available for the general public and which contributes to the aesthetics of the area by maximizing light available to property owners next to the proposed expansion project.

It should be noted that petitions received by the City Council Office “strongly oppose Petition No. 400-04-36” because of the issues listed above and because of the social and historical significance of the two churches to the communities they serve.

On the other hand, it should be noted that representatives from Salt Lake County said at the briefing before the public hearing on the *Zoning Ordinance* amendment that 100 South Street is relatively wide at 135-feet, and the petition seeks only to close a parking lane on the north side of the street. In addition, County representatives said the County planned to look at alternate designs that would not require the partial street closure that the petition seeks.