
M E M O R A N D U M

DATE: November 9, 2007
TO: City Council Members
FROM: Russell Weeks
RE: Proposed Ordinance to Close a Part of 700 South Street West of 600 West Street
CC: Cindy Gust-Jenson, Lyn Creswell, Louis Zunguze, Tim Harpst, DJ Baxter, George Shaw, John Spencer, Jennifer Bruno, Ray McCandless, Janice Jardine

This memorandum pertains to Petition No. 400-07-02 by the Salt Lake City Transportation Division requesting that part of 700 South Street be closed immediately west of 600 West Street to help create a railroad quiet zone. The City Council heard a briefing on the petition and the proposed ordinance accompanying it at the Council's October 16 meeting. The City Council has scheduled a November 13 public hearing on the petition. This item is one of two street closure requests discussed at the October 16 meeting involving the Westside Realignment Project (Grant Tower).

OPTIONS

- After the public hearing, adopt the proposed ordinance pursuant to the petition.
- After the public hearing, deny the petition.
- After the public hearing, postpone a decision on the petition until a later date.

MOTIONS

PUBLIC HEARING

- I move the City Council close the public hearing.
- I move the City Council continue the public hearing until (City Council Members may choose a date).

PETITION

- I move that the City Council adopt an ordinance closing a portion of 700 South Street at approximately 600 West Street as a public street, pursuant to Petition No. 400-07-02.
- I move that the City Council deny Petition No. 400-07-02.
- I move that the City Council delay consideration of Petition No. 400-07-02 until (City Council Members may choose a date).

KEY POINTS

- As mentioned, the proposed closure would help create a railroad quiet zone by closing to vehicle traffic an unsignalized and ungated intersection of railroad rails and 700 West Street.
- The closure would eliminate the need for railroad trains to blow their horns at the intersection.
- According to the Administration, 700 South Street becomes a dead-end when it intersects Interstate 15 at about 700 West.
- According to the Administration, an alternative to closing the intersection would be to install gates and signals that were estimated in 2004 to cost \$680,000 to install.
- The closure would involve a section of 700 South Street immediately west of 600 West Street.
- The Planning Commission has forwarded a favorable recommendation to close the portion of street.
- Under the proposed ordinance:
 - The City would retain ownership of the closed property.
 - The closure would be contingent upon establishing “all necessary easements” for existing and future utilities.
 - The closure would be contingent upon the recording of an access easement on the west side of the railroad tracks near 700 South and 600 West streets. (It should be noted that having the access easement is part of the City’s agreement with Union Pacific Railroad on the Grant Tower project that the City Council in February authorized Mayor Ross C. Anderson to sign.)

ISSUES/QUESTIONS FOR CONSIDERATION

- The proposed closure is part of the Westside Realignment Project (Grant Tower) that includes creating quiet zones through a large part of the northern and western sections of the city.
- The proposed ordinance appears to address concerns raised by the Fire and Public Utilities departments and Qwest for access to the area proposed to be closed.
- The proposed ordinance appears to meet the City Council Policy Guidelines for Street Closures.
- What effect would the street closure have on any future development of the area near the proposed closure?

BACKGROUND/DISCUSSION

The Transportation Division filed the petition to close a portion of 700 South near 600 West Street. According to the Administration, railroad tracks intersect 700 South Street near 600 West Street, and the intersection has no signals or gates. According to the division, the closure would create a “T” intersection on the east side of the railroad tracks at 600 West Street.

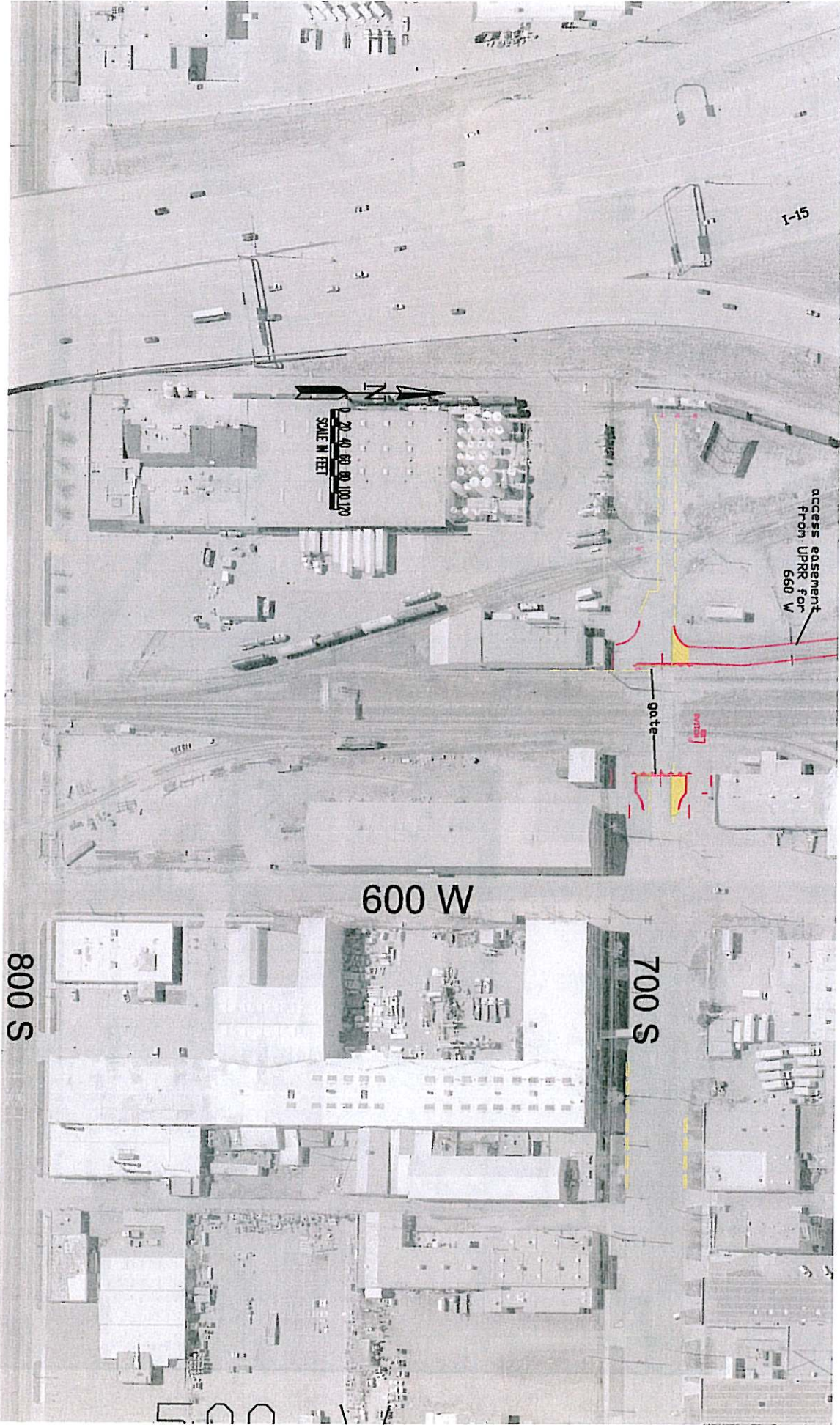
Properties west of the proposed closure would be accessed from either 800 South Street or an easement along the railroad tracks between 600 South and 700 South streets that Union Pacific Railroad provides. Again, 700 South Street turns into a dead-end at about 700 West Street.

During the Administration's research of the petition, the Fire Department indicated that the Union Pacific easement west of the tracks should be maintained to provide emergency vehicle access. The Public Utilities Department indicated that it would need a permanent easement allowing 24-hour access to a six-inch cast-iron water main and a 24-inch sewer main that lie within the area proposed for closure. Qwest also contacted the City to indicate that it would need 24-hour access to utility lines in or near the proposed closure.

The proposed ordinance makes the closure conditional upon:

1. Establishing "all necessary easements" for existing and future utilities.
2. Recording an access easement on the west side of the railroad tracks near 700 South and 600 West streets.

The conditions appear to address the issues raised by the Fire and Public Utilities departments and Qwest.



1-15



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SCALE IN FEET

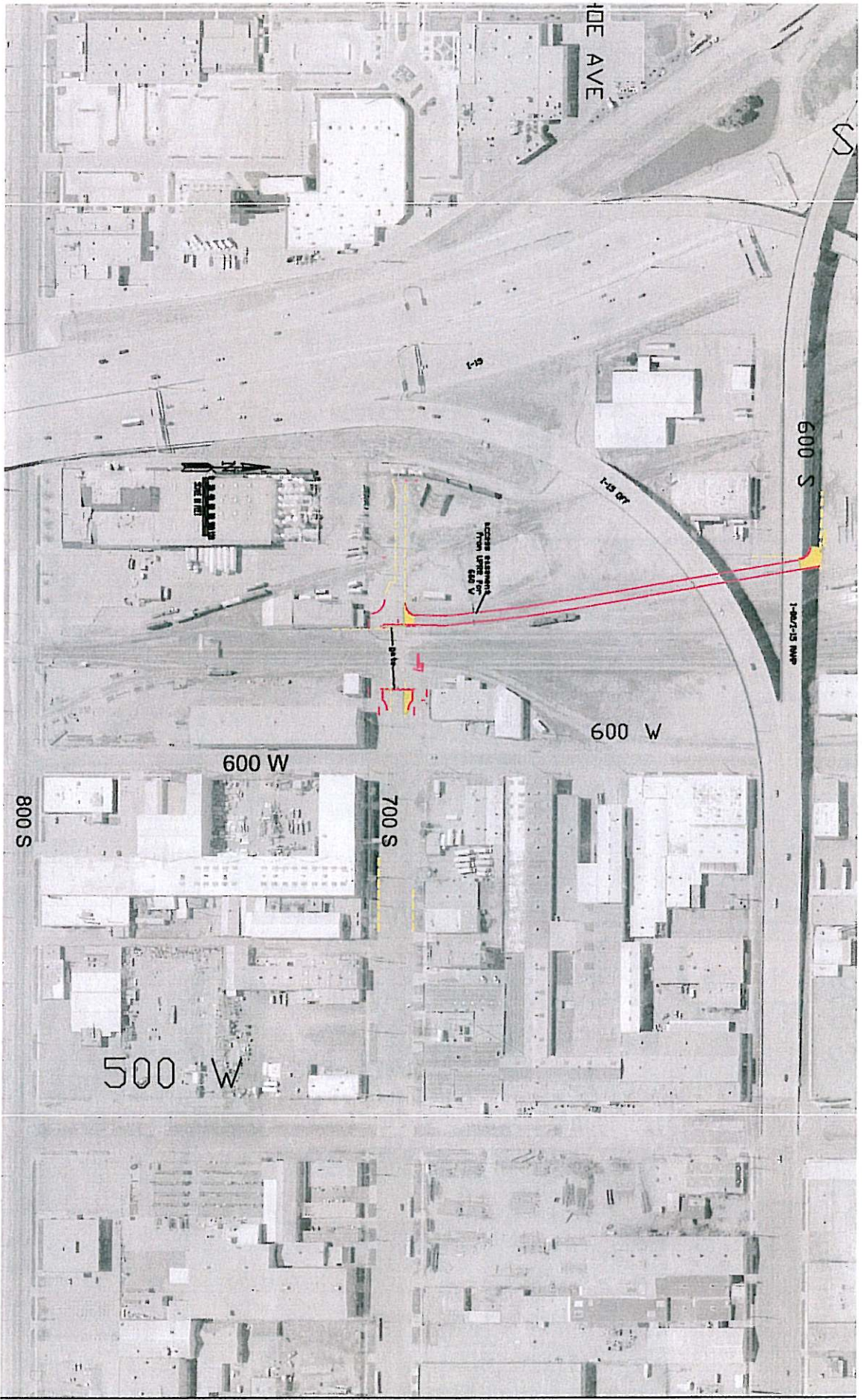
access easement
from UPRR for
660 W

gate

600 W

700 S

800 S



100 E AVE

600 S

600 W

600 W

800 S

700 S

500 W

Locate Meter from Line for 600 W

1-10-15 RWP

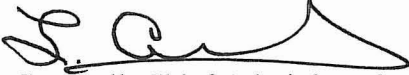
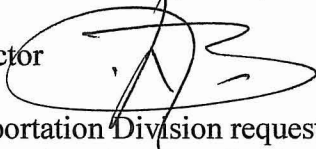
A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

CITY COUNCIL TRANSMITTAL


TO: Lyn Creswell, Chief Administrative Officer **DATE:** August 28, 2007
FROM: Louis Zunguze, Community Development Director 
RE: Petition 400-07-02 by the Salt Lake City Transportation Division requesting that a portion of 700 South Street be closed at the railroad tracks immediately west of 600 West Street

STAFF CONTACTS: Ray McCandless, Senior Planner, at 535-7282 or ray.mccandless@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None – The City will retain ownership of the property

DISCUSSION:

Issue Origin: The Salt Lake City Transportation Division is requesting that the City close a portion of 700 South Street at the railroad tracks immediately west of 600 West Street to increase the safety in the area by closing an unprotected railroad crossing and to create a quiet zone to allow trains to pass through the area without blowing their horns. Presently, there are no flashing lights nor gates at this mainline railroad crossing. Without a closure, this crossing would be required to be upgraded with gates and flashing lights in order to qualify for quiet zone status.

Analysis: The street closure will create a "T" intersection on the east side of the railroad tracks with 600 West Street. The properties on the west side of the railroad tracks will be accessed via an access easement which will extend along the west side of the railroad tracks. Ownership of the property will be retained by the City.

The closing of the street will result in increased safety by eliminating an unprotected at-grade rail crossing, facilitate creation of a quiet zone, and will preclude an expensive rail crossing upgrade. The Salt Lake City departments support closure of the street provided that the necessary easements be retained for utility access and that the access easement be provided as proposed to allow emergency vehicle access as noted in the Departmental Comments Section of the attached Staff Report to the Planning Commission (page 3).

Master Plan Considerations: The applicable Master Plan for this area is the 2005 Central Community Master Plan. One of the goals of this Plan is to “Protect and improve the quality of life for everyone living in the community regardless of age or ability.” The street closure will facilitate the implementation of a railroad quiet zone eliminating the need for trains to blow their horn at this intersection. This request will improve safety and quality of life for those living and working in the immediate vicinity of this proposed street closure. The proposed street closure is also consistent with Salt Lake City Council Policy Guidelines for Street Closures as detailed in the attached Staff Report to the Planning Commission (page 4).

PUBLIC PROCESS:

An Open House was held June 11, 2007, to receive public input regarding this petition. No one from either the public or Community Councils attended the Open House.

The Salt Lake City Planning Commission held a Public Hearing on July 11, 2007. There were no issues raised at the public hearing. The Planning Commission passed a motion to approve the proposed request subject to the conditions noted in the attached Planning Commission meeting minutes. The vote was unanimous in favor of closing the street.

RELEVANT ORDINANCES:

Utah State Code, Title 10-9a-609.5: Vacating or altering a street or alley

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5. Staff Report of the July 11, 2007 Planning Commission Meeting
6. Planning Commission Minutes for the July 11, 2007 Planning Commission Meeting
7. Notices for the July 11, 2007 Planning Commission Meeting and June 11, 2007 Open House
8. Original Petition

1. CHRONOLOGY

PROJECT CHRONOLOGY

- March 20, 2007 Petition 400-07-02 received.
- March 26, 2007 Petition 400-07-02 was assigned to the project Planner.
- April 18, 2007 Request for City departmental comments mailed.
- May 24, 2007 Notice for the June 11, 2007 Open House mailed.
- June 11, 2007 Open House
- June 26, 2007 Notices for the July 11, 2007 Planning Commission hearing mailed.
- July 11, 2007 Planning Commission Hearing.
- July 16, 2007 Ordinances requested from the City Attorney.
- July 19, 2007 Draft ordinances returned from the City Attorney.
- July 26, 2007 City Council Transmittal packet completed by the Project Planner.

2. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2007

(Closing a portion of 700 South at approximately 600 West as a public street)

AN ORDINANCE CLOSING A PORTION OF 700 SOUTH AT APPROXIMATELY 600 WEST AS A PUBLIC STREET, PURSUANT TO PETITION NO. 400-07-02.

WHEREAS, the City Council of Salt Lake City, Utah, finds after public hearings that the City's interest in the portion of the street described below is not necessary for use by the public as a street and that closure of the portion of the street will not be adverse to the general public's interest; and

WHEREAS, the closed portion of the street will no longer be dedicated to public use or for use as a public thoroughfare either by vehicles or pedestrians; and

WHEREAS, the closed portion of the street will not be sold and title thereto will remain with the City.

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

SECTION 1. Closing Street. A portion of 700 South at approximately 600 West, which is the subject of Petition No. 400-07-02, and which is more particularly described on Exhibit "A" attached hereto, and the same hereby is, closed and declared no longer needed or available for use as a street. The closed portion of the street will no longer be dedicated to public use for use as a public thoroughfare either by vehicles or pedestrians.

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. Conditions. This street closure is subject to the following conditions:

- A. Establishment of all necessary easements for any existing or future utility infrastructure; and
- B. Recordation of an access easement on the west side of railroad tracks located at approximately 700 South and 600 West.

SECTION 4. Title to Remain with City. The closed portion of the street shall not be sold and title thereto shall remain with the City.

SECTION 5. 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 certified by the Salt Lake City property manager.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2007.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date July 19, 2007
By Melanie Peif

(SEAL)

Bill No. _____ of 2007.

Published: _____.

HB_ATTYS-#11170-v1-Closing_a_portion_of_700_South_at_the_Union_Pacific_Railroad_tracks_just_west_of_600_West_--_07-18-.DOC

EXHIBIT A.

700 South Closure

A portion of 700 South Street located in Plat "I", Salt Lake City Survey, according to the official plat thereof, and in the Northwest Quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, County of Salt Lake, Utah, described as follows:

Beginning in the southerly block line of Block 13 of said Plat I at a point 92.98 feet S.89°56'44"W. from the southeast corner of said Block 13, said point is also 159.47 feet S.89°56'44"W. along the monument line of 700 South Street and 64.12 feet N.00°25'41"E. from the Salt Lake City monument located in the intersection of 700 South Street and 600 West Street, and running thence S.00°25'41"W. 132.95 feet to the northerly block line of Block 12 of said Plat I; thence S.89°56'44"W. 88.43 feet along said northerly block line; thence N.00°03'17"E. 132.95 feet to said southerly block line; thence N.89°56'44"E. 89.29 feet along said southerly block line to the point of beginning. *Rm*

The above described portion of 700 South Street contains 11,814 square feet or 0.271 acres in area, more or less.

3. NOTICE OF CITY COUNCIL PUBLIC HEARING

**3A. NOTICE OF CITY COUNCIL HEARING – POSTING
AND MAILING DRAFT**

MEMORANDUM

To: Lynn Valdez
Newspaper Corporation
From: Salt Lake City Council's Office
Re: **SPECIAL NOTICES - 010 – CLASSIFIED ADS**
Date:

Please run the following ad, on the following dates _____, (once a week for four consecutive weeks) in the Salt Lake Tribune.

NOTICE OF PUBLIC HEARING

On _____, the Salt Lake City Council will hold a public hearing to consider petition number 400-07-02, a request by the Salt Lake City Transportation Division to close a portion of 700 South Street at the railroad tracks immediately west of 600 West Street.

The public meeting of the City Council begins at _____ p.m. in Room _____, City and County Building, 451 South State Street, Salt Lake City, Utah. For more information or special arrangements, call Mr. Ray McCandless at 535-7282.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Mr. Ray McCandless at 535-7282; TDD 535-6220.

**3 B. NOTICE OF PUBLIC HEARING NEWSPAPER
PUBLICATION TRANSMITTAL**

Posted _____
By _____

NOTICE OF PUBLIC HEARING

On _____, the Salt Lake City Council will hold a public hearing to consider petition number 400-07-02, a request by the Salt Lake City Transportation Division to close a portion of 700 South Street at the railroad tracks immediately west of 600 West Street.

The City Council is holding an advertised public hearing to receive comments regarding the petition request. 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:

PLACE:

ROOM 315
City and County Building
451 South State Street
Salt Lake City

If you have any questions relating to this proposal, please attend the meeting or call Ray McCandless at 535-7282 Monday through Friday or by e-mail at ray.mccandless@slcgov.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Mr. Ray McCandless at 535-7282; TDD 535-6220.

3 C. MAILING LIST AND LABELS



1512501002 RESIDENT 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179	1512103003 RESIDENT 639 S MOUNTAIN VIEW CIR NORTH SALT LAKE UT 84054	1512107001 RESIDENT 239 E SOUTHTEMPLE ST SALT LAKE CITY UT 84111
1501353003 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT 84111	1512103007 RESIDENT 5965 S 900 E SALT LAKE CITY UT 84121	1512501003 RESIDENT 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179
1501354001 RESIDENT 239 E SOUTHTEMPLE ST SALT LAKE CITY UT 84111	1512103011 RESIDENT 5965 S 900 E MURRAY UT 84121	SLC Planning Attention Ray McCarless 451 S State Street Room 406 Salt Lake City Utah 84111
1501354004 RESIDENT 537 W 600 S SALT LAKE CITY UT 84101	1512103009 RESIDENT 552 W 700 S SALT LAKE CITY UT 84101	SLC Planning Attn Doug Wheeler 451 South State Street Room 406 Salt Lake City Utah 84111
1512501002 RESIDENT 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179	1512103010 RESIDENT 5965 S 900 E SALT LAKE CITY UT 84121	Poplar Grove Community Council Mike Kaufman 1044 West 300 South Salt Lake City Utah 84104
1512102001 RESIDENT 156 E SOUTHSANDRUN RD SALT LAKE CITY UT 84103	1512104003 RESIDENT PO BOX 34325 SEATTLE WA 98124	Peoples Freeway Community Council Delbert Rushton 18 West Hartwell Avenue Salt Lake City, Utah 84115
1512101001 RESIDENT 1767 S TEXAS ST SALT LAKE CITY UT 84108	1512501005 RESIDENT 1700 FARNUM ST 10TH FLR S OMAHA NE 68102	Salt Lake City Transportation Div. Attn. Tim Harpst 349 South 200 East - Suite 450 Salt Lake City, Utah 84111
1512103001 RESIDENT 639 S MOUNTAIN VIEW CIR NORTH SALT LAKE UT 84054	1512105001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT 84111	
1512103002 RESIDENT 639 S MOUNTAIN VIEW CIR NORTH SALT LAKE UT 84054	1512106006 RESIDENT 619 W 700 S SALT LAKE CITY UT 84104	

This list of ownership was compiled by the Salt Lake County Recorder's Office, with a copy being sent to the city it pertains to. Any alteration or deletion will be tracked and appropriate action taken. Feb2006Page 1 of 1



1512501002
RESIDENT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179

1512103003
RESIDENT
639 S MOUNTAIN VIEW CIR
NORTH SALT LAKE UT 84054

1512107001
RESIDENT
239 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84111

1501353003
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

1512103007
RESIDENT
5965 S 900 E
SALT LAKE CITY UT 84121

1512501003
RESIDENT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179

1501354001
RESIDENT
239 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84111

1512103011
RESIDENT
5965 S 900 E
MURRAY UT 84121

SLC Planning
Attention Ray McCallister
451 S. State Street Bldg 406
Salt Lake City Utah
84111

1501354004
RESIDENT
537 W 600 S
SALT LAKE CITY UT 84101

1512103009
RESIDENT
552 W 700 S
SALT LAKE CITY UT 84101

SLC Planning
Attn Doug Wheelerwright
451 South State Street Bldg 406
Salt Lake City Utah 84111

1512501002
RESIDENT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179

1512103010
RESIDENT
5965 S 900 E
SALT LAKE CITY UT 84121

Poplar Grove Community Council
Mike Harman
1044 West 300 South
Salt Lake City Utah
84104

1512102001
RESIDENT
156 E SOUTHSANDRUN RD
SALT LAKE CITY UT 84103

1512104003
RESIDENT
PO BOX 34325
SEATTLE WA 98124

Peoples Freeway Community Council
Delbert Rushton
18 West Hartwell Avenue
Salt Lake City, Utah
84115

1512101001
RESIDENT
1767 S TEXAS ST
SALT LAKE CITY UT 84108

1512501005
RESIDENT
1700 FARNUM ST 10TH FLR S
OMAHA NE 68102

Salt Lake City Transportation Div.
Attn. Tim Harpst
349 South 200 East - Suite 450
Salt Lake City, Utah
84111

1512103001
RESIDENT
639 S MOUNTAIN VIEW CIR
NORTH SALT LAKE UT 84054

1512105001
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

1512103002
RESIDENT
639 S MOUNTAIN VIEW CIR
NORTH SALT LAKE UT 84054

1512106006
RESIDENT
619 W 700 S
SALT LAKE CITY UT 84104

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**4. PLANNING COMMISSION AGENDA FOR THE
JULY 11, 2007 PLANNING COMMISSION MEETING**

McCandless, Ray

From: ced@slcgov.com
Sent: Tuesday, July 03, 2007 3:30 PM
Subject: July 11, 2007 Amended Planning Commission Agenda

*This information was sent with automated software and is not monitored for replies.
ced@slcgov.com is the group responsible for this information.*



NOTE: Field trip scheduled to leave at 4:00 p.m.

**AMENDED
 AGENDA FOR THE
 SALT LAKE CITY PLANNING COMMISSION MEETING
 In Room 326 of the City & County Building at 451 South State Street
 Wednesday, July 11, 2007 at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. **APPROVAL OF MINUTES FROM WEDNESDAY, June 27, 2007**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
 - a. Staff discussion requesting that the Planning Commission modify Petition 400-06-36 to direct staff to peruse a conditional use process for additional building height in the Industrial M-1 Zoning District.
4. **PUBLIC HEARING**
 - a. **Petition 400-07-10-** a request by the Salt Lake City Transportation Division to close the southern portion of South Temple Street from approximately 750 West to 900 West Street. The proposed street closure is part of the Grant Tower Realignment Project (Staff-Katia Pace at 535-6354 or katia.pace@slcgov.com).
 - * b. **Petition 400-07-02--** a request by the Salt Lake City Transportation Division to close a portion of 700 South Street immediately west of 600 West Street to facilitate a railroad "Quiet Zone" in a General Commercial (CG) Zoning District (Staff-Ray McCandless at 535-7282 or ray.mccandless@slcgov.com).
 - c. A request by Christopher F. Robinson for approval of the proposed Ensign Foreground Planned Development subdivision located at approximately 750 North DeSoto Street in a Foothills Protection (FP) and Open Space (OS) Zoning District. The following petitions are being considered as part of this request:
 1. **Petition 400-06-46-**a request to rezone the subject property proposed to be developed (approximately 5 acres) from a Foothills Protection (FP) zoning district to a Foothills Residential (FR-2) Zoning District and rezone approximately 38 acres from Foothills Protection (FP) and Open Space (OS) to Open Space (OS) or Natural Open Space (NOS). This is also a request to amend the Capitol Hill Master Plan future land use map for the subject property from Foothill Preservation Residential to Very Low Density Residential and Open Space.
 2. **Petition 400-07-08-**a request to close and declare as surplus property a portion of 700 North Street located generally between Columbus and Cortez Streets.
 3. **Petition 410-06-39-**a Planned Development approval of a proposed 6-lot single family residential subdivision with a private street.
 4. **Petition 490-06-50-** Preliminary subdivision approval of a proposed 6-lot single-family residential planned development subdivision (Staff-Ray McCandless at 535-7282 or ray.mccandless@slcgov.com).
 - d. **Petition 410-07-04-**a request by Trolley Square Associates, LLC, for a planned development at Trolley Square located at approximately 602 E. 500 South, in the Central City Historic District. The property is located in the CS Community Shopping Zoning District. The proposed planned development includes adding multiple new buildings totaling approximately 90,000 square feet of commercial space (Staff -Nick Norris at 535-6173 or

nick.norris@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning.com 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.

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to: *Salt Lake City Planning Commission*

451 South State Street, Room 406
Salt Lake City UT 84111

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Tuesday, July 3, 2007, I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

STATE OF UTAH) Tami Hansen

:SS

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this day July 3, 2007

NOTARY PUBLIC residing in Salt Lake County, Utah

**5. STAFF REPORT OF THE JULY 11, 2007 PLANNING
COMMISSION MEETING**

DATE: July 11, 2007

TO: Salt Lake City Planning Commission

FROM: Ray McCandless, Senior Planner at 535-7282 or ray.mccandless@slcgov.com

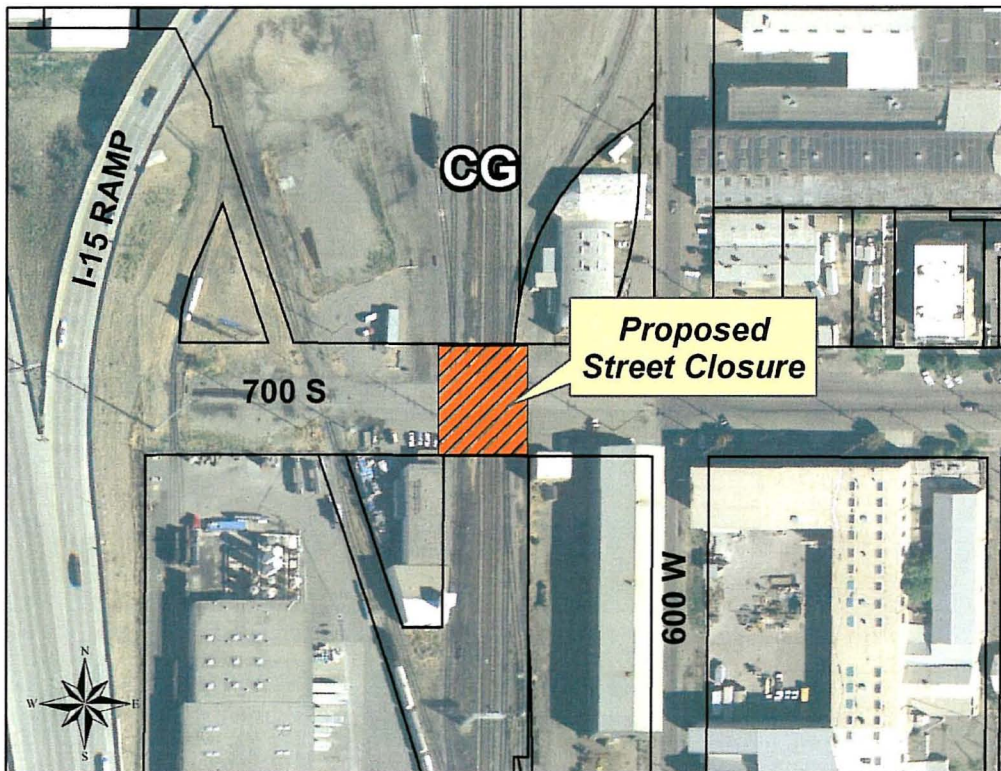
RE: Petition 400-07-02, a request by the Salt Lake City Transportation Division to close a portion of 700 South Street immediately west of 600 West Street.

PETITION NUMBER: 400-07-02

APPLICANT: Salt Lake City Transportation Division

STATUS OF APPLICANT: Property owner representative

PROJECT LOCATION: A portion of 700 South Street at the Union Pacific Railroad tracks immediately west of 600 West Street.



COUNCIL DISTRICT:

District 4, Councilmember Nancy Saxton

REQUESTED ACTION:

The proposed street closure is being requested in order to increase the safety in the area by closing an unprotected railroad crossing and to create a Quiet Zone to allow trains to pass through the area without blowing their horns. Presently there are no flashing lights, gates, etc. at this mainline railroad crossing. Without a closure, this crossing would be required to be upgraded with gates and flashing lights. The City will retain ownership of the street.

SURROUNDING ZONING DISTRICTS:

North -	General Commercial CG
South -	General Commercial CG
East -	General Commercial CG
West -	General Commercial CG

SURROUNDING LAND USES:

North -	Commercial
South -	Commercial
West -	Commercial
East -	Commercial

APPLICABLE LAND USE REGULATIONS:

Salt Lake City Code:

Chapter 2.58 regulates the disposition of surplus City-owned real property.

Utah Code:

Section 10-8-8 regulates a request for action to vacate, narrow, or change name of street or alley.

MASTER PLAN SPECIFICATIONS:

Central Community Master Plan: The proposed street closure is located in the Central City Community. The Master Plan recognizes that noise from train operations is an issue, particularly in the Gateway District and People’s Freeway Areas. The proposed street closure will facilitate a “quiet zone” in this area to mitigate noise and safety impacts to other land uses in the area.

Salt Lake City Transportation Master Plan: The Transportation Master Plan's Major Street Plan identifies 700 South Street at this location as a local street.

COMMENTS:

The various City agencies listed below were contacted regarding the proposed street closure. The following is a summary of the comments/concerns received:

- A. **Engineering:** No departmental comments have been received as of May 21, 2007.
- B. **Fire:** (Kevin Nalder) The proposed easement road west of the railroad tracks should be maintained in order to provide emergency vehicle access.
- C. **Police:** No comments have been received as of May 21, 2007.
- D. **Property Management:** (John Spencer) The Property Management Division has no concerns with the proposed closure.
- E. **Public Utilities:** (Peggy Garcia) The Salt Lake City Public Utilities Department indicates that there is a six-inch cast iron water main and a twenty-four inch sewer main in the proposed street closure. Because of this, an easement will be required allowing 24 hour accesses to these utilities.
- F. **Transportation:** The Transportation Division is the applicant
- G. **Economic Development:** (Alison McFarlane) The Economic Development division has no concerns with the proposed street closure.
- H. **Building Services and Licensing:** The Building Services and Licensing Division has no concerns with the proposed request.
- I. **Community Council:** The subject property is in the People's Freeway Community Council area but is also adjacent to the Poplar Grove Community. An Open House was held June 11, 2007 to receive public input regarding this petition request, however, no one from either the public or Community Council attended.

Staff received an e-mail from Qwest which has utility lines in or near the portion of the street to be closed. They have requested that they be allowed access to their utility lines on a 24 hour per day basis. Private utilities in the public way are covered under the City's Franchise Agreement with Qwest. Qwest's access issues are being addressed by the City's Engineering Division.

ANALYSIS AND FINDINGS:

The Salt Lake City Transportation Division is requesting that the City close a portion of 700 South Street at approximately 600 West Street. The proposed closure will facilitate a quiet zone to allow trains to pass without blowing their horns. This is an unprotected mainline crossing without lights and gates. Without the closure, the crossing would be required to be upgraded with gates and flashing lights.

The street will be closed on both sides of the railroad tracks which will block traffic from crossing the tracks on 700 South Street. The proposed closure will create a "T" intersection at 700 South at approximately 600 West. The street will remain in Salt Lake City ownership.

Salt Lake City Council Policy Guidelines for Street Closures and Findings:

- 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.**

Discussion: Although it is the policy of the City Council to sell the underlying property, the property will remain in City ownership as there is no need to relinquish it. Closing the subject street will not deny access to any adjacent property. A new easement will be provided from the north along the west side of the railroad tracks that will serve to access several properties west of the tracks. The properties east of the tracks will be served from the existing 700 South Street. Execution of the access easement should be a condition of approval.

Finding: The proposed street closure will not deny access to adjacent properties provided that an access easement be recorded to provide access to properties on the west side of the railroad tracks.

- 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.**

Discussion: The street will remain in public ownership.

Finding: This standard does not apply as the street will remain in public ownership.

- 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.**

Discussion: According to the applicant, the request is being made in order to increase the safety in the area by closing an unprotected railroad crossing.

Presently, there are no flashing lights, gates etc. at this mainline railroad crossing. Without the closure, this crossing would be required to be upgraded with gates and flashing lights in order to qualify for quiet zone status.

One of the goals of the Central Community Master Plan is to “Protect and improve the quality of life for everyone living in the community regardless of age or ability.” The street closure will facilitate the implementation of a railroad “quiet zone” eliminate the need for trains to blow their horn at this intersection. This request will help to protect and improve the quality of life for those living and working in the immediate vicinity of this site.

Finding: The proposed street closure will enable a railroad “quiet zone” to be implemented improving the quality of life of those working and living in the immediate vicinity of the property.

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

Discussion: As discussed above, there are several compelling reasons for closing the street. Creating a “Quiet Zone” will improve the quality of life for those living near the intersection as trains will not be required to blow their horns. Also, safety will be improved as an unprotected mainline crossing will be eliminated.

Given the quality of life and safety will be improved, the reasons supporting the closure of the street outweigh the reasons for keeping it open.

Finding: The policy reasons supporting the street closure outweigh the reasons for keeping the street open.

Summary of Planning Staff Findings:

- A. The street closure and the proposed development are consistent with the applicable City Master Plans.
- B. All owners of property that abut the proposed street closure have been notified about the street closure petition.
- C. The street closure will not have a negative effect on traffic circulation in the immediate area as proposed.
- D. As proposed, the street closure will not have a negative effect on the City’s ability to deliver emergency services.

RECOMMENDATION:

Based on the analysis and findings presented in this Report, Staff recommends that the Planning Commission forward a favorable recommendation to the City Council to approve Petition 400-07-02 to close 700 South street at approximately 600 West as

requested by the Salt Lake City Transportation Division subject to the following conditions:

1. That all applicable City Codes and Salt Lake City departmental requirements be met including providing the necessary easements for any existing or future utility infrastructure.
2. An access easement on the west side of the railroad tracks be recorded prior to closing access to the street.

Attachments:

1. Application
2. Street Closure Drawings
3. Comments received from City Departments/Divisions

ATTACHMENT 1
APPLICATION

TIMOTHY P. HARPST, P.E., PTOE
TRANSPORTATION DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
DIVISION OF TRANSPORTATION

ROSS C. "ROCKY" ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

March 21, 2007

Mayor Ross C. "Rocky" Anderson
City and County Building
451 South State Street, Room 306
Salt Lake City, Utah 84111

Re: Request to close 700 South Street at the Railroad Tracks at 600 West to create a Quiet Zone

Dear Mayor Anderson:

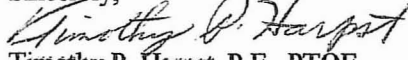
This letter is written to request that the city close a portion of 700 South Street at the Union Pacific Railroad tracks immediately west of 600 West. The closure would extend westerly from the east line of the future UTA commuter rail line right-of-way to the westernmost Union Pacific freight track.. This request is made in order to increase the safety in the area by closing an unprotected railroad crossing and to create a Quiet Zone to allow trains to pass through the area without blowing their horns. Presently there are no flashing lights, gates, etc. at this mainline railroad crossing. Without a closure, this crossing would be required to be upgraded with gates and flashing lights in order to qualify for quiet zone status.

This closure will create a "T" intersection on the east side of the railroad tracks with 600 West. On the west side of the railroad tracks the closure will result in a city owned parcel of land between the railroad track and the I-15 Freeway. The properties on the west side of the railroad tracks will be accessed from either 800 South or from an easement along the railroad tracks between 600 and 700 South provided by the Union Pacific Railroad, and the remainder of the 700 South right-of-way between the tracks and I-15. 700 South does not serve as an east/west connection for the area because it dead ends into I-15 at approximately 700 West.

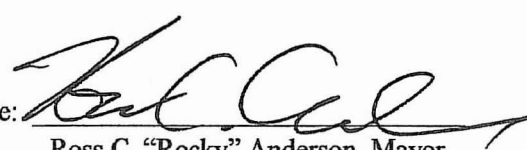
In summary, closing 700 South at the railroad tracks will increase safety by eliminating an unprotected at-grade rail crossing. It will facilitate the creation of a Quiet Zone. It will also preclude an expensive rail crossing upgrade.

If you concur, please forward this request to the City Planning Division to process.

Sincerely,


Timothy P. Harpst, P.E., PTOE
Transportation Director

Concurrence:


Ross C. "Rocky" Anderson, Mayor

cc: Lyn Creswell
Louis Zunguze
George Shaw
Doug Dansie

Kurt Larson
DJ Baxter
Stephanie Toombs
John Naser

349 SOUTH 200 EAST, SUITE 450, SALT LAKE CITY, UTAH 84111

TELEPHONE: 801-535-6630 FAX: 801-535-6019

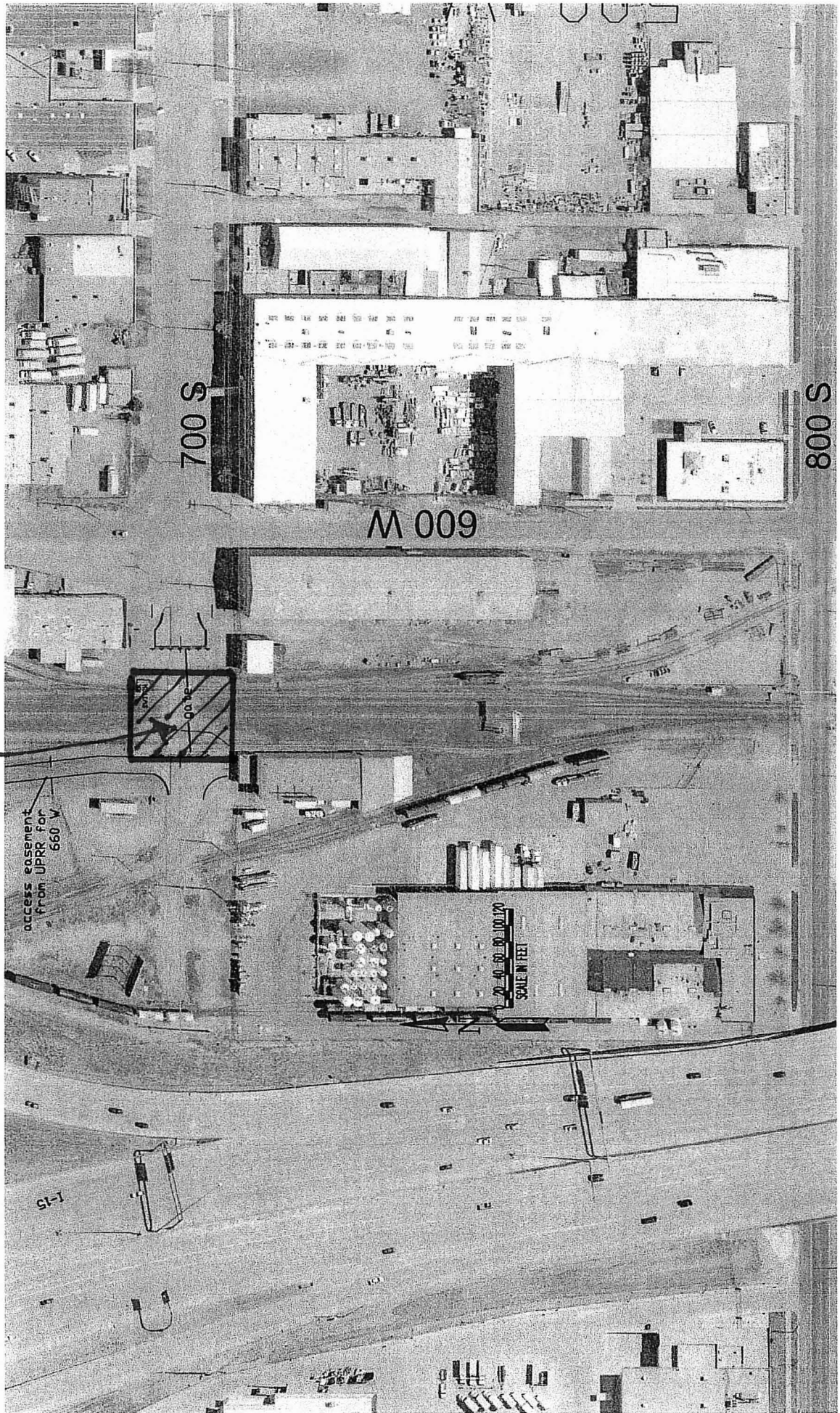
WWW.SLCCGOV.COM

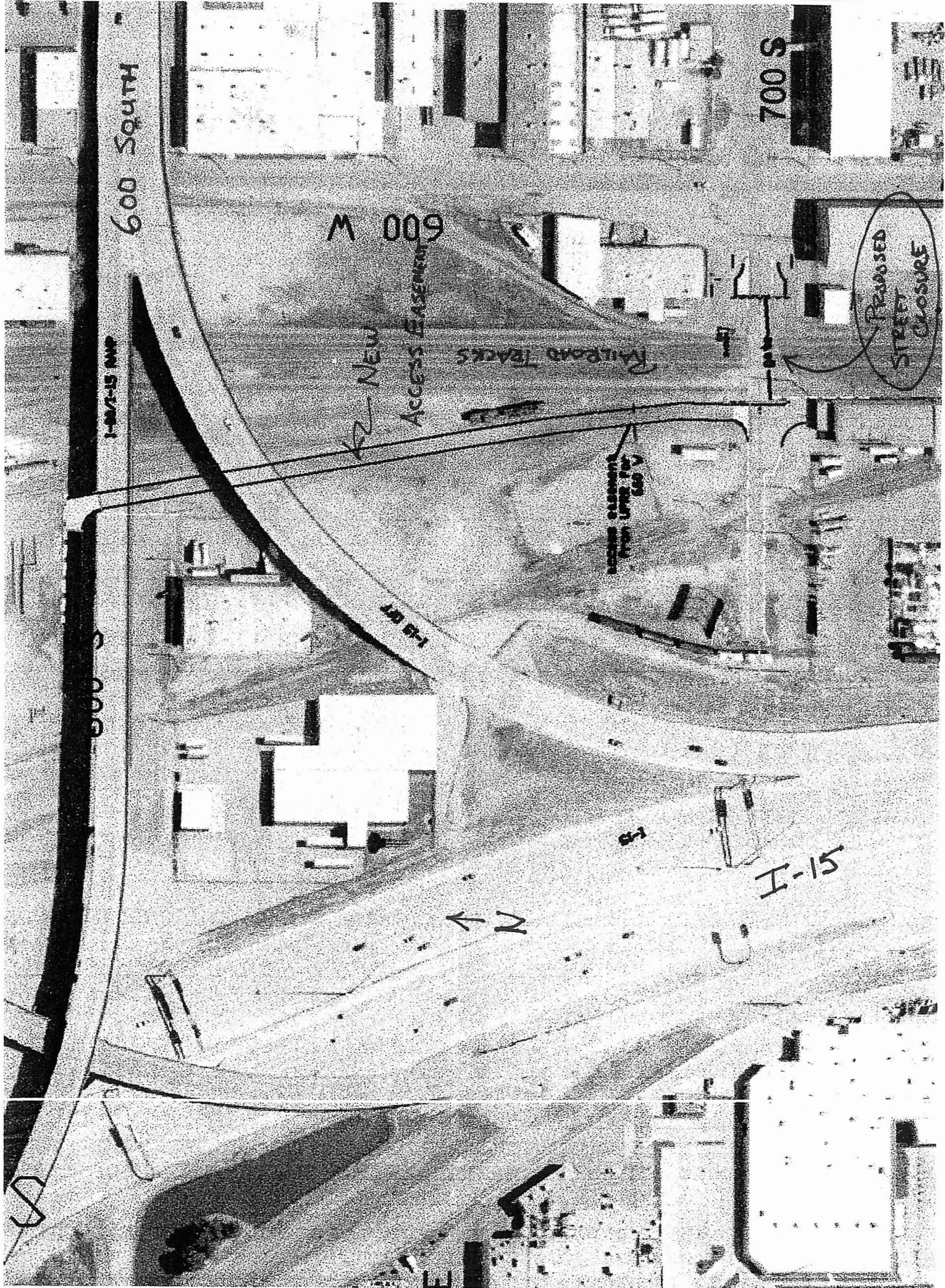


ATTACHMENT 2
STREET CLOSURE DRAWINGS

1
N

APPROXIMATE LOCATION OF STREET CLOSURE





600 SOUTH

700 S

M 009

NEW ACCESS EASEMENT

← NEW

RAILROAD TRACKS

PROPOSED STREET CLOSURE

NEW CURBING FROM LINE FOR 100 V

149 DR

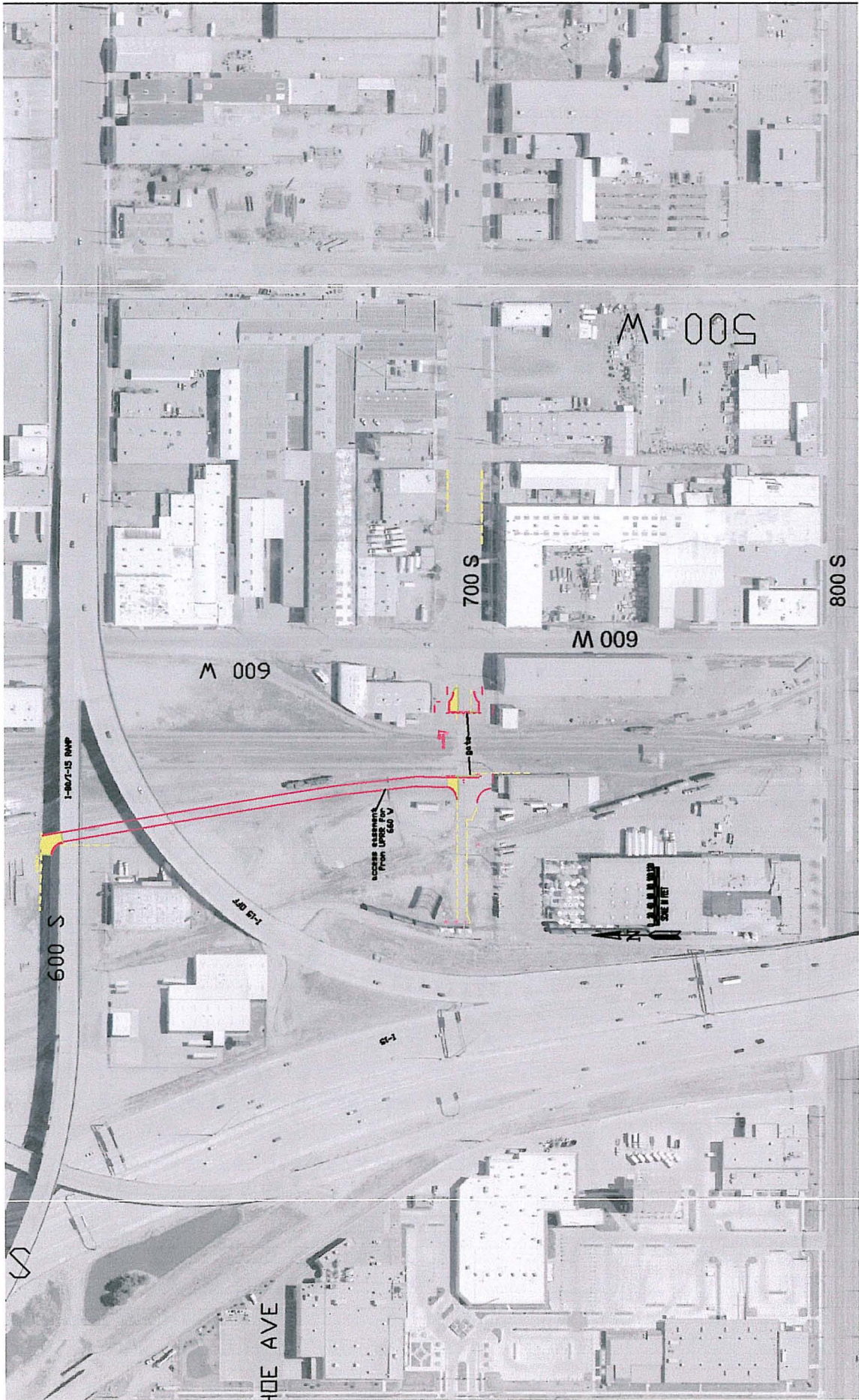
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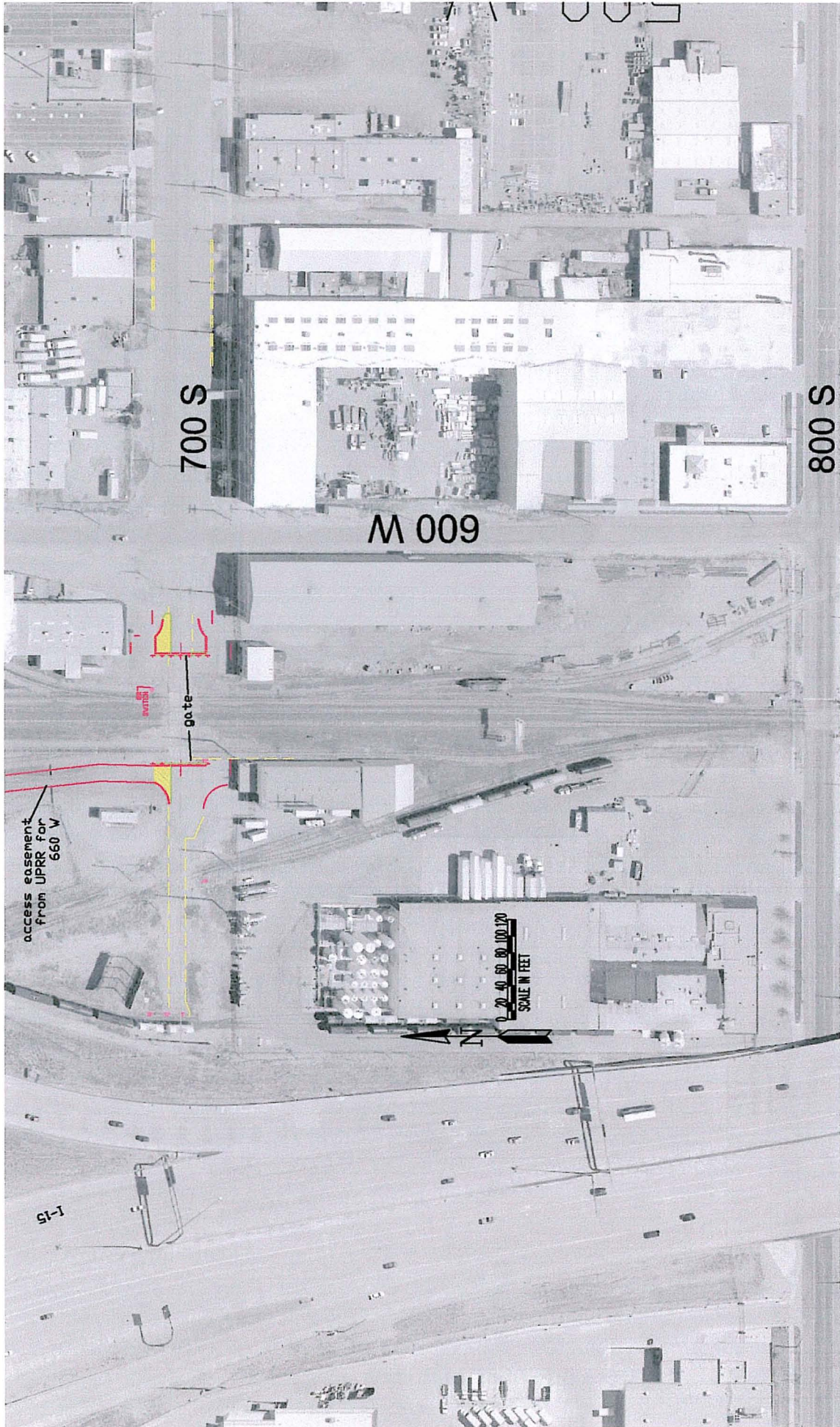
↑ N

I-15/15 NWP

600 S

S1





700 S

800 S

M 009

access easement
from UPRR for
660 W

gate

0 20 40 60 80 100 120
SCALE IN FEET



1-15

ATTACHMENT 4
COMMENTS RECEIVED FROM CITY DEPARTMENTS/DIVISIONS

McCandless, Ray

FIRE DEPARTMENT

From: Nalder, Kevin
Sent: Tuesday, May 29, 2007 4:10 PM
To: McCandless, Ray
Subject: RE: 700 South 600 West Steet Closure
Categories: Program/Policy

Ray,

The proposed closure of 700 South at 600 West westbound, was reviewed and determined, will not impede the fire department's ability to respond to emergency in that area. The access from the 400 South is sufficient. The easement road to the west of the rail tracks between Bevco and Univar should be maintained in order for access to the north side of Univar and any possible emergencies on that stretch of rail tracks.

Thanks,

J Kevin Nalder

Battalion Chief - Fire Marshal
Salt Lake City Fire Department
305 East 200 South
Office: 801-799-4163
Fax: 801-799-4156
Email: kevin.nalder@slcgov.com

From: McCandless, Ray
Sent: Monday, May 21, 2007 12:46 PM
To: Nalder, Kevin
Cc: Itchon, Edward
Subject: RE:700 South 600 West Steet Closure

Kevin,

You mentioned in your April 25, 2007 E-mail to Ted Itchon that you have already dealt with this issue but I do not have your written review comments to forward to the Planning Commission and City Council. Would you please e-mail me your departmental review comments concerning this request. I will assume the Fire Department has no comments if I have not received anything by May 29, 2007.

Thank you.

Ray McCandless
SLC Planning

From: McCandless, Ray
Sent: Wednesday, April 25, 2007 12:09 PM
To: Nalder, Kevin
Cc: Itchon, Edward
Subject: RE: FYI

Kevin,

Would you please e-mail me your departmental comments regarding the proposed street closure on 700 South,

6/13/2007

McCandless, Ray

PROPERTY MANAGEMENT

From: Spencer, John
Sent: Thursday, May 31, 2007 10:08 AM
To: McCandless, Ray
Subject: RE: 700 South 600 West Street Closure
Categories: Program/Policy

Ray,

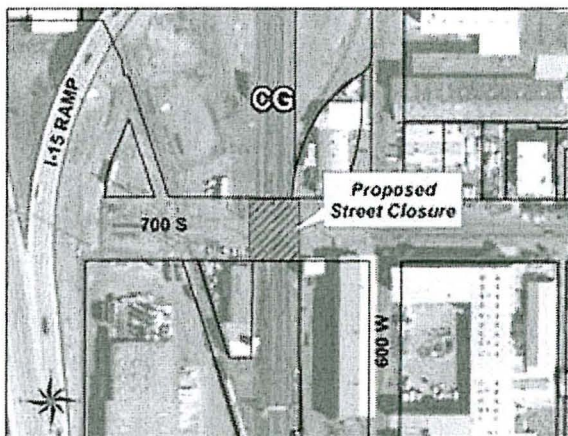
I have no issues with this request. Initially I was concerned about access, because the City had to purchase a warehouse building on the westside of the tracks. But the City and Union Pacific are working out an agreement for access through railroad property. It's not an ideal situation but it can work.

John

From: McCandless, Ray
Sent: Wednesday, May 30, 2007 11:11 AM
To: Spencer, John
Subject: 700 South 600 West Street Closure

John,

Do you have any departmental concerns with this street closure request? The City will retain ownership.



Ray McCandless
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, Utah 84124

Ph. 801.535-7282

6/13/2007

McCandless, Ray

PUBLIC UTILITIES

From: Garcia, Peggy
Sent: Wednesday, April 25, 2007 2:04 PM
To: McCandless, Ray
Subject: Petition #400-07-02 Request to close a prtion of 700 South Street at 600 West
Categories: Program/Policy

Ray,

Salt Lake City Public Utilities has reviewed the above-mentioned request and offers the following comments:

- There is a six-inch cast iron water main and a twenty-four inch sewer main
- We need to retain an easement for these facilities
- We will be requiring access 24 hours per day, seven days a week

If you need any further information please contact me.

Thank you,

Peggy Garcia

McCandless, Ray

TRANSPORTATION

From: Walsh, Barry
Sent: Tuesday, April 24, 2007 2:44 PM
To: McCandless, Ray
Cc: Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Young, Kevin
Subject: Pet 400-07-02
Categories: Program/Policy

April 24, 2007

Ray McCandless, Planning

Re: Petition 400-07-02, Request to Close a Portion of 700 South Street at 620 West Street.

The Division of transportation review comments and recommendations are as follows:

This request is made to increase safety and create a Quiet Zone where the trains do not have to blow their Horns. This closure will create a "T" intersection on the east side of the tracks with 600 West and close the west side to city owned property between the tracks and I-15 with access from 800 South or 600 South.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Peggy Garcia, Public utilities
Ted Itchon, Fire
Larry Butcher, permits
File

McCandless, Ray

ECONOMIC DEVELOPMENT

From: McFarlane, Alison
Sent: Tuesday, April 24, 2007 11:25 AM
To: McCandless, Ray
Subject: RE: 700 South 600 West Stret Closure - Petition 400-07-02
Categories: Program/Policy

Ray,
There are no economic development departmental concerns regarding the request. Thanks. Alison

From: McCandless, Ray
Sent: Wednesday, April 18, 2007 2:00 PM
To: Boskoff, Nancy; Burbank, Chris; Clark, Luann; Creswell, Lyn; Graham, Rick; Harpst, Tim; Hooton, Leroy; McFarlane, Alison; Querry, Chuck; Riley, Maureen; Rutan, Ed; Tarbet, Valda; Zunguze, Louis
Cc: Wheelwright, Doug; Shaw, George; LoPiccolo, Kevin
Subject: 700 South 600 West Stret Closure - Petition 400-07-02

All:

The Salt Lake City Transportation Division is requesting that the City close a portion of 700 South Street at the Union Pacific Railroad tracks immediately west of 600 West Street in order to increase the safety in the area by closing an unprotected railroad crossing to create a Quiet Zone to allow trains to pass through the area without blowing their horns. Would you please let me know if you have any departmental comments concerning this request. An aerial photograph showing the location of the proposed street closure was distributed to the people listed on the accompanying memorandum. Your comments by May 2, 2007 would be appreciated.

Thank you.

Ray McCandless
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, Utah 84124

Ph. 801.535-7282

McCandless, Ray

BUILDING SERVICES & LICENSING

From: Butcher, Larry
Sent: Tuesday, April 24, 2007 9:37 AM
To: McCandless, Ray
Cc: Goff, Orion
Subject: 700 South Street Closure / Pet. 400-07-02
Categories: Program/Policy

Ray:

I have no comments.

Larry

**6. PLANNING COMMISSION MINUTES FOR THE
JULY 11, 2007 PLANNING COMMISSION MEETING**



Petition 400-07-02— a request by the Salt Lake City Transportation Division to close a portion of 700 South Street immediately west of 600 West Street to facilitate a railroad "Quiet Zone" in a General Commercial (CG) Zoning District.

(This item was heard at 6:54 p.m.)

Chairperson Wirthlin recognized Ray McCandless as staff representative.

Mr. McCandless noted that the project was part of the Grant Tower realignment would help increase the safety in the area. He noted that the City would retain ownership of this property and there would be directional signage placed in the area in addition to curb and gutter along this portion of the street.

Chairperson Wirthlin observed that there was no public present to speak for the petition and no comments from the Planning Commissioners.

Commissioner Scott made a motion regarding Petition 400-07-02 that based on the analysis and findings presented in the staff report, the Planning Commission forward a favorable recommendation to the City Council to approve the petition to close 700 South at approximately 600 West as requested by the Salt Lake City Transportation division, subject to the following conditions:

1. **That all applicable City Codes and Salt Lake City departmental requirements be met including providing the necessary easements for any existing or future utility infrastructure.**
2. **An access easement on the west side of the railroad tracks be recorded prior to closing access to the street.**

Commissioner McHugh seconded the motion. All in favor voted, "Aye", the motion passed unanimously.

A request by Christopher F. Robinson for approval of the proposed Ensign Foreground Planned Development subdivision located at approximately 750 North DeSoto Street in a Foothills Protection (FP) and Open Space (OS) Zoning District. The following petitions are being considered as part of this request:

(This item was heard at 6:58 p.m.)

1. **Petition 400-06-46**—a request to rezone the subject property proposed to be developed (approximately 5 acres) from a Foothills Protection (FP) zoning district to a Foothills Residential (FR-2) Zoning District and rezone approximately 38 acres from Foothills Protection (FP) and Open Space (OS) to Open Space (OS) or Natural Open Space (NOS). This is also a request to amend the Capitol Hill Master Plan future land use map for the subject property from Foothill Preservation Residential to Very Low Density Residential and Open Space.
2. **Petition 400-07-08**—a request to close and declare as surplus property a portion of 700 North Street located generally between Columbus and Cortez Streets.
3. **Petition 410-06-39**—a Planned Development approval of a proposed 6-lot single family residential subdivision with a private street.
4. **Petition 490-06-50**— Preliminary subdivision approval of a proposed 6-lot single-family residential planned development subdivision.

Chairperson Wirthlin recognized Ray McCandless as staff representative.

**7. NOTICES FOR THE JULY 11, 2007 PLANNING
COMMISSION MEETING AND JUNE 11, 2007 OPEN
HOUSE**

Newspaper Agency Company, LLC

4770 S. 5600 W.
P.O. BOX 704005

The Salt Lake Tribune

Morning News

CUSTOMER'S COPY

WEST VALLEY CITY, UTAH 84170

PROOF OF PUBLICATION

FED. TAX I.D.# 87-0217663

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
SALT LAKE CITY PLANNING DIVIS 451 SOUTH STATE STREET, ROOM 4 SALT LAKE CITY UT 84111	S5356188L-07	07/06/07

ACCOUNT NAME	
SALT LAKE CITY PLANNING DIVIS	
TELEPHONE	INVOICE NUMBER
801-535-6188	TL82038LVM1
SCHEDULE	
START 06/15/07 END 07/06/07	
CUST. REF. NO.	
CAPTION	
SALT LAKE CITY PLANNING COMMIS	
SIZE	
51 LINES 1.00 COLUMN	
TIMES	RATE
4	1.25
MISC. CHARGES	AD CHARGES
.00	260.00
TOTAL COST	
260.00	

SALT LAKE CITY PLANNING COMMISSION PUBLIC HEARING

On Wednesday, July 11, 2007, at 5:45 P.M., the Salt Lake City Planning Commission will hold a public hearing to consider Petition No. 400-07-02, by the Salt Lake City Transportation Division requesting that Salt Lake City close a portion of 700 South Street (over the railroad tracks) immediately west of 600 West Street. The proposed closure will facilitate a "Quiet Zone" and will improve the safety of the area by closing an unprotected railroad crossing. The City will retain ownership of the street.

The public hearing of the Planning Commission will be held in Room 326, of the Salt Lake City and County Building, 451 South State Street, Salt Lake City, Utah. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Mr. Ray McCandless at 535-7282; TDD 535-6021. 82038LVM UPAXLP

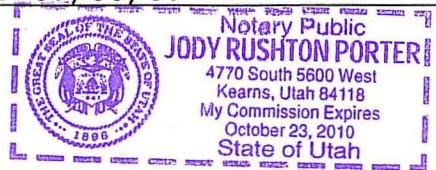
AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKKEEPER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF SALT LAKE CITY PLANNING COMMIS FOR SALT LAKE CITY PLANNING DIVIS WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH.

PUBLISHED ON START 06/15/07 END 07/06/07

SIGNATURE Jody Rushton Porter

DATE 07/06/07



**THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT.**

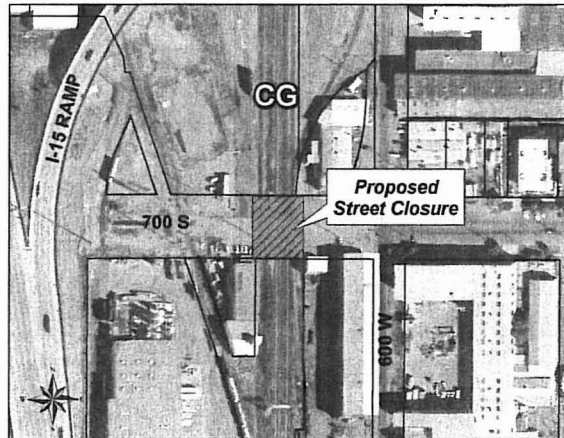
May 25, 2007

**NOTICE OF OPEN HOUSE
SALT LAKE CITY PLANNING DIVISION**

Petition # 400-07-02

REQUEST TO CLOSE A PORTION OF 700 SOUTH AT APPROXIMATELY 600 WEST STREET

The Salt Lake City Planning Division is reviewing a request by the Salt Lake City Transportation Division to close a portion of 700 South, west of 600 West Street as shown on the vicinity map.



The request is being proposed to increase the safety in the area by closing an unprotected railroad crossing and to create a Quiet Zone to allow trains to pass through the area without blowing their horns. The City will retain ownership of the portion of the street to be closed. The property west of the railroad tracks will be accessed via a new easement extending along the west side of the tracks. As part of the review process, the Planning Division would like to receive your input regarding this proposal and invites you to a public open house. The open house will be held:

**MONDAY, JUNE 11, 2007
FROM 5:00 to 6:00 P.M.
ROOM 126
SALT LAKE CITY AND COUNTY BUILDING
451 SOUTH STATE STREET**

Please direct any questions you may have concerning this request to Ray McCandless at 535-7282 or at ray.mccandless@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For more information, please contact Ray McCandless at 535-7282; TDD 535-6220.

NOTICE OF OPEN HOUSE

Salt Lake City Utah 84111



Salt Lake City Planning Division
Attn.RM
451 South State Street, Room 406
Salt Lake City, Utah 84111



Hasler

016H16501573
\$00.41¹⁰
05/24/2007
Mailed From 84111
US POSTAGE

*SLC Planning
Attention Ray McCallister
451 S. State Street Room 406*

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 11, 2007 at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

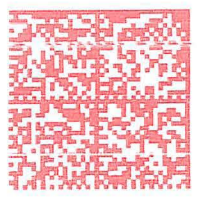
1. APPROVAL OF MINUTES FROM WEDNESDAY, June 27, 2007
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
4. PUBLIC HEARING
 - a. **Petition 400-07-10**— a request by the Salt Lake City Transportation Division to close the southern portion of South Temple Street from approximately 750 West to 900 West Street. The proposed street closure is part of the Grant Tower Realignment Project. (Staff – Katia Pace at 535-6354 or katia.pace@slcgov.com).
 - b. **Petition 400-06-36**—a request by the Salt Lake City Planning Commission to amend the Salt Lake City Zoning Ordinance text regarding height limits in the M-1(Light Manufacturing) Zoning District. The proposed text amendment would allow chimneys, smokestacks, and distillation columns up to one hundred and twenty feet (120') in height in the M-1 Zoning District. The proposed text amendment would also add distillation columns to the list of structures that can exceed the height limit in the M-2 (Heavy Manufacturing) Zoning District. This petition was tabled at the April 11 Planning Commission meeting. (Staff—Nick Britton at 535-7932 or email at nick.britton@slcgov.com).
 - c. **Petition 400-07-02**- a request by the Salt Lake City Transportation Division to close a portion of 700 South Street immediately west of 600 West Street to facilitate a railroad "Quiet Zone" in a General Commercial (CG) Zoning District. (Staff -Ray McCandless at 535-7282 or ray.mccandless@slcgov.com).
 - d. A request by Christopher F. Robinson for approval of the proposed Ensign Foreground Planned Development subdivision located at approximately 750 North DeSoto Street in a Foothills Protection (FP) and Open Space (OS) Zoning District. The following petitions are being considered as part of this request:
 1. **Petition 400-06-46**-a request to rezone the subject property proposed to be developed (approximately 5 acres) from a Foothills Protection (FP) zoning district to a Foothills Residential (FR-2) Zoning District and rezone approximately 38 acres from Foothills Protection (FP) and Open Space (OS) to Open Space (OS) or Natural Open Space (NOS). This is also a request to amend the Capitol Hill Master Plan future land use map for the subject property from Foothill Preservation Residential to Very Low Density Residential and Open Space.
 2. **Petition 400-07-08**-a request to close and declare as surplus property a portion of 700 North Street located generally between Columbus and Cortez Streets.
 3. **Petition 410-06-39**-Planned Development approval of a proposed 6-lot single family residential subdivision with a private street.
 4. **Petition 490-06-50**- Preliminary subdivision approval of a proposed 6-lot single-family residential planned development subdivision.(Staff - Ray McCandless at 535-7282 or ray.mccandless@slcgov.com).
 - e. **Petition 410-07-04** – a request by Trolley Square Associates, LLC, for a planned development at Trolley Square located at approximately 602 E. 500 South, in the Central City Historic District. The property is located in the CS Community Shopping Zoning District. The proposed planned development includes adding multiple new buildings totaling approximately 90,000 square feet of commercial space (Staff – Nick Norris at 535-6173 or nick.norris@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning.com 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.

Salt Planning
Attention Roy M. Carliss
475 State Street 2nd Fl

US POSTAGE
Mailed From 84111
06/26/2007
\$00.410
016H16501573

Hasler



NOTICE OF A HEARING

SALT LAKE CITY CORPORATION
PLANNING DIVISION
451 SOUTH STATE STREET RM 406
SALT LAKE CITY, UT 84111

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing swill be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

*Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111*

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.



84111/102

Salt Lake City

8. ORIGINAL PETITION

PETITION CHECKLIST

Date	Planner Initials	Sup. Initials	Dep. Initials	Dir. Initials	Action Required
3/20/2007	RM				Petition Delivered to Planning
3/27/07	RM				Petition Assigned to <u>Ray Mc Cardless</u> ASSIGNED 4/2/07
7/11/07	RM				Planning Staff or Planning Commission Action Date
7/26/07	RM				Transmittal Cover Letter Followed Template (margins, headings, returns etc)
7/26	RM				Table of Contents
7/26	RM				Chronology
7/26	RM				Ordinance Prepared by the Attorney's Office <ul style="list-style-type: none"> ✓ Include general purpose statement of petition (top of ordinance) NA Include Strike and Bold -(Legislative Copy) (where applicable) ✓ Include Clean Copy (Ensure stamped by Attorney) NA Include Sidwell Numbers (where applicable) - Include Legal Description-review, date and initial (where applicable) NA Ensure most recent ordinance used -> Ensure Exhibits (tables etc) are attached
7/26	RM				Council Hearing Notice <ul style="list-style-type: none"> ✓ Include Purpose of Request NA Include zones affected (where applicable) ✓ Include address of property (where applicable) ✓ Include TDD Language
7/26	RM				Mailing List of Petition and Labels, <ul style="list-style-type: none"> ✓ (include appropriate Community Councils, applicant and project planner) ✓ (include photocopy of labels)
7/26	RM				Planning Commission Notice <ul style="list-style-type: none"> ✓ Mailing Postmark Date Verification (on agenda) ✓ Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
7/26	RM				✓ Planning Commission Staff Report
7/26	RM				✓ Planning Commission Minutes and Agenda
7/26	RM				✓ Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.)
					Date Set for City Council Action: _____ Petition filed with City Recorder's Office

*Deb
Creswell - Relloc*

TIMOTHY P. HARPST, P.E., PTOE
TRANSPORTATION DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
DIVISION OF TRANSPORTATION

ROSS C. "ROCKY" ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

March 15, 2007

Mayor Ross C. Anderson
City and County Building
451 South State Street, Room 306
Salt Lake City, Utah 84111

Re: Request to close 700 South Street at the Railroad Tracks at 600 West to create a Quiet Zone

Dear Mayor Anderson:

This letter is written to request that the city close a portion of 700 South Street at the Union Pacific Railroad tracks immediately west of 600 West. The closure would extend westerly from the east line of the future UTA commuter rail line right-of-way approximately 200 feet to the street's dead-end into I-15. This request is made in order to increase the safety in the area by closing an unprotected railroad crossing and to create a Quiet Zone to allow trains to pass through the area without blowing their horns. Presently there are no flashing lights, gates, etc. at this mainline railroad crossing. Without a closure, this crossing would be required to be upgraded with gates and flashing lights.

This closure will create a "T" intersection on the east side of the railroad tracks with 600 West. On the west side of the railroad tracks the closure will result in a city owned parcel of land between the railroad track and the I-15 Freeway. The properties on the west side of the railroad tracks will be accessed from either 800 South or from an easement along the railroad tracks between 600 and 700 South provided by the Union Pacific Railroad. 700 South does not serve as an east/west connection for the area because it dead ends into I-15 at approximately 700 West.

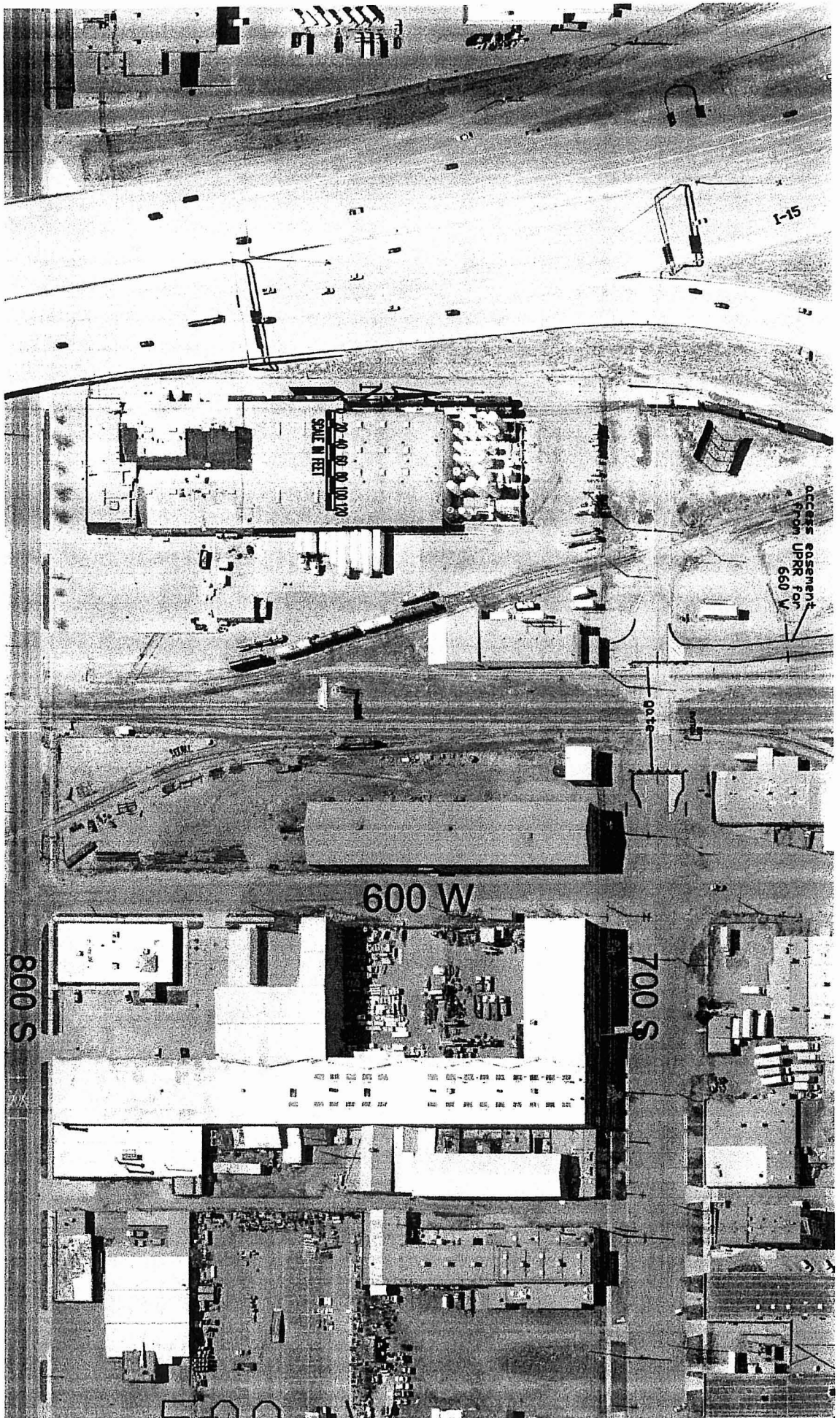
In summary, closing 700 South at the railroad tracks will increase safety by eliminating an unprotected at-grade rail crossing. It will facilitate the creation of a Quiet Zone. It will also preclude an expensive rail crossing upgrade.

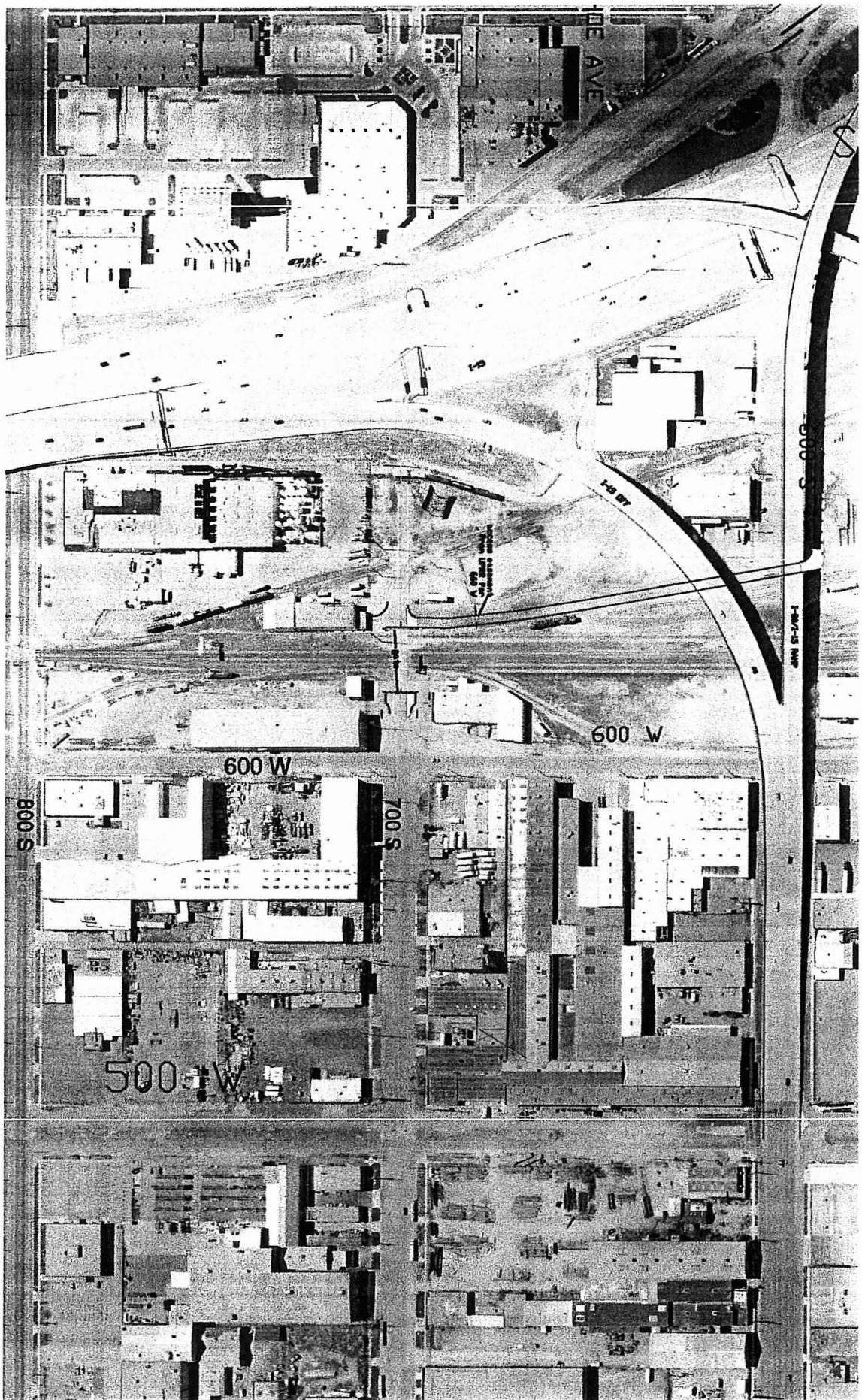
If you concur, please forward this request to the City Planning Division to process.

Sincerely,
Timothy P. Harpst
Timothy P. Harpst, P.E., PTOE
Transportation Director

Concurrence: _____
Ross C. "Rocky" Anderson, Mayor

- cc: Lyn Creswell
- Louis Zunguze
- George Shaw
- Doug Dansie
- Kurt Larson
- DJ Baxter
- Stephanie Toombs
- John Naser





Petition No. 400-07-02

By Salt Lake City Transportation

Street Closure

Date Filed 03/20/2007

Address 700 South & 600 West