ALISON WEYHER
DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** October 13, 2004

FROM: David Dobbins, Deputy Director

RE: Petition # 400-04-14 & 400-04-15: A request by Garff Family LLC to close Hamilton Place (extending north from 600 South between State Street and 200 East) and Hawthorn Avenue (extending west from 200 East between 500 and 600 South) to disclaim any interest the City or the public may have in these private streets.

STAFF CONTACT: Jackie O. Gasparik, 535-6354

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: The City Property Manager has determined that the City's ownership interest in these two streets is minimal and therefore that the compensation due Salt Lake City for the fair market value of the land contained in these two private streets is also minimal. After property title history research and after holding the public hearing before the Planning Commission, it has been determined that the City's ownership interest is limited to the City's claim of ownership through prescriptive use, for sub-surface utility easements (sewer lines). The City Public Utility Department is willing to accept the formal dedication by the property owner of a utility easement for the existing sewer mains and the Property Manager has determined that the easements are acceptable as payment in full, in lieu of actual cash compensation.

DISCUSSION: These two "mid-block court" streets appear on the County ownership plats as public streets and at one time many years ago provided access for a small number of residential properties. However, city and county records show that neither of these "mid-block courts" streets were ever formally dedicated or deeded to the City for use by the public as public streets. Research shows that Hamilton Place has not been used for any type of public access in at least 20 years and that Hawthorn Avenue has not been used for at least 35 years. The houses were torn down many years ago and these two "street" parcels have been combined with the surrounding properties and developed as parking and driveway areas which serve the multiple automobile dealerships which the Garff family operates on this downtown block.

In order to clear up the chain of title on these properties the Salt Lake City Attorney's Office determined that the City could not simply disclaim any interest in the subject properties, but that the applicant would have to apply and go through the City's formal Street Closure process to fully resolve any interest the City (or the public) might have (see petitioners' letter attached to the Planning Commission staff report dated April 5, 2004).

Both the Utah Code and City ordinances regulate review and approval of street closure applications. Utah Code, Title 10-9-305, discusses the process for determining the public's interest in the street and Salt Lake City Code, Section 2.58 regulates the disposition of City-owned property. State law requires public hearings before both the Planning Commission and the City Council to consider the potential impact of losing the public benefit of the street.

ANALYSIS: All necessary City departments and divisions have reviewed the proposal and recommended approval of the petitions to close the public streets, and to declare the subject properties as surplus. The applicant has agreed to all conditions of the various department/divisions and has agreed to purchase the property at fair market value, as determined by the City Property Manager (the value has been determined to be the value of the easement for the two existing sewer mains). Street closure requests are evaluated based upon City Planning and other departmental/division(s) recommendations and public hearing comments. The following specific findings of fact, relative to these two petitions, were determined by the Planning Commission:

1. The streets proposed to be closed within the plat are not needed by either the city or the general public for required access.
2. The proposed street closures are consistent with the applicable City master plans.
3. Easements for public utilities infrastructure must be retained by the City where public facilities exist.
4. The private street right-of-way will remain.
5. Public safety access is adequate on site.

PUBLIC PROCESS: State law requires that public hearings be held prior to any decision being made by both the Planning Commission and City Council. Once the Planning Commission recommends that the street is no longer needed for the benefit of the public that recommendation is forwarded to the City Council for their consideration. The Planning Commission must also make a recommendation to the Mayor regarding the disposition of the surplus property. If the Planning Commission determines that the street property is surplus to the needs of the City as a street or for other public purpose, the property must then be disposed of according to the Salt Lake City Code, Section 2.58 City-Owned Real Property. This ordinance states that the City shall retain title to the surplus property until the land is sold at fair market value or other acceptable compensation is provided. In addition, this ordinance requires that the City Council be offered an opportunity to request an additional public hearing before the Mayor

on the declaration of the property as surplus to the needs of the City.

Street closures are not required by ordinance to be presented to the affected community councils. However, the standard Planning Commission agenda was sent to all the chairs of the community councils, including the Central City Community Council and no questions or comments have been received to date.

At its September 8, 2004 public hearing, the Planning Commission voted to forward to the City Council, a favorable recommendation that the subject portions of Hamilton Place and Hawthorn Avenue be closed, because they no longer exist and are no longer needed as public streets. They also recommend that the property be declared surplus and disposed of according to the Salt Lake City Code, Section 2.58.

RELEVANT ORDINANCE:

Salt Lake City Zoning Ordinance	Salt Lake City Code, Section 2.58 regulates the disposition of City-owned property.
Utah Code	Utah Code, Title 10-9-305, discusses the process for determining the public's interest in the street.

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    b. Staff Report and Departmental Comments
    c. Agenda/minutes

CHRONOLOGY

CHRONOLOGY

- April 14, 2004 Petition assigned to planning,
- April 14, 2004 Petition assigned to Jackie Gasparik,
- April15, 2004 Petition routed to departments for review,
- September 8, 2004 Planning Commission Hearing,
- September 21, 2004 Prepared transmittal,
- September 21, 2004 Sent transmittal to Lynn Pace for preparation of Ordinance,

ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2004

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF HAMILTON PLACE EXTENDING NORTH FROM 600 SOUTH BETWEEN STATE STREET AND 200 EAST, PURSUANT TO PETITION NO. 400-04-14.

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 the closure and abandonment of this portion of the street will not be adverse to the general public's interest;

WHEREAS, the title to the closed and abandoned portion of the street shall remain with the City until sale for fair market value;

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

SECTION 1. Pursuant to Utah Code Annotated Section 72-5-105, a portion of Hamilton Place extending north from 600 South between State Street and 200 East, which is the subject of Petition No. 400-04-14, and which is more particularly described on Exhibit A attached hereto, be, and the same hereby is, closed and abandoned and declared no longer to be needed or available for use as a street.

SECTION 2. Reservations and Disclaimers. The above closure and abandonment 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 and abandonment is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Conditions. This street closure and abandonment is conditioned upon the following:

A. Payment to the City of the fair market value of that portion of the street, or its equivalent, and title to the street shall remain with the City until sale for fair market value, or the receipt of equivalent value, in accordance with Salt Lake City Code Chapter 2.58.

B. Emergency access lanes for the existing buildings must be maintained and any existing fire hydrants must be maintained and remain accessible to fire apparatus.

C. Execution and recording of an easement to Salt Lake City Corporation for the operation, maintenance, repair, and inspection of the existing sewer mains.

D. All future developments on this block will be required to comply with Salt Lake City codes and ordinances. In addition, any future lot consolidation or subdivision must also comply with the requirements of Conditional Use Permit No. 410-644.

SECTION 4. Effective Date. This ordinance shall become effective upon 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 and the Salt Lake City Planning Director.

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 _____, 2004.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to the Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 10-6-04
By

(SEAL)

Bill No. _____ of 2004.
Published: _____.

g:\ordinance 04\closing and abandoning a portion of Hamilton Street.doc

EXHIBIT "A"

Hamilton Place

Commencing 66 feet West of the Southeast corner of Lot 2, Block 35, Plat "A," Salt Lake City Survey; and running thence West 33 feet; thence North 258 feet, thence East 33 feet; thence South 258 feet to the place of beginning.

SALT LAKE CITY ORDINANCE
No. _____ of 2004

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF HAWTHORNE AVENUE EXTENDING WEST FROM 200 EAST BETWEEN 500 AND 600 SOUTH, PURSUANT TO PETITION NO. 400-04-15.

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 the closure and abandonment of this portion of the street will not be adverse to the general public's interest;

WHEREAS, the title to the closed and abandoned portion of the street shall remain with the City until sale for fair market value;

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

SECTION 1. Pursuant to Utah Code Annotated Section 72-5-105, a portion of Hawthorne Avenue extending west from 200 East between 500 and 600 South, which is the subject of Petition No. 400-04-15, and which is more particularly described on Exhibit A attached hereto, be, and the same hereby is, closed and abandoned and declared no longer to be needed or available for use as a street.

SECTION 2. Reservations and Disclaimers. The above closure and abandonment 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 and abandonment is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Conditions. This street closure and abandonment is conditioned upon the following:

A. Payment to the City of the fair market value of that portion of the street, or its equivalent, and title to the street shall remain with the City until sale for fair market value, or the receipt of equivalent value, in accordance with Salt Lake City Code Chapter 2.58.

B. Emergency access lanes for the existing buildings must be maintained and any existing fire hydrants must be maintained and remain accessible to fire apparatus.

C. Execution and recording of an easement to Salt Lake City Corporation for the operation, maintenance, repair, and inspection of the existing sewer mains.

D. All future developments on this block will be required to comply with Salt Lake City codes and ordinances. In addition, any future lot consolidation or subdivision must also comply with the requirements of Conditional Use Permit No. 410-644.

SECTION 4. Effective Date. This ordinance shall become effective upon 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 and the Salt Lake City Planning Director.

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 _____, 2004.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to the Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 10-6-04
By

(SEAL)

Bill No. _____ of 2004.
Published: _____.

g:\ordinance 04\closing and abandoning a portion of Hawthore Avenue.doc

EXHIBIT "A"

Hawthorne Ave.

Commencing at a point 1-1/4 rods North of the Southeast corner of Lot 7, Block 35, Plat "A," Salt Lake City Survey; and running thence West 10 rods; thence South 2-1/2 rods; thence East 10 rods; thence North 2-1/2 rods to the point of commencement.

NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is currently reviewing Petition #400-04-14 & 400-04-15 initiated by Garff Family LLC to consider the street closures of Hamilton Place (extending north from 600 South between State street and 200 East) and Hawthorn Avenue (extending west from 200 East between 500 and 600 South) to disclaim any interest the City or the public may have in these private streets (mid-block courts).

The City Council is holding a public hearing to receive comments regarding the petition request. During this hearing, the Planning staff may present information on the petition and 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 Jackie Gasparik at 535-6354, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

MAILING LABELS AND LIST

GARFF FAMILY LLC
Sidwell No. 1606352015
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352010
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352009
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352004
531 S STATE ST
SALT LAKE CITY UT 84111

FISHBOWL PROPERTIES LLC
Sidwell No. 1606356013
635 S STATE ST
SALT LAKE CITY UT 84111

CORP OF PB OF CH JC OF LD
Sidwell No. 1606357008
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

CORP OF PB OF CH JC OF LD
Sidwell No. 1606357006
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

BARRETT PROPERTY MANAGEME
Sidwell No. 1606356012
3347 S 300 W
BOUNTIFUL UT 84010

BARRETT PROPERTIES
Sidwell No. 1606356003
623 S STATE ST
SALT LAKE CITY UT 84111

BAIRD, JOHN M. & ALICE I.
Sidwell No. 1606353012
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353010
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353009
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353008
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353007
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353006
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353005
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353004
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353003
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353002
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353001
531 S STATE ST
SALT LAKE CITY UT 84111

LITTLE AMERICA HOTEL CORP
Sidwell No. 1606354012
PO BOX 30825
SALT LAKE CITY UT 84130

JGV/JSV INVESTMENTS, LC
Sidwell No. 1606357007
4499 S MATHEWS WY
SALT LAKE CITY UT 84124

JGV/JSV INVESTMENTS #2 LC
Sidwell No. 1606356008
4499 S MATHEWS WY
SALT LAKE CITY UT 84124

JGV/JSV INVESTMENTS #2 LC
Sidwell No. 1606356004
4499 S MATHEWS WY
SALT LAKE CITY UT 84124

GARFF FAMILY, LLC
Sidwell No. 1606376012
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353016
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353015
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353014
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353013
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
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531 S STATE ST
SALT LAKE CITY UT 84111

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SALT LAKE CITY CORP
Sidwell No. 1606382001
451 S STATE ST # 345
SALT LAKE CITY UT 84111

MHA LLC
Sidwell No. 1606356001
601 S STATE ST
SALT LAKE CITY UT 84111

MAOB, LLC
Sidwell No. 1607126003
3212 S STATE ST
SOUTH SALT LAKE UT 84115

MAOB, LLC
Sidwell No. 1607126002
3212 S STATE ST
SOUTH SALT LAKE UT 84115

MAOB, LLC
Sidwell No. 1606382003
3212 S STATE ST
SOUTH SALT LAKE UT 84115

LOVCO, INC
Sidwell No. 1606376020
165 E 600 S
SALT LAKE CITY UT 84111

LOVCO, INC
Sidwell No. 1606376019
165 E 600 S
SALT LAKE CITY UT 84111

LOVCO, INC
Sidwell No. 1606376011
165 E 600 S
SALT LAKE CITY UT 84111

LITTLE AMERICA HOTEL CORP
Sidwell No. 1606354013
PO BOX 30825
SALT LAKE CITY UT 84130

UTAH POWER & LIGHT CO
Sidwell No. 1606356011
825 NE MULTNOMAH ST 1900
PORTLAND OR 97232

UTAH POWER & LIGHT CO
Sidwell No. 1606356007
700 NE MULTNOMAH ST # 700
PORTLAND OR 97232

SINCLAIR OIL CORPORATION
Sidwell No. 1606354014
PO BOX 30825
SALT LAKE CITY UT 84130

SINCLAIR OIL CORPORATION
Sidwell No. 1606354009
PO BOX 30825
SALT LAKE CITY UT 84130

SINCLAIR OIL CORPORATION
Sidwell No. 1606351023
PO BOX 30825
SALT LAKE CITY UT 84130

SALT LAKE COUNTY
Sidwell No. 1606357005
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

SALT LAKE COUNTY
Sidwell No. 1606357004
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

SALT LAKE COUNTY
Sidwell No. 1606357003
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

SALT LAKE COUNTY
Sidwell No. 1606357002
2001 S STATE ST # N4500
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Thomas Mutter
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Sidwell No. 1606377007
6440 S WASATCH BLVD # 100
SALT LAKE CITY UT 84121

LIBERTY METRO HOUSING PAR
Sidwell No. 1606377006
6440 S WASATCH BLVD # 100
SALT LAKE CITY UT 84121

GARFF FAMILY, LLC
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531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353016
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353015
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353014
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353013
531 S STATE ST
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GARFF FAMILY LLC
Sidwell No. 1606353011
531 S STATE ST
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Sidwell No. 1606353010
531 S STATE ST
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WESTERN AUTO RADIATOR COM
Sidwell No. 1606377008
567 S 200 E
SALT LAKE CITY UT 84111

WASATCH MANOR INC
Sidwell No. 1606377005
535 S 200 E
SALT LAKE CITY UT 84111

UTAH BUILDING OWNERSHIP
Sidwell No. 1606378010
450 N STATE ST # 4110
SALT LAKE CITY UT 84114

STATE BUILDING OWNERSHIP
Sidwell No. 1606378001
450 N STATE ST # 4110
SALT LAKE CITY UT 84114

SALT LAKE CITY
Sidwell No. 1606307001
451 S STATE ST # 345
SALT LAKE CITY UT 84111

SALT LAKE CITY CORPORATIO
Sidwell No. 1606330019
451 S STATE ST # 245
SALT LAKE CITY UT 84111

MORTENSEN COURT
Sidwell No. 1606377013
501 E 1700 S
SALT LAKE CITY UT 84105

MORTENSEN COURT
Sidwell No. 1606377012
501 E 1700 S
SALT LAKE CITY UT 84105

LOVCO, INC
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SALT LAKE CITY UT 84111

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GARFF FAMILY LLC
Sidwell No. 1606352001
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DEWEY'S, INC
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206 E 500 S
SALT LAKE CITY UT 84111

DEWEY'S, INC
Sidwell No. 1606377001
206 E 500 S
SALT LAKE CITY UT 84111

CSS PARTNERSHIP
Sidwell No. 1606377004
216 E 500 S
SALT LAKE CITY UT 84111

CALVINCO
Sidwell No. 1606377010
2005 S 300 W
SALT LAKE CITY UT 84115

CALVINCO
Sidwell No. 1606377009
2005 S 300 W
SALT LAKE CITY UT 84115

BORG, SETH J & JUANITA I;
Sidwell No. 1606377011
219 W 3000 S
BOUNTIFUL UT 84010

BAIRD, JOHN M. & ALICE I.
Sidwell No. 1606353012
531 S STATE ST
SALT LAKE CITY UT 84111

ARNOLD, R CLARK; TR ET AL
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425 S 400 E
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352015
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352014
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352013
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352012
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352011
531 S STATE ST
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GARFF FAMILY LLC
Sidwell No. 1606352010
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GARFF FAMILY LLC
Sidwell No. 1606352009
531 S STATE ST
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GARFF FAMILY LLC
Sidwell No. 1606352008
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352006
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352004
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353009
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
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531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353007
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353005
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353004
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353003
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353002
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606353001
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352017
531 S STATE ST
SALT LAKE CITY UT 84111

GARFF FAMILY LLC
Sidwell No. 1606352016
531 S STATE ST
SALT LAKE CITY UT 84111

PLANNING COMMISSION
SEPTEMBER 8, 2004

- **HEARING NOTICE & POSTMARK**
- **STAFF REPORT**
- **AGENDA/MINUTES**

KATHY CASTRO
SLC PLANNING COMMISSION
451 S STATE STREET RM

Salt Lake City Planning Division KC
451 South State Street
Salt Lake City, Utah 84111

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, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. 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.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
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. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

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

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.

84111+3102 03

NOTICE OF HEARING

NOTE: The field trip is scheduled to leave at 4:00 p.m.

AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 8, 2004, at 5:45 p.m.

The Planning Commission will be having dinner 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 will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, August 25, 2004

2. **REPORT OF THE CHAIR AND VICE CHAIR**

3. **REPORT OF THE DIRECTOR**

   a. The City of North Salt Lake is requesting a boundary adjustment between Salt Lake City and North Salt Lake concerning an 80-acre parcel of property owned by North Salt Lake City located east of the gravel pits along Beck Street.

4. **CONSENT AGENDA** – Salt Lake City Property Conveyance Matters / Request for time extension:

   a. Handy Trucking and Salt Lake City Public Utilities Department – The owners of Handy Trucking Company are requesting that Public Utilities allow the reduction in width of an existing 30 foot wide public utility and drainage easement, which was created by a recently recorded subdivision plat for the Tom Rich Subdivision. The proposal is to reduce the width of the easement from 30 feet to 12 feet, to accommodate the proposed building development on the lot in this industrial subdivision. The property is located just south of I-80 at 30 South 5100 West in the Manufacturing "M-1" zoning district, within Salt Lake City limits. Public Utilities and Planning Staff recommend approval of the proposed reduction in the easement width as requested.

   b. Jerry and Linda Petersen and Salt Lake City Public Utilities Department – The Petersens are requesting Public Utilities' approval to place a concrete box culvert, to contain a portion of the existing East Jordan Canal (irrigation water), and to lease the surface rights to the canal right-of-way property at 1441 East Fort Union Blvd (6910 South) in unincorporated Salt Lake County. Public Utilities and Planning Staff recommend approval of the request.

   c. Quest Communications and Salt Lake City Public Utilities Department – Quest is requesting that Public Utilities issue a standard utility permit, allowing Quest to install two communications conduits which would cross a portion of the Jordan and Salt Lake City Canal property, at approximately 12080 South Lone Peak Parkway (125 West) in Draper, Utah. Public Utilities and Planning Staff recommend approval of the standard utility permit as requested.

   d. Quest Communications and Salt Lake City Public Utilities Department – Quest is requesting that Public Utilities issue a standard utility permit, allowing Quest to install a communications conduit, which would cross a portion of the East Jordan Canal (irrigation water) Public Utilities owned canal property located at 6890 South 1495 East, in unincorporated Salt Lake County. Public Utilities and Planning Staff recommend approval of the standard utility permit as requested. (Staff – Karryn Greenleaf at 483-6769 or Doug Wheelwright at 535-6178)

   <u>Request for time extension on prior approval</u>

   a. Petition No. 410-643, by Redman Investment Partnership, requesting an extension of time for the Planned Development approval of September 24, 2003, for the renovation of the Redman building and Conditional Use approval for an off-site parking lot associated with the future commercial/residential condominium use of this property. The project is located at 1240 East 2100 South in the Sugar House Business District "C-SHBD" zone. (Staff – Doug Wheelwright at 535-6178)

5. **PUBLIC HEARINGS**

   a. **PUBLIC HEARING** – Petition No. 400-04-32, by KAS, L.L.C., requesting a zoning text amendment to allow car washes in the Downtown "D-2" zoning district. The proposal is to add car wash uses to Section 21A.30.050, "the table of permitted and conditional uses", within the "D-2" zoning district. This text change would allow the Applicant to construct a car wash at 628 South 300 West. (Staff – Everett Joyce at 535-7930)

   b. **PUBLIC HEARING** – Petition No. 410-682, by Peterson Oil, requesting Planned Development approval to reconstruct the Chevron convenience store and car wash located at 2110 South 1300 East in the "CSHBD" Sugar House Business District. (Staff – Joel Paterson at 535-6141)

   c. **PUBLIC HEARING** – Petition No. 400-04-14 & 400-04-15, by Garff Family L.L.C., requesting the street closures of Hamilton Place (extending north from 600 South between State Street and 200 East) and Hawthorne Avenue (extending west from 200 East between 500 and 600 South) to disclaim any interest the City or the public may have in these private streets. (Staff Jackie Gasparik at 535-6354)

6. **UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER THE MEETING. THANK YOU.

DATE: **Friday, September 03, 2004**

TO: Salt Lake City Planning Commission

FROM: Jackie Gasparik, Principal Planner

RE: **STAFF REPORT FOR THE SEPTEMBER 8TH MEETING**

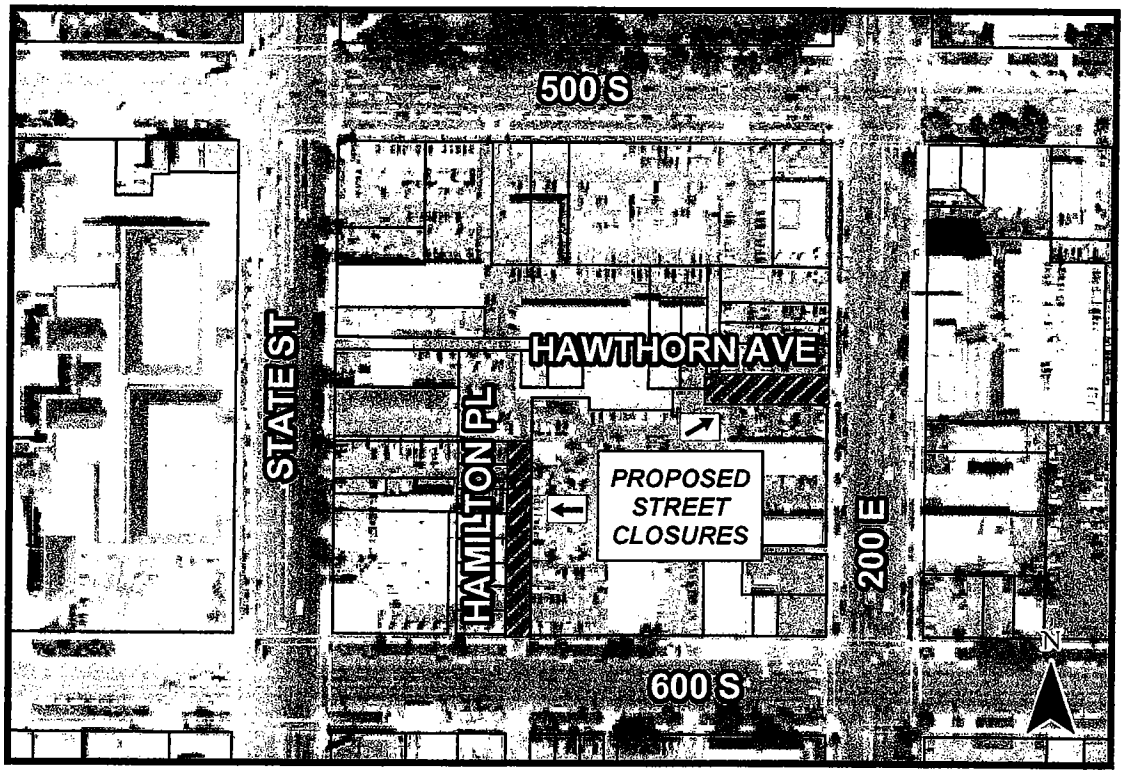
CASE#: Petition # 400-04-14, Hamilton Place
Petition # 400-04-15, Hawthorn Avenue

APPLICANT: Garth Family LLC

STATUS OF APPLICANT: Property owner

PROJECT LOCATION: Hamilton Place extending north from 600 South between State Street and 200 East.

Hawthorn Avenue extending west from 200 East between 500 & 600 South.



PROJECT/PROPERTY SIZE: Area of street closure properties:
Hamilton Place, 8,481 sq. ft. (.19 acre).
Hawthorn Avenue, 6,600 Sq. ft. (.15 acre).

COUNCIL DISTRICT: District 4, Nancy Saxton.

REQUESTED ACTION: The Applicant is requesting a closure of Hamilton Place and Hawthorn Avenue

PROPOSED USE(S): NA

APPLICABLE LAND USE REGULATIONS:
Salt Lake City Code, Section 2.58 – Sale of Real Property – Notice and Hearing.
Utah Sate Code, Title 10-9-305 – Effect of Plan on Public Uses.

SURROUNDING ZONING DISTRICTS:
North – PL
South –D-2
East –D-3
West –D-1

SURROUNDING LAND USES:
North –Government Building
South –Commercial
West –Commercial
East –Government Building/ Commercial

MASTER PLAN SPECIFICATIONS: The Central Community Master Plan- Land Use Map identifies this area as Central Business District.

SUBJECT PROPERTY HISTORY: The subject private right-of-ways (sometimes referred to as "mid-block courts") at one time provided access for a handful of residential properties approximately eighty plus years ago. However, City and County records show that neither of these private right-of-ways were ever formally dedicated to the City for use by the public. Research shows that Hamilton Place has not been used as any type of public access in at least 20 years and that Hawthorn Avenue has not been used for at least 35 years. In order to clear up the chain of title the Salt Lake City Attorneys Office determined that the City could not simply disclaim any interest in the subject properties, but that the applicant would have to apply and go through the City's Street Closure process to resolve any interest the City (i.e. the public) may have, if at all.

ACCESS:
Hamilton Place is located at the curb cut driveway entrance off of 600 South. Hawthorn Avenue is located approximately at the curb cut driveway off of 200 East. The main access to the Garff block will remain as is, from these locations on 200 East and 600 South Streets.

PROJECT DESCRIPTION:

Petition No. 400-04-14 & 400-04-15, By Garff Family L.L.C., requesting the closures of Hamilton Place (extending north from 600 South between State Street and 200 East) and Hawthorn Avenue (extending west from 200 East between 500 and 600 South) to disclaim any interest the City or the public may have with these private streets.

COMMENTS, ANALYSIS AND FINDINGS:

1. **COMMENTS**

Comments from Community Council(s) and City Departments:

a) **Community Council(s)** Street closures are not required by ordinance to be presented to the affected Community Councils. However, the standard Planning Commission agenda notice of this hearing was sent to the Chair of the Central City Community Council and no questions or comments have been received to date.

b) Property Management: Property Management recommends approval of the proposed street closures; as per City Ordinance the City Property Manager has determine the value of compensation required, and this amount has been agreed upon by the applicant.

c) **Transportation**: The Transportation Division recommends approval of the subject street closures.

d) **Police**: Recommends approval.

e) **Salt Lake City Engineering**: Recommends approval of the proposed street closures, and has no issues because both streets are private streets according to the Salt Lake City Engineering records.

f) **Fire Department**: Has no objections to the subject street closures. Emergency access lanes for the existing buildings must be maintained and any existing fire hydrants must be maintained and accessible to fire apparatus.

g) **Public Utilities Division**: Within the subject street closures, Public Utilities owns and operates an eight-inch sanitary sewer main. No water main or storm drain facilities exist within these right-of-ways. Public Utilities recommend approval subject to recordation of an easement dedication to Salt Lake City Corporation for the maintenance, repair, operation and inspection of this sewer facility.

ANALYSIS AND FINDINGS

The applicants are of the view that they already own the subject property based on the historical use of the property, which has been exclusively used by the Garffs for business purposes for more than thirty-five years. During that time, the subject property has only been used for internal access to and from other parcels of property owned by Garff. Garff has been responsible for maintaining the property.

The record title showing ownership of the two right-of-ways is not clear through research of the County records. Fee simple title of the subject property has not been conveyed to any party in over eighty years. The subject streets have shown up on City and County plat maps for several decades, which indicate that the City (i.e., the public) may have had some interest in the past.

Both Utah Code and Salt Lake City ordinances regulate the review and approval of street closure applications. Utah Code, Title 10-9-305, establishes the process for determining the public's interest in the street and Salt Lake City Code Section 2.58 regulates the disposition of surplus property. State law requires public hearings before both the Planning Commission and the City Council to consider the potential impact of losing the public benefit of the street.

Once the Planning Commission declares the property surplus the applicant must make payment of fair market value as determined by the City's Property Management Division in accordance with Salt Lake City Code, Chapter 2.58.

In accordance with State Law 10-9-305, the above mentioned City Departments and Divisions have reviewed the proposal and recommended approval of the street closures. The applicant has agreed to all conditions of approval of the various departments /divisions prior to the closure Ordinance being recorded.

Findings of Fact:

1. The streets proposed to be closed within the plat are not needed by either the city or the general public for required access.
2. The proposed street closures are consistent with the applicable City Master Plans.
3. Easements for public utilities infrastructure must be retained by the City where facilities exist.
4. The private street right-of-way will remain.
5. Public safety access is adequate on site.

RECOMMENDATION:

Based upon the above analysis and findings of fact, staff recommends that the Planning Commission hold the required public hearing and approve a motion to favorably recommend the street closures to the City Council based upon the following conditions:

1. Emergency access lanes for the existing buildings must be maintained and any existing fire hydrants must be maintained and accessible to fire apparatus.

2. Recordation of an easement dedication to Salt Lake City Corporation for the maintenance, repair, operation and inspection of the sewer mains.
3. The Garff block needs to be brought into compliance with Salt Lake City Codes and Ordinances. Future lot consolidation/subdivision approval to designate one building and sign per lot, defining parking, and landscaping per Petition # 410-644, November 19, 2203.

Jackie O. Gasparik
Principal Planner

Attachments:
1. Application.
2. Department Comments.

RAY QUINNEY & NEBEKER

April 6, 2004

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Application for Street Closure of **Hamilton Place**

To Whom It May Concern:

We represent Garff Family, LLC and are submitting herewith a completed application for Street Closure of Hamilton Place in Salt Lake City, Utah with the required fee. This letter is intended to be the letter described in Section 1 of such application.

The applicant, Garff Family, LLC owns all of the property adjacent to and abutting Hamilton Place. Garff Family, LLC is requesting a closure of Hamilton Place as a precautionary measure after review of the County's property records and after consultation with City Attorney, Lynn Pace. Garff Family, LLC believes that it is already the rightful owner of Hamilton Place based on its historical use of the property for business purposes. Garff Family, LLC (or its predecessor Garff-related entities) (collectively, "Garff") has exclusively used Hamilton Place for business purposes for more than 20 years. During that time, Hamilton Place has only been used for internal access to and from other parcels of property owned by Garff as well as for parking relating to Garff's automobile dealerships, and Garff has been solely responsible for all repair, maintenance and replacement of the improvements located on Hamilton Place. In fact, the curb and gutter cutout and the sidewalk running across Hamilton Place on 600 South confirm that the property is not viewed by the City as a public street, but rather a private right-of-way. Prior to Garff's use, it appears that Hamilton Place was merely a private right-of-way serving a handful of residential properties.

However, "record title" ownership of Hamilton Place is not clear from a review of the County's property records. Fee simple title has not bee conveyed to any party for more than 80 years. The fact that Hamilton Place has had that name on City and County plat maps for several decades indicates that the City (i.e., the public) might have had some interest in the far distant past. However, Hamilton Place was never formally dedicated to the City and, again, the property has not been used as any type of public access way for at least 20 years., if ever. Because of the lack of continuity and clarity in the chain of "record title" of Hamilton Place, the City Attorney, Lynn Pace, indicated that the City could not simply disclaim any interest in Hamilton Place, but rather Garff Family, LLC should go

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McKay M. Pearson
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Jennifer L. Crane
Samuel C. Straight
Paul C. Burke
Elaina M. Maragakis
D. Zachary Wiseman
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N. Aaron Murdock
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M. John Ashton
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Maren L. Daines

through the street closure process to resolve once and for all any interest the City might, if at all, have in Hamilton Place.

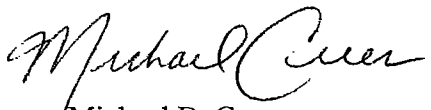
The proposed street closure does not conflict with any public policy or interest. As stated above, Hamilton Place has been used solely by Garff privately for more than 20 years for its businesses. The City (i.e., the public) is not giving away anything in formally closing Hamilton. In fact, the street closure will actually confirm, on a formal basis, what has been a reality for many decades from a practical standpoint, namely, the City has no interest in Hamilton Place. It is also in the public interest for the City to make certain that it does not have any financial repair, maintenance and replacement responsibility for property that is being used solely for private business purposes by Garff.

Finally, as the City processes this request for a street closure, Garff asks that the City consider what is the actual fair market value of the City's interest in Hamilton Place. The City clearly does not own fee simple title to the property such that the fair market value would be based on fee simple ownership. The City has not had any responsibility for, and has not spent any money repairing, maintaining or replacing any portion of, Hamilton Place for many decades, if ever. From Garff's perspective, especially since Garff alone has been responsible for the costs of repair, maintenance and replacement of the improvements on Hamilton Place, the fair market value of the City's interest in Hamilton Place should be deemed to be nothing more than a nominal amount, at best.

We look forward to working with your department to complete this street closure process as Lynn Pace has recommended. Please let us know immediately if the application is deficient in any way or if you need any further information or documentation.

Respectfully,

RAY QUINNEY & NEBEKER



Michael D. Creer

Enclosures
CC: (letter only by fax)
John Garff
Bruce Fathers
Mick MacIntosh

Street Closure

FOR OFFICE USE ONLY

Petition No. 400-04-14
Receipt No. #2004987 & 89 Amount $. 319.61
Date Received 4-14-04
Reviewed by JG

SALT LAKE CITY PLANNING

Date April 6, 2004

Location of the subject street Hamilton Place off of 600 South between State Street and 200 East

Name of Applicant Garff Family, LLC Phone 801-257-3402

Address of Applicant 531 South State Street, Salt Lake City UT 84111

E-mail address of Applicant johng@kengarff.com Cell / Fax 801-257-3461 (fax)

Please include with the application:

1. A letter explaining why you are requesting this street closure. Please include a statement explaining why the street closure is consistent with proposed public policy. If applicant is not a property owner adjacent to the street, please include the applicant's interest in the request.

2. The names and addresses of all property owners within four-hundred fifty (450) feet—exclusive of streets and alleys in any direction—from the border of the subject street. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. Additional names and addresses may be required. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**

3. The name, address and signatures of all abutting property owners who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign and not occupants who rent.**

4. A property ownership map (known as a Sidwell map) showing the area of the proposed street closure. On the map please:
   a. Highlight the subject section of street
   b. Indicate with a list of the property owners and write their name on the sidwell map identifying the property they own.

5. **Filing fee of $300.00, due at time of application.**

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

Sidwell maps and names of property owners are available at:
Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:
Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, UT 84111
Telephone: (801) 535-7757

Signature of Applicant *or authorized agent* John Garff Chief Operating Officer *Title of agent*

04/17/03

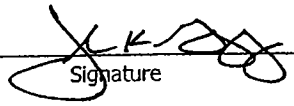
Petition to Close a Street

Petitioner: Garff Family, LLC

Address: 531 South State Street, Salt Lake City UT 84111

Date: April 6, 2004

As an owner of property fronting the street, I support the proposed closure. I understand that I will be required to pay fair market value for my portion of the street, or allow another abutting property owner to purchase my portion.

Print Name and Address	Signature	Date
*Garff Family, LLC, 531 South State Street Salt Lake City UT 84111		4/5/2004

*I understand that Garff Family, LLC is the only property fronting the street.

Salt Lake City Corporation
CED Planning Division
451 South State Rm 406
Salt Lake City UT 84111
801-535-7757

OPEN
Invoice#: 062004987
Date: 4/14/2004

Received From:
Ray Quinney & Nebeker
36 South State Street Suite 1400
Salt Lake City, Ut

Prepared by:
Diana Hansen

Description	No	C. Center	Object	Project	Activity	Amount
Street Closure for Hamilton Place off of 600 South between State Street and 200 East. Check #130103	1	0600100	125111	-	-	$300.00

TOTAL AMOUNT **$300.00**
PAYMENT TYPE **CHECK**

Salt Lake City Corporation
CED Planning Division
451 South State Rm 406
Salt Lake City UT 84111
801-535-7757

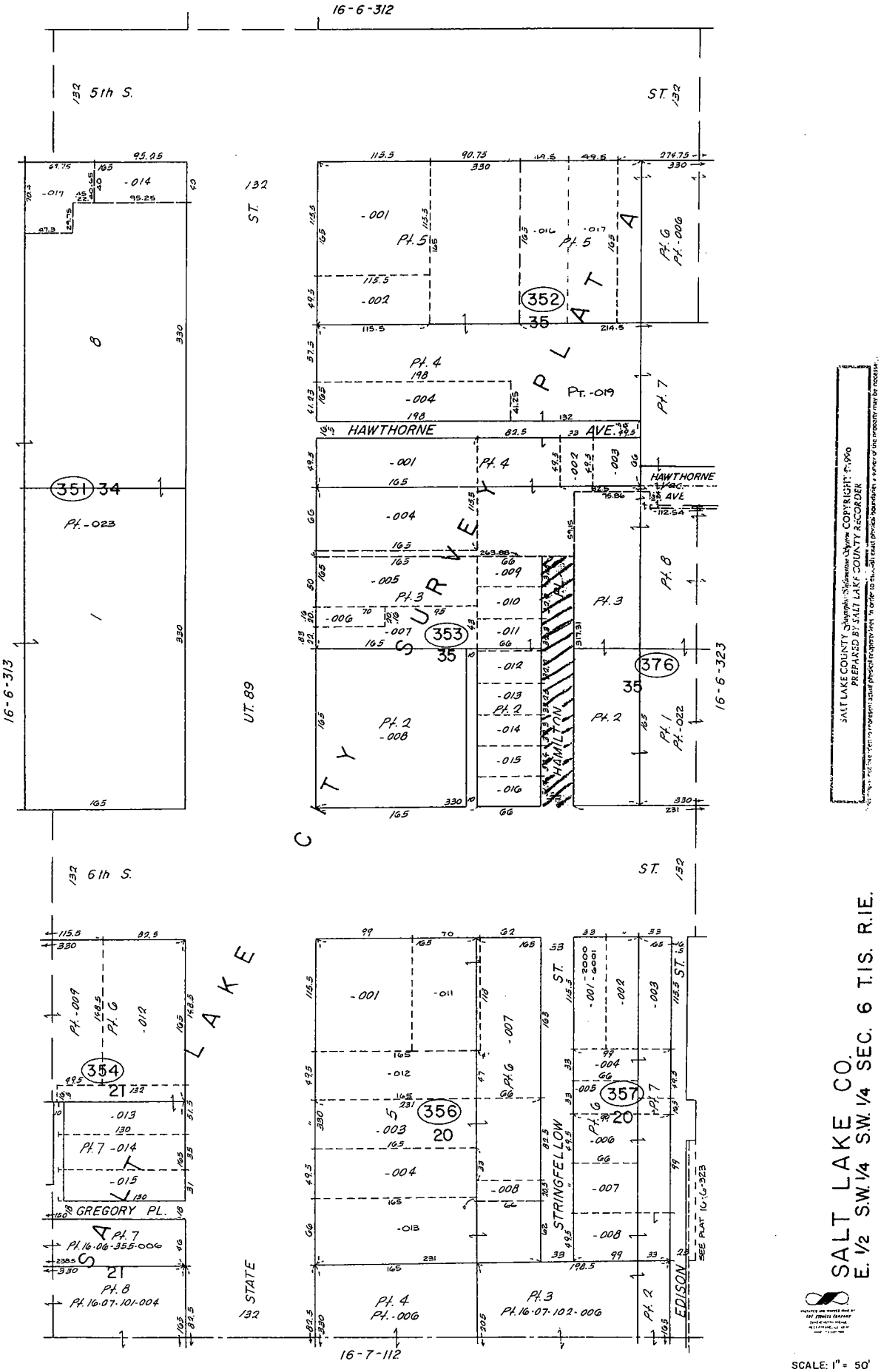
OPEN
Invoice#: 062004989
Date: 4/14/2004

Received From:
Ray Quinney & Nebeker
36 South State Street Suite 1400
Salt Lake City, Ut

Prepared by:
Diana Hansen

Description	No	C. Center	Object	Project	Activity	Amount
Postage for street closure for Hamilton Place off of 600 south between State Street and 200 East. Check #130104	1	0600900	1890	-	-	$19.61

TOTAL AMOUNT **$19.61**
PAYMENT TYPE **CHECK**



SALT LAKE COUNTY, [illegible] COPYRIGHT [illegible]
PREPARED BY SALT LAKE COUNTY RECORDER

SALT LAKE CO.
E. 1/2 S.W. 1/4 S.W. 1/4 SEC. 6 T.1S. R.1E.

SCALE: 1" = 50'

16-6-314

RAY QUINNEY & NEBEKER

April 6, 2004

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Application for Street Closure of **Hawthorne Ave.**

To Whom It May Concern:

We represent Garff Family, LLC and are submitting herewith a completed application for Street Closure of Hawthorne Ave. (off of 200 East) in Salt Lake City, Utah with the required fee. This letter is intended to be the letter described in Section 1 of such application.

The applicant, Garff Family, LLC owns all of the property adjacent to and abutting Hawthorne Ave. Garff Family, LLC is requesting a closure of Hawthorne Ave. as a precautionary measure after review of the County's property records and after consultation with City Attorney, Lynn Pace. Garff Family, LLC believes that it is already the rightful owner of Hawthorne Ave. based on its historical use of the property for business purposes. Garff Family, LLC (or its predecessor Garff-related entities) (collectively, "Garff") has exclusively used Hawthorne Ave. for business purposes for more than 35 years. During that time, Hawthorne Ave. has only been used for internal access to and from other parcels of property owned by Garff as well as for parking relating to Garff's automobile dealerships, and Garff has been solely responsible for all repair, maintenance and replacement of the improvements located on Hawthorne Ave. In fact, the curb and gutter cutout and the sidewalk running across Hawthorne Ave. on 200 East confirm that the property is not viewed by the City as a public street, but rather a private right-of-way.

However, "record title" ownership of Hawthorne Ave. is not clear from a review of the County's property records. Fee simple title has not bee conveyed to any party for more than 80 years. The fact that Hawthorne Ave. has had that name on City and County plat maps for several decades indicates that the City (i.e., the public) might have had some interest in the far distant past. However, Hawthorne Ave. was never formally dedicated to the City and, again, the property has not been used as any type of public access way for at least 35 years., if ever. Because of the lack of continuity and clarity in the chain of "record title" of Hawthorne Ave., the City Attorney, Lynn Pace, indicated that the City could not simply disclaim any interest in Hawthorne Ave., but rather Garff Family, LLC should go through the street closure process to resolve once and for all any interest the City might, if at all, have in Hawthorne Ave.

760678

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Paul C. Burke
Elaina M. Maragakis
D. Zachary Wiseman
Michael D. Mayfield
Scott B. Finlinson
Bryan K. Bassett
David E. Finkelson
Rod N. Andreason
N. Aaron Murdock
Kristine M. Larsen
Gregory S. Roberts
Christopher N. Nelson
Jacquelyn D. Rogers
Benjamin J. Kotter
Sarah M. Birkeland
Cecilia M. Romero
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Robert M. Graham
M. John Ashton
Katie A. Eccles
Melissa Herring Bailey
Maren L. Daines

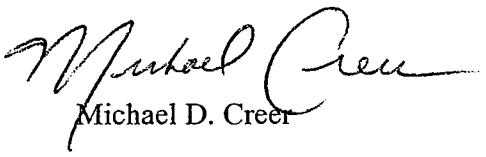
The proposed street closure does not conflict with any public policy or interest. As stated above, Hawthorne Ave. has been used solely by Garff privately for more than 35 years for its businesses. The City (i.e., the public) is not giving away anything in formally closing Hawthorne Ave. In fact, the street closure will actually confirm, on a formal basis, what has been the reality for many decades from a practical standpoint, namely, the City has no interest in Hawthorne Ave. It is also in the public interest for the City to make certain that it does not have any financial repair, maintenance and replacement responsibility for property that is being used solely for private business purposes by Garff.

Finally, as the City processes this request for a street closure, Garff asks that the City consider what is the actual fair market value of the City's interest in Hawthorne Ave. The City clearly does not own fee simple title to the property such that the fair market value would be based on fee simple ownership. The City has not had any responsibility for, and has not spent any money repairing, maintaining or replacing any portion of, Hawthorne Ave. for many decades, if ever. From Garff's perspective, especially since Garff alone has been responsible for the costs of repair, maintenance and replacement of the improvements on Hawthorne Ave., the fair market value of the City's interest in Hawthorne Ave. should be deemed to be nothing more than a nominal amount, at best. This would be consistent with the abandonment by the City in 1967 of property that was a part of Hawthorne Ave. That abandonment was completed in favor of Garff at that time for no compensation.

We look forward to working with your department to complete this street closure process as Lynn Pace has recommended. Please let us know immediately if the application is deficient in any way or if you need any further information or documentation.

Respectfully,

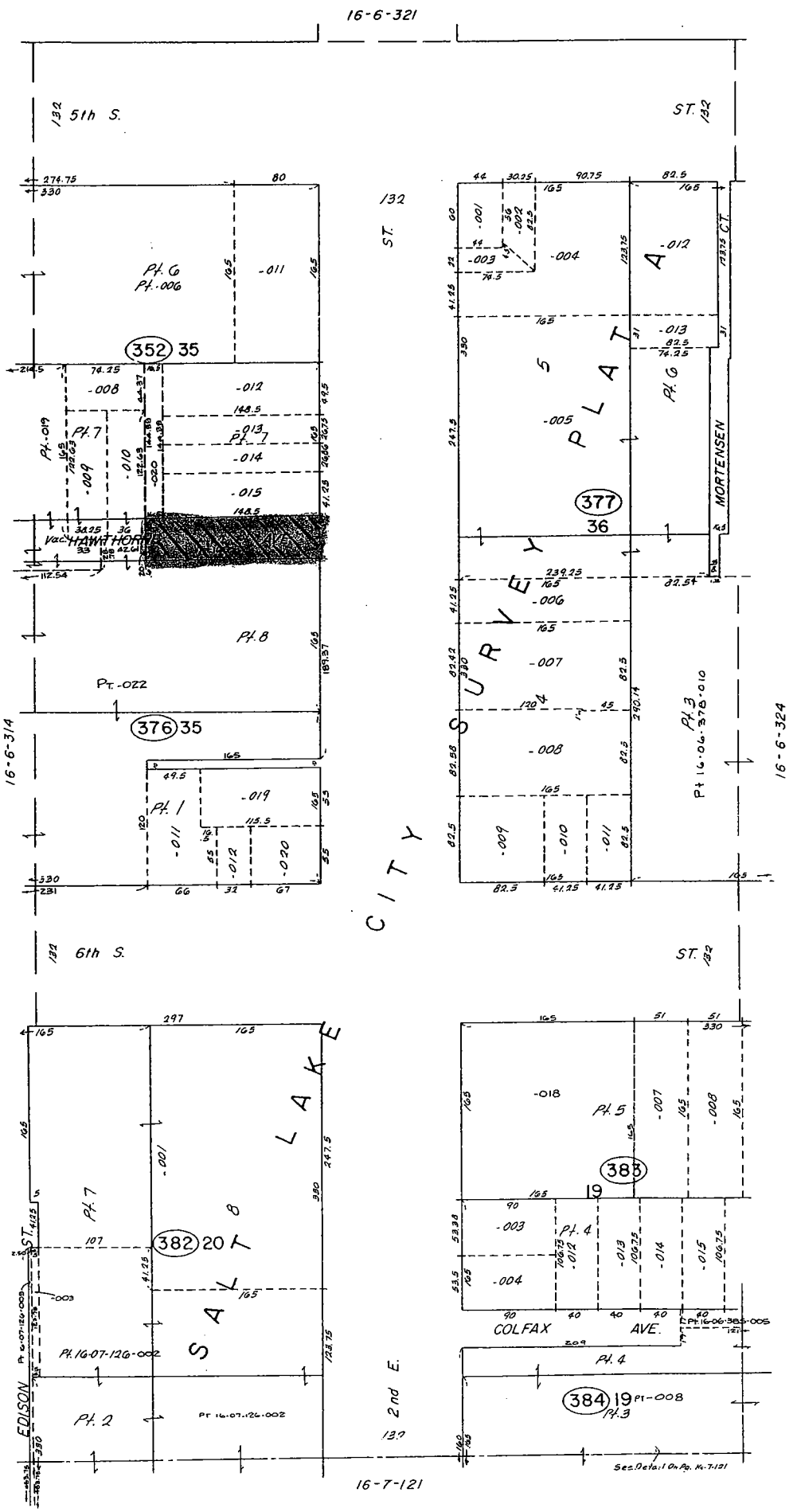
RAY QUINNEY & NEBEKER



Michael D. Creer

Enclosures
CC: (letter only by fax)
John Garff
Bruce Fathers
Mick MacIntosh

760678



SALT LAKE CO.
W. 1/2 S.E. 1/4 S.W. 1/4 SEC. 6 T.1S. R.1E.

SCALE: 1" = 50'

16-6-323

Street Closure

FOR OFFICE USE ONLY

Petition No. _____

Receipt No. _____ Amount $: _____

Date Received _____

Reviewed by _____

SALT LAKE CITY PLANNING

Date April 6, 2004

Location of the subject street Hawthorne Avenue off of 200 East between 500 South and 600 South

Name of Applicant Garff Family, LLC Phone 801-257-3402

Address of Applicant 531 South State Street, Salt Lake City UT 84111

E-mail address of Applicant johng@kengarff.com Cell / Fax 801-257-3461 (fax)

Please include with the application:

1. A letter explaining why you are requesting this street closure. Please include a statement explaining why the street closure is consistent with proposed public policy. If applicant is not a property owner adjacent to the street, please include the applicant's interest in the request.

2. The names and addresses of all property owners within four-hundred fifty (450) feet—exclusive of streets and alleys in any direction—from the border of the subject street. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. Additional names and addresses may be required. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**

3. The name, address and signatures of all abutting property owners who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign and not occupants who rent.**

4. A property ownership map (known as a Sidwell map) showing the area of the proposed street closure. On the map please:
   a. Highlight the subject section of street
   b. Indicate with a list of the property owners and write their name on the sidwell map identifying the property they own.

5. **Filing fee of $300.00, due at time of application.**

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

Sidwell maps and names of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, UT 84111
Telephone: (801) 535-7757

Signature of Applicant *or authorized agent* John Garff Chief Operating Officer *Title of agent*

04/17/03

Petition to Close a Street

Petitioner: Garff Family, LLC

Address: 531 South State Street, Salt Lake City UT 84111

Date: April 6, 2004

As an owner of property fronting the street, I support the proposed closure. I understand that I will be required to pay fair market value for my portion of the street, or allow another abutting property owner to purchase my portion.

Print Name and Address	Signature	Date
*Garff Family, LLC, 531 South State Street Salt Lake City UT 84111		4/5/2004

*I understand that Garff Family, LLC is the only property fronting the street.

Salt Lake City Corporation
CED Planning Division
451 South State Rm 406
Salt Lake City UT 84111
801-535-7757

OPEN
Invoice#: 062004988
Date: 4/14/2004

Received From:
Ray Quinney & Nebeker
36 South State Street Suite 1400
Salt Lake City, Ut

Prepared by:
Diana Hansen

Description	No	C. Center	Object	Project	Activity	Amount
State Closure for Hawthorne Avenue off of 200 East between 500 South and 600 South. Check #130104	1	0600100	125111	-	-	$300.00
Tax for the Street Closure for Hawthorne Avenue off of 200 East between 500 South and 600 South. Check #130104	2	0600900	1890	-	-	$19.61
					TOTAL AMOUNT	**$319.61**
					PAYMENT TYPE	**CHECK**

Gasparik, Jackie

From: Walsh, Barry
Sent: Wednesday, April 21, 2004 5:44 PM
To: Gasparik, Jackie
Cc: Young, Kevin; Weiler, Scott; Smith, Craig
Subject: Pet 400-04-15 Correction
Categories: Program/Policy

April 21, 2004

Jackie Gasparik
Planning Division
451 South State St, Rm. 406
Salt Lake City, Utah 84111

Re: Petition 400-04-15 Request to close Hawthorn Avenue from 150 E to 200 E.

Dear Jackie:

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

The request for the Hawthorn Avenue closure is assumed to be driven by the proposed development in the area. The concept of closing and removing the public roadway corridor from the transportation system is feasible. Approval would be subject to the approval by all abutting property uses owned by Garff Family. Our understanding is that this roadway has been used for the off loading of vehicles in the past. Currently off loading has occurred in the public roadway (200 East) which impacts the public transportation system and should be restricted to on site functions with the closure of this public right of ways. Planning needs to verify abutting property issues for frontage on public street and consolidation of lots.

Please feel free to call me at 535-6630 if you have any further questions.

Sincerely,

Barry D. Walsh
Transportation Engineer Assoc.

cc: Kevin J. Young, P.E.
Scott Weiler, Engineering
Craig Smith, Engineering
J. R. Smith, Police
File

Gasparik, Jackie

From: Walsh, Barry
Sent: Wednesday, April 21, 2004 5:48 PM
To: Gasparik, Jackie
Cc: Young, Kevin; Weiler, Scott; Smith, Craig
Subject: Pet 400-04-14
Categories: Program/Policy

April 21, 2004

Jackie Gasparik
Planning Division
451 South State St, Rm. 406
Salt Lake City, Utah 84111

Re: Petition 400-04-14 Request to close Hamilton Place from 550 So. to 600 So.

Dear Jackie:

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

The request for the Hamilton Place closure is assumed to be driven by the proposed development in the area. The concept of closing and removing the public roadway corridor from the transportation system is feasible. Approval would be subject to the approval by all abutting property uses owned by Garff Family. We see no impacts to the public transportation system with this public right of way closure. Planning needs to verify abutting property issues for frontage on a public street and consolidation of lots.

Please feel free to call me at 535-6630 if you have any further questions.

Sincerely,

Barry D. Walsh
Transportation Engineer Assoc.

cc: Kevin J. Young, P.E.
Scott Weiler, Engineering
Craig Smith, Engineering
J. R. Smith, Police
File

Gasparik, Jackie

From: Smith, JR
Sent: Monday, April 19, 2004 12:50 PM
To: Gasparik, Jackie
Subject: Petition #'s 400-04-14 and 400-04-15

Categories: Program/Policy

Jackie,

I see no issues from the law enforcement perspective in reference to the closure of Hawthorne Ave. and Hamilton Pl. as described in above petitions.

J.R. Smith
SLCPD
CAT Dist 4/5

Gasparik, Jackie

From: Smith, Craig
Sent: Friday, April 16, 2004 9:13 AM
To: Gasparik, Jackie
Subject: petition#400--04-14 & petition#400-04-15
Categories: Program/Policy

Good morning Jackie,
I have reviewed both petition #400-04-14 and 15, 2 requests from the Garff family to close Hamilton Place and Hawthorne Ave. A preliminary search in Engineering records show both of these streets have been declared private. I will continue the research of this block to verify our findings.
Craig

Gasparik, Jackie

From: Larson, Bradley
Sent: Monday, April 19, 2004 4:40 PM
To: Gasparik, Jackie
Subject: Petition #400-04-14 / Street closure of Hamilton Place

Jackie,

Please consider this note as Fire Department approval for the above named request. Note that an emergency access lane for the building/s west of Hamilton place must be maintained and any existing fire hydrants must be maintained and accessible to fire apparatus.

Please feel free to contact me should you have any questions or need further assistance.

Thank you.

Brad Larson
Deputy Fire Marshal

Gasparik, Jackie

From: Larson, Bradley
Sent: Monday, April 19, 2004 4:36 PM
To: Gasparik, Jackie
Subject: Petition #400-04-15 / Street closure of Hawthorn Avenue

Jackie,

Please consider this note as Fire Department approval for the above named request. Note that an emergency access lane for the building south of Hawthorn must be maintained and any existing fire hydrants must be maintained and accessible to fire apparatus.

Please feel free to contact me should you have any questions or need further assistance.

Thank you.

Brad Larson
Deputy Fire Marshal

LEROY W. HOOTON, JR.
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC UTILITIES
WATER SUPPLY AND WATERWORKS
WATER RECLAMATION AND STORMWATER

ROSS C. "ROCKY" ANDERSON
MAYOR

April 19, 2004

Jackie Gasparik
Salt Lake City Planning
451 South State Street
Salt Lake City, Utah 84111

RE: Street Closure – Petition 400-04-14
Located off 600 South between State Street and 200 East

Dear Jackie,

Salt Lake City Public Utilities has reviewed the above referenced request and offer the following comments:

Within this existing street right-of-way section, Salt Lake City Public Utilities owns and operates an eight-inch sanitary sewer main. No water main or storm drain facilities exist within this right-of-way. This existing sewer facility currently provides service for several customers.

In order to insure reliable service to these existing customers, unrestricted access to this facility must be maintained at all times. This will mean that no new structures, buildings, fences, trees, islands, large landscaping features, etc. may be built within 15-feet of this existing facility. The existing right-of-way must remain as an easement dedicated to Salt Lake City Corporation for the maintenance, repair, operation and inspection of this sewer facility.

If you should need further assistance with this matter, please contact Jeff Snelling at 483-6889.

Sincerely,

LeRoy W. Hooton, Jr.
Director

Cc:file

pg\jn\LWH

1530 SOUTH WEST TEMPLE, SALT LAKE CITY, UTAH 84115
TELEPHONE: 801-483-6900 FAX: 801-483-6818

RECYCLED PAPER

LEROY W. HOOTON, JR.
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC UTILITIES
WATER SUPPLY AND WATERWORKS
WATER RECLAMATION AND STORMWATER

ROSS C. "ROCKY" ANDERSON
MAYOR

April 19, 2004

Jackie Gasparik
Salt Lake City Planning
451 South State Street
Salt Lake City, Utah 84111

RE: Street Closure – Petition 400-04-15
Located off 200 East between 500 and 600 South

Dear Jackie,

Salt Lake City Public Utilities has reviewed the above referenced request and offer the following comments:

Within this existing street right-of-way section, Salt Lake City Public Utilities owns and operates an eight-inch sanitary sewer main. No water main or storm drain facilities exist within this right-of-way. This existing sewer facility currently provides service for several customers.

In order to insure reliable service to these existing customers, unrestricted access to this facility must be maintained at all times. This will mean that no new structures, buildings, fences, trees, islands, large landscaping features, etc. may be built within 15-feet of this existing facility. The existing right-of-way must remain as an easement dedicated to Salt Lake City Corporation for the maintenance, repair, operation and inspection of this sewer facility.

If you should need further assistance with this matter, please contact Jeff Snelling at 483-6889.

Sincerely,

LeRoy W. Hooton, Jr.
Director

Cc:file

pg\jn\LWH

1530 SOUTH WEST TEMPLE, SALT LAKE CITY, UTAH 84115
TELEPHONE: 801-483-6900 FAX: 801-483-6818

RECYCLED PAPER

Gasparik, Jackie

From: Michael Creer [mcreer@RQN.COM]
Sent: Wednesday, June 30, 2004 11:33 AM
To: 'jackie.gasparik@ci.slc.ut.us'
Subject: Legals for Proposed Street Closures - Garff Family, LLC

Jackie:

I believe the legal descriptions for the proposed street closures are as follows:

Hamilton Place

Commencing 66 feet West of the Southeast corner of Lot 2, Block 35, Plat "A," Salt Lake City Survey; and running thence West 33 feet; thence North 258 feet, thence East 33 feet; thence South 258 feet to the place of beginning.

I believe that makes the piece of property approximately 8,514 square feet.

Hawthorne Ave.

Commencing at a point 1-1/4 rods North of the Southeast corner of Lot 7, Block 35, Plat "A," Salt Lake City Survey; and running thence West 10 rods; thence South 2-1/2 rods; thence East 10 rods; thence North 2-1/2 rods to the point of commencement.

I believe that makes the piece of property 165' x 41.25' or approximately 6,806.25 square feet.

I hope this helps.

Regards,

Michael D. Creer, Esq.
Ray Quinney & Nebeker P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111
Direct: 801-323-3369
Fax: 801-532-7543
www.rqn.com

This e-mail is sent by a law firm and contains information that may be privileged and confidential. If you are not the intended recipient, please
delete the e-mail and notify us immediately.

Gasparik, Jackie

From: Cordova, Linda
Sent: Friday, October 08, 2004 2:51 PM
To: Wheelwright, Doug; Gasparik, Jackie
Cc: Williams, Matthew; Greenleaf, Karryn
Subject: Hawthorne/Hamilton

In light of the fact that the extent of the City's interest is in the subsurface only (sewer lines), Public Utilities has agreed to accepting a formal easement, in our format, in lieu of cash compensation. If in the future the sewer lines are abandoned at the request of the property owner, a cash compensation would be expected then. Property Management is in agreement with having the property owner grant us an easement.

NOTE: The field trip is scheduled to leave at 4:00 p.m.

AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 8, 2004, at 5:45 p.m.

The Planning Commission will be having dinner 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 will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, August 25, 2004

2. **REPORT OF THE CHAIR AND VICE CHAIR**

3. **REPORT OF THE DIRECTOR**

   a. The City of North Salt Lake is requesting a boundary adjustment between Salt Lake City and North Salt Lake concerning an 80-acre parcel of property owned by North Salt Lake City located east of the gravel pits along Beck Street.

4. **CONSENT AGENDA** – Salt Lake City Property Conveyance Matters / Request for time extension:

   a. Handy Trucking and Salt Lake City Public Utilities Department – The owners of Handy Trucking Company are requesting that Public Utilities allow the reduction in width of an existing 30 foot wide public utility and drainage easement, which was created by a recently recorded subdivision plat for the Tom Rich Subdivision. The proposal is to reduce the width of the easement from 30 feet to 12 feet, to accommodate the proposed building development on the lot in this industrial subdivision. The property is located just south of I-80 at 30 South 5100 West in the Manufacturing "M-1" zoning district, within Salt Lake City limits. Public Utilities and Planning Staff recommend approval of the proposed reduction in the easement width as requested.

   b. Jerry and Linda Petersen and Salt Lake City Public Utilities Department – The Petersens are requesting Public Utilities' approval to place a concrete box culvert, to contain a portion of the existing East Jordan Canal (irrigation water), and to lease the surface rights to the canal right-of-way property at 1441 East Fort Union Blvd (6910 South) in unincorporated Salt Lake County. Public Utilities and Planning Staff recommend approval of the request.

   c. Quest Communications and Salt Lake City Public Utilities Department – Quest is requesting that Public Utilities issue a standard utility permit, allowing Quest to install two communications conduits which would cross a portion of the Jordan and Salt Lake City Canal property, at approximately 12080 South Lone Peak Parkway (125 West) in Draper, Utah. Public Utilities and Planning Staff recommend approval of the standard utility permit as requested.

   d. Quest Communications and Salt Lake City Public Utilities Department – Quest is requesting that Public Utilities issue a standard utility permit, allowing Quest to install a communications conduit, which would cross a portion of the East Jordan Canal (irrigation water) Public Utilities owned canal property located at 6890 South 1495 East, in unincorporated Salt Lake County. Public Utilities and Planning Staff recommend approval of the standard utility permit as requested. (Staff – Karryn Greenleaf at 483-6769 or Doug Wheelwright at 535-6178)

   <u>Request for time extension on prior approval</u>

   a. Petition No. 410-643, by Redman Investment Partnership, requesting an extension of time for the Planned Development approval of September 24, 2003, for the renovation of the Redman building and Conditional Use approval for an off-site parking lot associated with the future commercial/residential condominium use of this property. The project is located at 1240 East 2100 South in the Sugar House Business District "C-SHBD" zone. (Staff – Doug Wheelwright at 535-6178)

5. **PUBLIC HEARINGS**

   a. **PUBLIC HEARING** – Petition No. 400-04-32, by KAS, L.L.C., requesting a zoning text amendment to allow car washes in the Downtown "D-2" zoning district. The proposal is to add car wash uses to Section 21A.30.050, "the table of permitted and conditional uses", within the "D-2" zoning district. This text change would allow the Applicant to construct a car wash at 628 South 300 West. (Staff – Everett Joyce at 535-7930)

   b. **PUBLIC HEARING** – Petition No. 410-682, by Peterson Oil, requesting Planned Development approval to reconstruct the Chevron convenience store and car wash located at 2110 South 1300 East in the "CSHBD" Sugar House Business District. (Staff – Joel Paterson at 535-6141)

   c. **PUBLIC HEARING** – Petition No. 400-04-14 & 400-04-15, by Garff Family L.L.C., requesting the street closures of Hamilton Place (extending north from 600 South between State Street and 200 East) and Hawthorne Avenue (extending west from 200 East between 500 and 600 South) to disclaim any interest the City or the public may have in these private streets. (Staff Jackie Gasparik at 535-6354)

6. **UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER THE MEETING. THANK YOU.

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 8, 2004, 5:45 p.m.

Present from the Planning Commission were Chair Prescott Muir, Vice Chair Tim Chambless, Bip Daniels, Babs De Lay, Craig Galli, Laurie Noda, Kathy Scott and Jennifer Seelig. John Diamond and Peggy McDonough were excused.

Present from the City Staff were Planning Director Louis Zunguze, Deputy Planning Director Brent Wilde, Deputy Planning Director Doug Wheelwright, Principal Planner Everett Joyce, Senior Planner Joel Patterson, Principal Planner Jackie Gasparik and Acting Planning Commission Secretary Deborah Martin.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Muir called the meeting to order at 5:46 p.m. Minutes are presented in agenda order and not necessarily as cases were heard by the Planning Commission. Tapes of the meeting will be retained in the Planning Office for a period of one year, after which they will be erased.

Approval of minutes from Wednesday, August 25, 2004

Referring to page 6, Commissioner Seelig asked that the audio recording of the meeting be reviewed. Commissioner Seelig explained that she believed she asked the color of the utility box rather than the different colors that are available for graffiti paint.

Commissioner Noda moved to approve the minutes as amended.

Commissioner De Lay seconded the motion.

Commissioner Chambless, Commissioner Daniels, Commissioner De Lay, Commissioner Galli, Commissioner Noda, Commissioner Scott and Commissioner Seelig voted "Aye". Prescott Muir as Chair did not vote. All voted in favor, and therefore the motion passed.

The revisions as noted are reflected in the August 25, 2004 ratified minutes.

REPORT OF THE CHAIR AND VICE CHAIR

Chair Muir asked for an overview of subcommittee activities.

Responding for the Downtown Subcommittee, Commissioner Noda explained that they met last week with Planning Staff and discussed restructuring the 1996 Downtown Master Plan. Staff is in the process of making changes that the Subcommittee recommended, and will bring back to the Subcommittee those changes. The Subcommittee will then report to the full Planning Commission with the final revisions.

Commissioner Noda explained that the Policies and Procedures Committee also met on Tuesday, September 7, and reviewed the draft policies that were presented to the Committee during the retreat. Staff is making the revisions and will submit them back for final review. The Policies and Procedures Committee with then submit the final results to the full Planning Commission.

5. **The Applicant shall provide documentation to Planning Staff that the Community Council had adequate notice of the existence of the drive through on the project site.**

Commissioner Daniels seconded the motion.

Commissioner Galli asked to amend condition number five to read, "Provided the Applicant provides documentation to Planning Staff that the Community Council had adequate notice of the existence of the drive through on the project site".

Commissioner De Lay accepted the amendment.

Commissioner Daniels accepted the amendment as well.

Commissioner Chambless, Commissioner Daniels, Commissioner De Lay, Commissioner Galli, Commissioner Noda, and Commissioner Seelig voted "Aye". Commissioner Scott voted "Nay". Prescott Muir as Chair did not vote. Six Commissioners voted in favor, one Commissioner voted against, and therefore the motion passed.

Petition No. 400-04-14 & 400-04-15, by Garff Family L.L.C., requesting the street closures of Hamilton Place (extending north from 600 South between State Street and 200 East) and Hawthorne Avenue (extending west from 200 East between 500 and 600 South) to disclaim any interest the City or the public may have in these private streets.

This item was heard at 8:37 p.m.

Principal Planner Jackie Gasparik presented the petition as written in the staff report. She stated that the Applicant, Garff Family L.L.C, represented by Attorney Michael Creer, requests that the City close Hawthorne Place and Hawthorn Avenue. The Applicant has researched the property and is of the view that they already own the property which they have exclusively used and maintained for over 35 years. However, currently formal ownership of this property is unclear, they do not have title of the subject property and City records show these mid block courts as private streets.

Based on the analysis and findings of fact noted in the staff report Planning Staff and all relevant City departments recommend that the Planning Commission forward a favorable recommendation to the City Council to close the requested streets subject to the conditions noted in the staff report. Ms. Gasparik noted a modification to condition 2 that shall read "Recordation of an easement dedication to Salt Lake City Corporation for the maintenance, repair, operation and inspection of the sewer mains, unless the Applicant can convince Public Utilities that no other properties require this sewer main, they may allow this main to be designated as a private main and owned and maintained by the property owner".

Mr. Michael Creer addressed the Commission to answer questions. The Planning Commission did not have questions for the Applicant.

Chair Muir opened the public hearing.

No one was forthcoming.

Chair Muir closed the public hearing.

Motion for Petition No. 400-04-14 & 400-04-15

Commissioner Noda made a motion regarding Petition No. 400-04-14 & 400-04-15, based on the analysis and findings of fact noted in the staff report that the Planning Commission forward a favorable recommendation to the City Council to close the requested streets subject to the following conditions:

1. Emergency access lanes for the existing buildings must be maintained and any existing fire hydrants must be maintained and accessible to fire apparatus.

2. **Recordation of an easement dedication to Salt Lake City Corporation for the maintenance, repair, operation, and inspection of the sewer mains, unless the Applicant can convince Public Utilities that no other properties require this sewer main, they may allow this main to be designated as a private main and owned and maintained by the property owner.**

3. The Garff block needs to be brought into compliance with Salt Lake City Codes and Ordinances. Future lot consolidation/subdivision approval to designate one building and sign per lot, defining parking, and landscaping per Petition # 410-644, November 19, 2003.

Commissioner Chambless seconded the motion.

Commissioner Chambless, Commissioner Daniels, Commissioner De Lay, Commissioner Galli, Commissioner Noda, Commissioner Scott, and Commissioner Seelig voted "Aye". Prescott Muir as Chair did not vote. All voted in favor, and therefore the motion passed.

UNFINISHED BUSINESS

There being no other unfinished business to discuss, the Planning Commission meeting adjourned at 8:41 p.m.

ORIGINAL PETITION PACKET

PETITION NO. 400-04-15

PETITION CHECKLIST

Date	Initials	Action Required
4-14-04	KH	Petition delivered to Planning
4-14-04	KH	Petition assigned to: Jackie Gasparik
9-8-04	JEJ	Planning Staff or Planning Commission Action Date
____	____	Return Original Letter and Yellow Petition Cover
9-21-04	JEJ	Chronology
NA	NA	Property Description (marked with a post it note)
NA	NA	Affected Sidwell Numbers Included
9-21-04	JEJ	Mailing List for Petition, include appropriate Community Councils
9-21-04	JEJ	Mailing Postmark Date Verification
9-21-04	JEJ	Planning Commission Minutes
9-21-04	JEJ	Planning Staff Report
9-21-04	JEJ	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
9-21-04	JEJ	Ordinance Prepared by the Attorney's Office
____	____	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
Jackie Gasparik		Planner responsible for taking calls on the Petition
____	____	Date Set for City Council Action _____
____	____	Petition filed with City Recorder's Office

REMARKS

Petition No. 400-04-15

By Garff Family, LLC

Is requesting a Street Closure for Hawthorne Avenue off of 200 East between 500 South and 600 South.

Date Filed

Address

PETITION NO. 400-04-14

PETITION CHECKLIST

Date	Initials	Action Required
4-14-04	LLH	Petition delivered to Planning
4-14-04	LLH	Petition assigned to: Jackie Gasparik
9-8-04	JG	Planning Staff or Planning Commission Action Date
____	____	Return Original Letter and Yellow Petition Cover
9-21-04	JG	Chronology
NA	NA	Property Description (marked with a post it note)
NA	NA	Affected Sidwell Numbers Included
9-21-04	JG	Mailing List for Petition, include appropriate Community Councils
9-21-04	JG	Mailing Postmark Date Verification
9-21-04	JG	Planning Commission Minutes
9-21-04	JG	Planning Staff Report
9-21-04	JG	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
9-21-04	JG	Ordinance Prepared by the Attorney's Office
____	____	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
Jackie Gasparik		Planner responsible for taking calls on the Petition
____	____	Date Set for City Council Action ____
____	____	Petition filed with City Recorder's Office

REMARKS

Petition No. 400-04-14

By Garff Family, LLC

Is requesting a Street Closure for Hamilton Place off of 600 South between State Street and 200 East.

Date Filed

Address