



CITY COUNCIL STAFF REPORT

MEETING DATE: 8 July 2015
APPLICANT: The Thackeray Garn Company
PROJECT NUMBER: SV-15-003
REQUEST: Petition to Vacate a Public Right-of-Way
PREPARED BY: Francis Xavier Lilly, AICP, Deputy Director

SYNOPSIS: The Thackeray Garn Company is petitioning the South Salt Lake City Council to vacate nine feet on the north side of Fine Drive between 700 West to 1030 West. The Fine Drive right-of-way west of 700 West was established by the City in a final plat approval for the Riverfront Subdivision on June 5, 2014. Subsequent to that approval, the Thackeray Garn Company sought a minor modification of the Riverfront site plan, removing angled parking along Fine Drive and replacing it with parallel parking. This new arrangement allows for a slight reduction in the width of the Fine Drive right-of-way. The required parking and lane widths for Fine Drive as approved in the Riverfront Master Plan will remain unchanged. The City Council is the land use authority for right-of-way vacations per the South Salt Lake City Municipal Code.

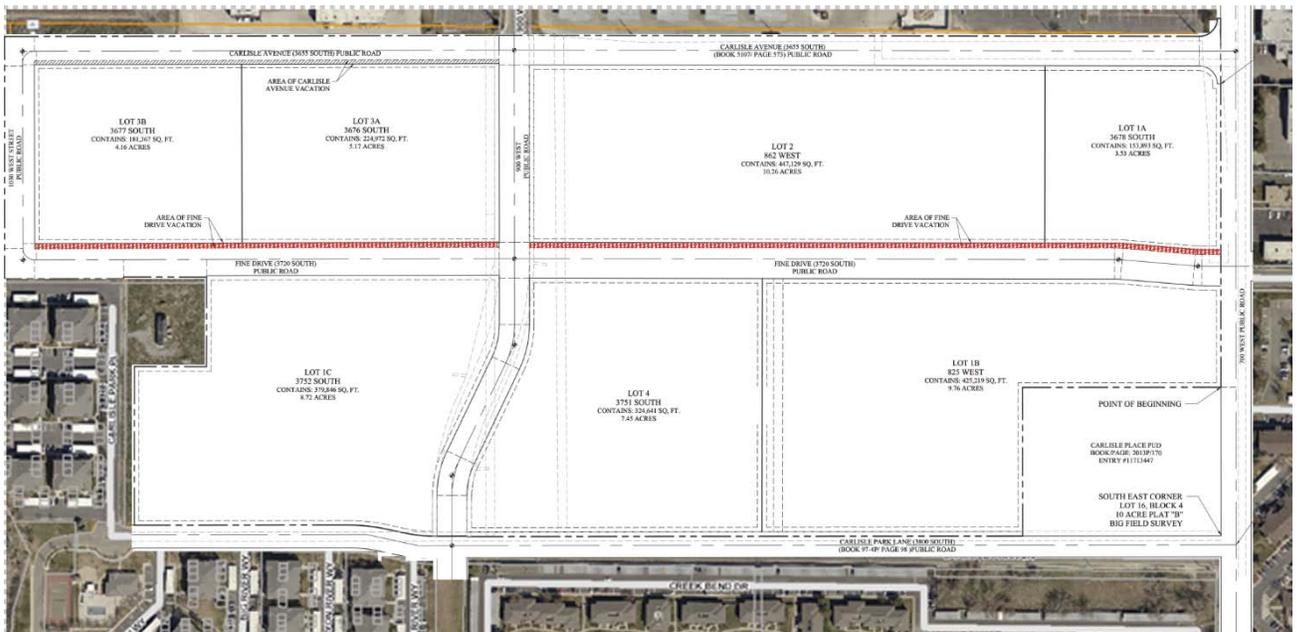
SUMMARY:

- This petition is prompted by a minor change to the Riverfront Site Plan that adjusts the layout of the proposed flex office buildings. Two buildings will now be situated behind two rows of parking, with landscaping along Fine Drive. This eliminates the need for angled parking in front of the buildings. The original and revised concept plans are attached to this staff report.
- The petition does not modify the lane widths of Fine Drive.
- The petition does not reduce the minimum required parking for the flex office structures.
- Staff finds that good cause exists for the vacation, and that neither the public interest nor any individual will be materially injured by the vacation.
- The Planning Commission granted approval for a subdivision amendment to subdivide the flex office Lot 2 into two parcels, which will allow the developer to sell a parcel to a property owner that will construct a building that meets their needs and that meets the requirements of the Riverfront Master Plan.
- Staff recommends approval.

Synopsis:

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Figure 1: Extent of Vacation



Utah State Code Considerations:

Utah State Code addresses right-of-way vacations. Specifically:

10-9a-609.5 Vacating a street, right-of-way, or easement.

(1) A petition to vacate some or all of a public street, right-of-way, or easement shall include:

- (a) the name and address of each owner of record of land that is:
 - (i) adjacent to the public street, right-of-way, or easement; or
 - (ii) accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and
- (b) the signature of each owner under Subsection (1)(a) who consents to the vacation.

(2) If a petition is submitted containing a request to vacate some or all of a street, right-of-way, or easement, the legislative body shall hold a public hearing in accordance with Section 10-9a-208 and determine whether:

(a) good cause exists for the vacation; and

(b) the public interest or any person will be materially injured by the proposed vacation.

(3) The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:

(a) good cause exists for the vacation; and

(b) neither the public interest nor any person will be materially injured by the vacation.

(4) If the legislative body adopts an ordinance vacating some or all of a public street, right-of-way, or easement, the legislative body shall ensure that one or both of the following is recorded in the office of the recorder of the county in which the land is located:

(a) a plat reflecting the vacation; or

(b) an ordinance described in Subsection (3).

(5) The action of the legislative body vacating some or all of a street, right-of-way, or easement that has been dedicated to public use:

(a) operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the municipality's fee in the vacated street, right-of-way, or easement; and

(b) may not be construed to impair:

(i) any right-of-way or easement of any lot owner; or

(ii) the franchise rights of any public utility.

Amended by Chapter 381, 2010 General Session

General Plan Considerations:

In order to determine whether good cause exists for the vacation, staff recommends that the City Council review the South Salt Lake City General Plan. Relevant General Plan goals include:

Goal ES-4. Redevelopment of property should be actively pursued and incentives, when deemed appropriate, should be offered to further this goal.

Staff Analysis:

State statute requires the City Council to consider if good cause exists for the vacation, and if the public interest or any person will be materially injured by the proposed vacation.

Good Cause

This petition is driven by minor modifications to the Riverfront MPMU site plan, adopted by the City Council in 2014. The proposed modification changes the layout of the flex office buildings, setting two of them back behind two rows of parking and landscaping along Fine Drive. This will allow for one of the building sites to be sold to a property owner who is interested in building a flex office building that meets their specific needs.

The General Plan supports efforts on behalf of the City to redevelop property. Thus, the City has good cause to approve the proposed vacation as it will further the goals of the

General Plan and the Riverfront Master Plan to promote quality, employment generating development in the Riverfront area.

Material Injury to the Public Interest or to Any Person

While the Fine Drive right-of-way was established in a plat approved by the Planning Commission in 2014, Fine Drive itself is not yet under construction, and is scheduled for completion up to 900 West in the next year. The petition seeks to reduce the right-of-way by 9 feet, still leaving an 81-foot corridor which is sufficient for two travel lanes, parallel parking, sidewalk, and landscaping, consistent with the Riverfront Master Plan.

The vacation will not reduce the minimum required parking for the flex office space.

Because neither the travel lanes nor the parking will be adversely affected by the development, and because the developer is seeking the vacation as part of a process to refine the development to meet the specific needs of future land owners, staff finds that there is no material injury to the public interest or to any person by approving this petition.

Staff Recommendation

Staff recommends approval of the petition to vacate a nine-foot portion on the north side of Fine Drive, between 700 West and 1030 West.

Attachments

1. Original Concept Plan
2. Revised Concept Plan



700 West
 Conceptual Site Plan
 Alternate School Location

South Salt Lake City, UT
 April 2014



R1 56 For Sale Single Family Units / 4,500sf lots.
 8.37 Acres - 6.69 Units per Acre

56 For Sale Single Family Units / 4,500sf lots - 10.02 Acres
 6.69 Units per Acre
 2 enclosed parking spaces provided per dwelling = 112
 2 tandem parking spaces provided per dwelling = 112
 1 on street parking space provided per dwelling = 56

RM1 Multi Family Garden Style Apartments
 10.33 Acres / 288 Units

288 Dwelling Units
 27.88 Units per Acre
 509 Off Street parking spaces provided.
 33 On Street parking spaces provided.
 542 Total Spaces
 1.88 Spaces provided per Dwelling Unit

Sch School

FO Flex Office
 22.43 Acres. 481,000 sf Total.
 580 Parking stalls total, 1.2 stalls per 1,000sf

RIVERFRONT CONCEPTUAL SITE PLAN



FLEX BUILDINGS	
TOTAL AREA (ACRES)	23.04
TOTAL BUILDING AREA (S.F.)	436,758
STALLS REQUIRED PER 1000 S.F. OF BUILDING	1
NUMBER OF PARKING STALLS REQUIRED	441
PARKING STALLS ON-SITE	504
PARKING STALLS OFF-SITE	80
AVAILABLE STALLS (ON-SITE & OFF-SITE)	584
STALL EXCESS / DEFICIT (ON-SITE ONLY)	63
STALL EXCESS / DEFICIT (ON-SITE & OFF-SITE)	143

SINGLE FAMILY UNITS	
TOTAL AREA (ACRES)	8.72
MINIMUM LOT SIZE (S.F.)	4500
UNITS	57
UNITS PER ACRE	6.54
ENCLOSED PARKING SPACES (2 PER DWELLING)	114
TANDEM PARKING SPACES (2 PER DWELLING)	114
ON-STREET PARKING SPACES (1 PER DWELLING)	57

SCHOOL	
TOTAL AREA (ACRES)	7.45
ON-STREET PARKING	21

MULTI FAMILY GARDEN STYLE APARTMENTS	
TOTAL AREA (ACRES)	9.76
UNITS	288
UNITS PER ACRE	29.51
OFF-STREET PARKING STALLS PROVIDED	495
ON-STREET PARKING STALLS PROVIDED	33
TOTAL SPACES	528
STALLS PROVIDED PER DWELLING	1.83

PLOT DATE AND TIME: 4/3/2015 12:08 PM

TAB: Parking Exhibit

FILENAME: T:\Thackeray\700 West\Design\Exhibits\Rendered Site Plan Exhibit.dwg



RIVERFRONT MASTER PLANNED MIXED USE DISTRICT
3655 SOUTH 700 WEST, SOUTH SALT LAKE CITY, UT
CONCEPTUAL SITE PLAN

231 W 800 South Suite A Salt Lake City, Utah 84101
Ward Engineering Group
 Planning Engineering Surveying
 PH: 801.487.8040 FX: 801.487.8668

CLIENT: THACKERAY GARN COMPANY
 DIVG: Rendered Site Plan Exhibit
 JOB No: 2420-CT1005-13
 PROJECT: RIVERFRONT MIXED USE DISTRICT AT 3655 SOUTH 700 WEST, SOUTH SALT LAKE CITY, UT

DRAWN BY: RN
 DESIGN BY: AJS
 CHECKED BY: SNT
 DATE: 04/03/2015

REVISIONS

SHEET

EX-SP