
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: February 16, 2010

SUBJECT: Petition No. PLNPCM2009-01132 – A petition by Bill Coker, owner of the Red Iguana restaurant, requesting that Salt Lake City close and abandon a portion of City right-of-way adjacent to his properties at 866 and 858 West South Temple.

STAFF REPORT BY: Jennifer Bruno, Deputy Director

AFFECTED COUNCIL DISTRICTS: District 2

**ADMINISTRATIVE DEPT:
AND CONTACT PERSON:** Community and Economic Development Department
Bill Peperone, Principal Planner

NOTICE REQUIREMENTS: Newspaper advertisement once a week for 4 weeks prior to the Public Hearing

KEY ELEMENTS:

A. Key points from the Administration's transmittal are as follows:

1. The petitioner is requesting that the City close and abandon a portion of City-owned right of way that exists between the public sidewalk and the front of his buildings at 866 and 858 West South Temple.
 - i. The subject portion of property does not affect the traffic lanes along South Temple.
 - ii. Planning Staff indicates that frequently the City retains right of way (typically one foot) between the public sidewalk and what is considered private property.
2. The applicant is requesting the City allow him to purchase this City right-of-way in order for him to incorporate it into the new South Temple Red Iguana location, potentially for outdoor dining.
3. The subject portion of property is approximately 3 feet wide and 107 feet long (484 square feet), and is located between the public sidewalk and the petitioner's property at 866 and 858 West South Temple. Property Management will determine fair market value for the property, which the applicant will be required to pay prior to the disposition of property.
4. The petitioner owns all properties adjacent to the subject street closure, and has developed the property into a second location for the Red Iguana restaurant.
5. The site and surrounding sites are zoned General Commercial (CG).
6. The uses of the surrounding property are a mix of residential and commercial. Union Pacific maintains a rail corridor that runs in front of the petitioner's property along South Temple.
7. The Planning Commission Staff report notes the following findings in relation to this petition:
 - i. The proposed partial street closure will not restrict access of the public or any adjacent property owner.

- ii. The subject property is outside of what is typically maintained as City public right-of-way. The City has no current plans to expand the public sidewalk and develop the subject right-of-way.
 - iii. The subject property is not needed for utilities.
 - iv. The sale of this property will facilitate the redevelopment of the adjacent parcel into a use that is desirable for the neighborhood, and encourages the expansion of a popular locally-owned business.
- B. All necessary City departments and divisions reviewed the proposal and recommended approval of the street and alley closures subject to City standards and specific requirements.
- C. The Administration's transmittal notes that Street Closure and surplus property requests do not require input from a Community Council. Planning Staff does go through extra steps to notice a proposed street closure if it is considered significant. Planning Staff did not consider this request significant because the subject property can only be put to beneficial use by the petitioner.
- D. On October 28, 2009 the Planning Commission held a public hearing on the petition. There were no comments from the public. The Commission passed a motion to forward a positive recommendation to the City Council to approved the proposed street closure, subject to the typical conditions applied in the street closure ordinance, including fair market value payment and compliance with City Code 2.58 (governing disposition of City owned real property).
- E. An ordinance has been prepared by the City Attorney's office and includes the conditions of approval identified by the Planning Commission. The City Recorder is instructed not to record the ordinance until the conditions have been met and certified by the Planning Director and the City Property Manager.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR ADMINISTRATION:

- A. The Council may wish to discuss the City's policy of retaining right-of-way beyond the public sidewalk, and how the City might put this land into beneficial public use, such as wider sidewalks. *The Council may wish to ask the Administration if this is a unique case, or if it would recommend identifying other property to sell for sidewalk-adjacent dining.*
- B. The Council's Street Closure policy (see Master Plan and Policy Consideration item E below) does not specifically reference the Council's stated desire to increase the number of mid-block connecting streets and walkways in and around Downtown. *The Council may wish to consider amending the Council's Street Closure Policy to include this policy goal.*

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The West Salt Lake Community Master Plan (1995) identifies this property as General Commercial.
- B. The subject property is also located within the Euclid Neighborhood, for which there is a draft plan being developed. This draft plan designates the subject property as Lower Density/Intensity Mixed Use. The use of the subject property is consistent with the draft plan.

- C. The Euclid Neighborhood is also identified as a CDBG Target Area. Significant City investment has been made in the neighborhood's infrastructure in an effort to revitalize housing opportunities and encourage compatible commercial uses.
- D. The purpose of the General Commercial (CG) district is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.
- E. The Council's street closure policy includes the following:
1. It is Council policy to close public streets and sell the underlying property. The Council does not close streets when that action would deny all access to other property.
 2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential or commercial.
 3. There are instances where the City has negotiated with private parties to allow the parties to make public improvements in lieu of a cash payment. The Council and the Administration consider these issues on a case-by-case basis.
 4. There should be sufficient public policy reasons that justify the sale and/or closure of a public street, and it should be sufficiently demonstrated by the petitioner that the sale and/or closure of the street would accomplish the stated public policy reasons.
 5. The City Council should determine whether the stated public policy reasons outweigh alternatives to the sale or closure of the street.
- F. The Council's adopted growth policy states: It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. is aesthetically pleasing;
 2. contributes to a livable community environment;
 3. yields no negative net fiscal impact unless an overriding public purpose is served;
 - and
 4. Forestalls negative impacts associated with inactivity.
- G. The City's Strategic Plan and the Futures Commission Report contain statements that support creating attractive conditions for business expansion including retention and attraction of large and small businesses, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The documents express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting.

CHRONOLOGY:

Please refer to the Administration's transmittal for a complete chronology of events relating to the proposed text amendment.

- | | |
|----------------------|---|
| • September 22, 2009 | Petition submitted to planning |
| • October 28, 2009 | Planning Commission public hearing |
| • November 24, 2009 | Ordinance received from Attorney's Office |
| • January 14, 2010 | Transmittal received in Council Office |

cc: David Everitt, Ed Rutan, Lynn Pace, Paul Neilson, Orion Goff, Larry Butcher, Rick Graham, Jeff Neirmeyer, Tim Harpst, Max Peterson, Frank Gray, Mary De La Mare-Schaefer, Wilf Sommerkorn, Pat Comarell, Bill Peperone, Karen Hale, Sylvia Richards, Quin Card, Nick Tarbet, Janice Jardine

File Location: Community and Economic Development Dept., Planning Division, Partial Street Closures, Bill Coker, Three to Four feet of city right-of-Way adjacent to 866 and 858 West South Temple

FRANK B. GRAY
DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

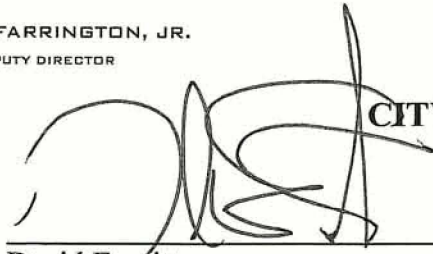
ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

SCANNED TO: *mayor*
SCANNED BY: *becker*
DATE: 1/14/2010 MAYOR 4:30 PM -

CITY COUNCIL TRANSMITTAL


David Everitt
Chief of Staff

Date Received: _____

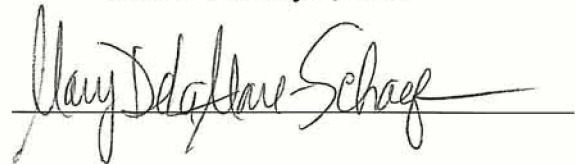


Date Sent to City Council: 01/20/2010

TO: Salt Lake City Council
J T Martin, Chair

DATE: January 6, 2010

FROM: Frank Gray, Community & Economic
Development Department Director



RE: Petition PLNPCM2009-01132: Partial Street Closure at 866 West and 858 West
South Temple

STAFF CONTACTS: Bill Peperone, Principal Planner, at 535-7214 or
bill.peperone@slcgov.com

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: Funds from the sale of property will go into the city's general fund

DISCUSSION:

Issue Origin: In September 2009, Bill Coker, the owner of the Red Iguana restaurant, applied for a partial street closure to facilitate a new Red Iguana restaurant on North Temple.

Analysis: The amount of city right-of-way located at 866 West and 858 West North Temple that Mr. Coker would like to purchase equals 484 square feet. This portion of the right-of-way lies between the public sidewalk and the front property line of Mr. Coker's property. This sale will have no impact on the public use of the North Temple roadway and sidewalk.

There were no objections raised by other departments.

Mr. Coker's location for his restaurant on North Temple is within the areas subject to the North Temple Master Plan and the Euclid Master Plan. Both plans are in the draft stage, however, reinvestment in this area is consistent with both draft plans, especially for a destination, sit-down style restaurant, like the Red Iguana.

Master Plan Considerations: This amendment does not conflict with the adopted city Community Master Plan. The West Salt Lake Community Master Plan is the adopted plan for the subject property. This plan designates the subject property as General Commercial. There is also a draft West Salt Lake Plan that designates the subject property as Lower Density/Intensity Mixed Use. The use of the subject property as a restaurant is consistent with both plans. The first stated goal for commercial development in the draft West Salt Lake Plan is to "Provide adequate opportunities in appropriate locations for commercial development to serve the needs of the community." Just nine percent of the total area in the West Salt Lake Community Plan is zoned for Commercial uses.

The site plan for the restaurant shows an outdoor dining area between the front of the restaurant and the public sidewalk. A restaurant at this location will encourage mixed-use development and pedestrian-friendly design, which are consistent with the draft Salt Lake Plan.

PUBLIC PROCESS:

The Planning Commission heard this request in a public hearing on October 28, 2009. There were no comments from the public and the Planning Commission recommended approval of the Declaration of Surplus Property that accompanies this request and is forwarding a positive recommendation for the City Council to approve the proposed partial street closure.

RELEVANT ORDINANCES:

In 1999, the City Council adopted a policy on street closures that included the following criteria:

- a. It is the policy of the Council to close public streets and sell the underlying property. The Council does not close streets when action would deny all access to other property.
- b. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential or commercial.
- c. There are instances where the City has negotiated with private parties to allow the parties to make public improvements in lieu of a cash payment. These issues are considered on a case-by-case basis by the Council and the Administration.
- d. There should be sufficient public policy reasons that justify the sale and/or closure of a public street, and it should be sufficiently demonstrated by the petitioner that the sale and/or closure of the street will accomplish the stated the public policy reasons.
- e. The City Council should determine whether the stated public policy reasons outweigh alternatives to the sale or closure of the street.

Title 2.50.040 (Sale of Real Property, Notice and Hearing

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October 28, 2009 – Planning Commission
- 6. ORIGINAL PETITION**

1. PROJECT CHRONOLOGY

Chronology
Petition PLNPCM2009-01132

September 22, 2009	Petition submitted to the City
September 25 2009	Petition assigned to Bill Peperone
October 14, 2009	Notice of Planning Commission meeting posted on the website
October 19, 2009	Notice of the Planning Commission meeting posted on the property with a sign
October 28, 2009	Planning Commission Meeting
November 24, 2009	City Attorney delivered ordinance to the Planning Division

2. PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2010
(Closing and vacating a portion of City-owned right-of-way)

An ordinance closing and vacating a portion of City-owned right-of-way adjacent to South Temple Street from 866 West South Temple to 858 West South Temple pursuant to Petition No. PLNPCM2009-01132.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on October 28, 2009 to consider a request made by Bill Coker on behalf of Four-Ten, LLC (Petition No. PLNPCM2009-01132) to close a portion of City-owned right-of-way approximately three to four feet wide and 107 feet long, totaling 484 square feet, adjacent to properties located at 866 West South Temple and 858 South Temple and to declare same as surplus property; and

WHEREAS, at its October 28, 2009 hearing, the Planning Commission voted in favor of forwarding a positive recommendation on said petition to the Salt Lake City Council ("City Council"); and

WHEREAS, the City Council finds after public hearings that the City's interest in the portion of the street described below is not necessary for use by the public as a street and that closing and vacating the portion of the City-owned right-of-way will not be adverse to the general public's interest; and

WHEREAS, the title to the closed portion of the right-of-way shall remain with the City until sale for fair market value or its equivalent.

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

SECTION 1. Closing and Vacating City-Owned Right-of-Way. A portion of City-owned right-of-way adjacent to South Temple Street at 866 West South Temple to 858 West

South Temple, which is the subject of Petition No. PLNPCM2009-01132, and which is more particularly described on Exhibit "A" attached hereto, and the same hereby is, closed and vacated, and declared no longer needed or available for use as a public right-of-way.

SECTION 2. Reservations and Disclaimers. The above closure and vacation is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the City's water and sewer facilities. Said closure and vacation is also subject to any existing rights-of-way or easements of private third parties.

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

- a. Payment to the City of fair market value of those portions of the street, or its equivalent, and title to those portions of this 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; and
- b. The applicant shall finalize the land acquisition with the Property Management Division.
- c. The applicant shall process a Lot Line Adjustment through the Planning Division to appropriately consolidate his parcel with the surplus property.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City Property Manager.

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

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2010.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2010.
Published: _____.

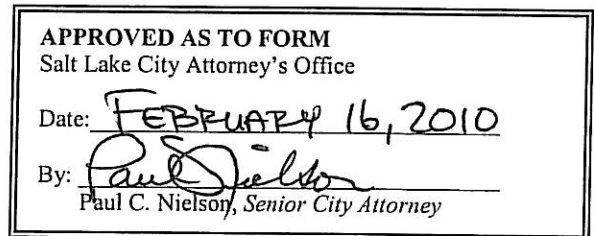
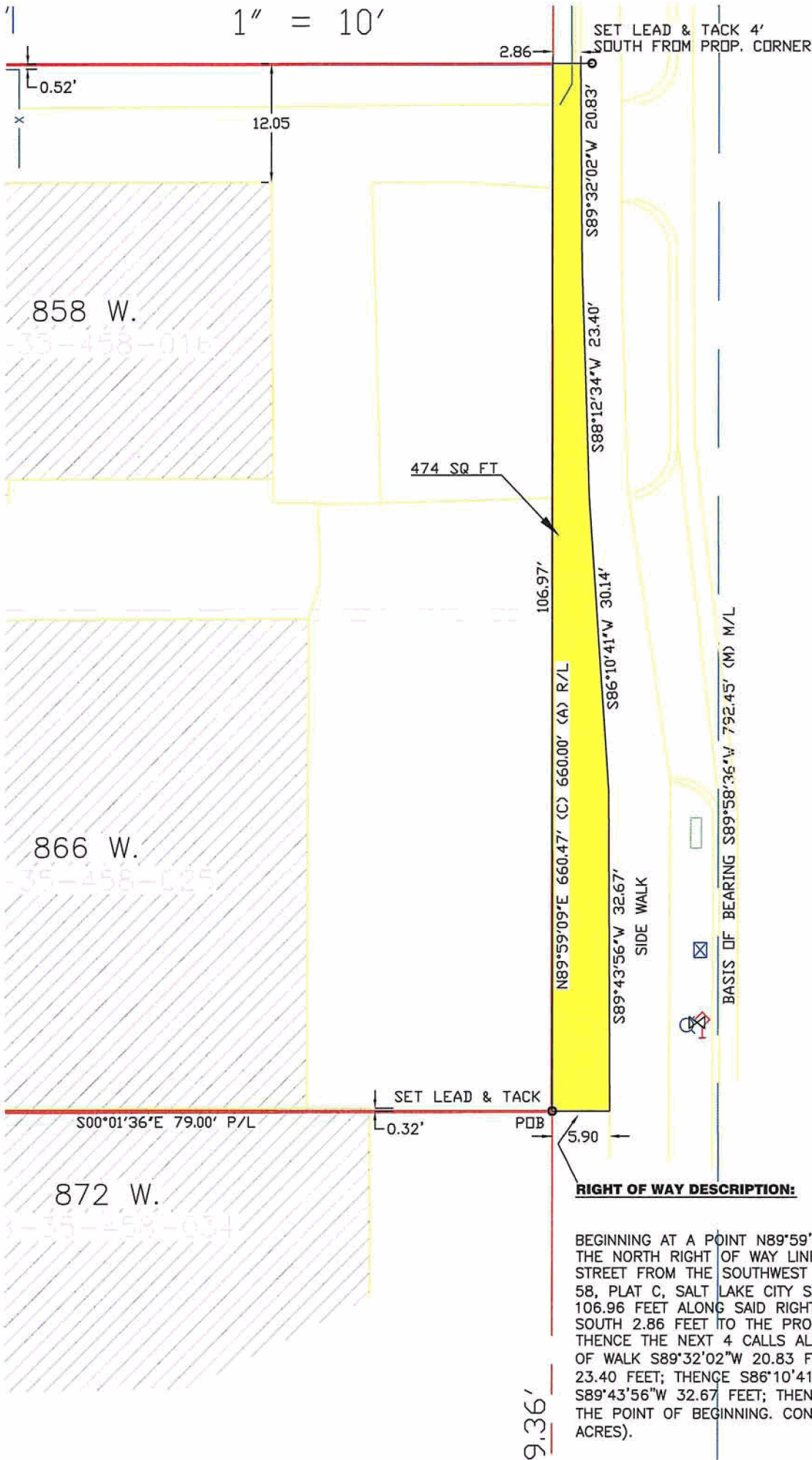


EXHIBIT A

1" = 10'



SOUTH TEMPLE (0 SOUTH)

RIGHT OF WAY DESCRIPTION:

BEGINNING AT A POINT N89°59'09"E 99.36 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SOUTH TEMPLE STREET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 58, PLAT C, SALT LAKE CITY SURVEY; THENCE N89°59'09"E 106.96 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 2.86 FEET TO THE PROPERTY EDGE OF WALK; THENCE THE NEXT 4 CALLS ALONG SAID PROPERTY EDGE OF WALK S89°32'02"W 20.83 FEET; THENCE S88°12'34"W 23.40 FEET; THENCE S86°10'41"W 30.14 FEET; THENCE S89°43'56"W 32.67 FEET; THENCE NORTH 5.90 FEET TO THE POINT OF BEGINNING. CONTAINS 474 SQFT (0.011 ACRES).

RIGHT OF WAY DESCRIPTION:

BEGINNING AT A POINT N89°59'09"E 99.36 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SOUTH TEMPLE STREET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 58, PLAT C, SALT LAKE CITY SURVEY; THENCE N89°59'09"E 106.96 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 2.86 FEET TO THE PROPERTY EDGE OF WALK; THENCE THE NEXT 4 CALLS ALONG SAID PROPERTY EDGE OF WALK S89°32'02"W 20.83 FEET; THENCE S88°12'34"W 23.40 FEET; THENCE S86°10'41"W 30.14 FEET; THENCE S89°43'56"W 32.67 FEET; THENCE NORTH 5.90 FEET TO THE POINT OF BEGINNING. CONTAINS 474 SQFT (0.011 ACRES).

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition PLNPCN2009-01132 for a partial street closure. The proposed street closure includes 484 square feet of land between the front lot line and the public sidewalk, located at 866 West and 858 West South Temple. The property is not considered significant because it has no development potential as an independent parcel. The property is zoned CG General Commercial.

The City Council will hold an advertised public hearing to receive comments regarding the Petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the Petition on file, please call Bill Peperone, Principal Planner, at 535-7214 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at bill.peperone@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at (801) 535-7971; TDD 535-6021.

4. MAILING LABELS

[15-02-204-004-0000]
EPC INTERNATIONAL LTD INC
1540 DAYLILY DR
TRINITY, FL 34655-4919

[08-35-458-019-0000]
US SPRINT COMMUNICATIONS CO LTD
PARTNERSHIP
PO BOX 12913
SHAWNEE MISSION, KS 66282

[08-35-458-020-0000]
US SPRINT COMMUNICATIONS CO LTD
PARTNERSHIP
PO BOX 12913
SHAWNEE MISSION, KS 66282

[08-35-456-034-0000]
AUTOZONE INC
DEPT 8700 PO BOX 219
MEMPHIS, TN 38101-9842

[08-35-458-013-0000]
U S B PROPERTIES INC
556 S 1200 E
BOUNTIFUL, UT 84010-

[08-35-458-021-0000]
U S B PROPERTIES LTD
556 S 1200 E
BOUNTIFUL, UT 84010-

[08-35-458-022-0000]
U S B PROPERTIES LTD
556 S 1200 E
BOUNTIFUL, UT 84010-

[15-02-204-001-0000]
EZ CAR WASH LLC
990 S 500 W
BOUNTIFUL, UT 84010

[15-02-204-002-0000]
EZ CAR WASH LLC
990 S 500 W
BOUNTIFUL, UT 84010

[15-02-204-003-0000]
EZ CAR WASH LLC
990 S 500 W
BOUNTIFUL, UT 84010

[15-02-204-008-0000]
EZ CAR WASH LLC
990 S 500 W
BOUNTIFUL, UT 84010

[08-35-456-014-0000]
REMIGI, J RONALD & LAURELEE S; TRS
3082 S 975 E
BOUNTIFUL, UT 84010

[08-35-457-027-0000]
INTERNATIONAL WAY LLC
PO BOX 339
MIDVALE, UT 84047-0339

[08-35-457-006-0000]
RUCKER, DENISE D
2147 W RAINY BROOK CT
RIVERTON, UT 84065-7528

[08-35-457-007-0000]
RUCKER, DENISE D
2147 W RAINY BROOK CT
RIVERTON, UT 84065-7528

[08-35-457-008-0000]
RUCKER, DENISE D
2147 W RAINY BROOK CT
RIVERTON, UT 84065-7528

[08-35-457-009-0000]
RUCKER, DENISE D
2147 W RAINY BROOK CT
RIVERTON, UT 84065-7528

[08-35-457-010-0000]
RUCKER, DENISE D
2147 W RAINY BROOK CT
RIVERTON, UT 84065-7528

[08-35-457-026-0000]
GALINDO, ELVIA
1406 S 700 W
SALT LAKE CITY, UT 84104-1604

[08-35-456-033-0000]
GORDON, STEVEN L & BRIDGET R; TRS
1 N 900 W
SALT LAKE CITY, UT 84116-3331

[08-35-456-022-0000]
CONKLING, PAUL SR & PAUL JR; JT
37 N 900 W
SALT LAKE CITY, UT 84116-3331

[15-02-201-010-0000]
RICK'S ENTERPRISES CORP
30 S 900 W
SALT LAKE CITY, UT 84104-1122

[08-35-458-038-0000]
NISH, TERRY
28 N CHICAGO ST
SALT LAKE CITY, UT 84116-3338

[08-35-456-011-0000]
NISH, TERRY E
28 N CHICAGO ST
SALT LAKE CITY, UT 84116-3338

[08-35-456-012-0000]
NISH, TERRY E
28 N CHICAGO ST
SALT LAKE CITY, UT 84116-3338

[08-35-458-033-0000]
CARN, THOMAS H
1559 S DEVONSHIRE DR
SALT LAKE CITY, UT 84108-2552

[08-35-458-036-0000]
CARN, THOMAS H & DOROTHY T; JT
1559 S DEVONSHIRE DR
SALT LAKE CITY, UT 84108-2552

[08-35-457-024-0000]
CARN, THOMAS H & DOROTHY T; JT
1559 S DEVONSHIRE DR
SALT LAKE CITY, UT 84108-2552

[08-35-457-016-0000]
TORRES, SANDRA L; ET AL
826 W EMERIL AVE
SALT LAKE CITY, UT 84116-3342

[08-35-457-015-0000]
OLIVERA, HUGO H & ARTEAGA, ALFREDO; JT
830 W EMERIL AVE
SALT LAKE CITY, UT 84116-3342

[08-35-458-010-0000]
EGBERT, ANGELA
843 W EMERIL AVE
SALT LAKE CITY, UT 84116-3341

[08-35-457-005-0000]
BURDETTE, DAVE G; ET AL
846 W EMERIL AVE #B
SALT LAKE CITY, UT 84116

[08-35-457-012-0000]
BURDETTE, DAVE G; ET AL
846 W EMERIL AVE #B
SALT LAKE CITY, UT 84116

[08-35-458-006-0000]
UBICO, RENEE R & FOWLER, AMY; JT
851 W EMERIL AVE
SALT LAKE CITY, UT 84116-3341

[08-35-458-009-0000]
UBICO, RENEE R & FOWLER, AMY; JT
851 W EMERIL AVE
SALT LAKE CITY, UT 84116-3341

[08-35-458-005-0000]
COLON, MELINDA & JULIO A; JT
853 W EMERIL AVE
SALT LAKE CITY, UT 84116-3341

[08-35-458-008-0000]
COLON, MELINDA & JULIO A; JT
853 W EMERIL AVE
SALT LAKE CITY, UT 84116-3341

[08-35-457-011-0000]
BOHMAN, CHARLES L & JOAN W; TRS
856 W EMERIL AVE
SALT LAKE CITY, UT 84116-3342

[08-35-458-004-0000]
CLAPP, JOHN D & CLARK, GEOFFREY; JT
857 W EMERIL AVE
SALT LAKE CITY, UT 84116-3341

[15-02-201-006-0000]
SCHAAF V PAUL & KAREN; TC
1140 E HARRISON AVE
SALT LAKE CITY, UT 84105-2532

[15-02-201-005-0000]
SCHAAF, V PAUL & KAREN; TC
1140 E HARRISON AVE
SALT LAKE CITY, UT 84105-2532

[08-35-457-002-0000]
INTERNATIONAL WAY LLC
1425 E HARVARD AVE
SALT LAKE CITY, UT 84105-1917

[08-35-458-007-0000]
EGBERT, ANGELA
3591 S HONEYCUT RD
SALT LAKE CITY, UT 84106-3813

[08-35-457-021-0000]
KRUEGER INVESTMENT; ET AL
1150 E IRIS LN
SALT LAKE CITY, UT 84106-2460

[15-02-226-001-0000]
PURE WATER TECHNOLOGIES 1 LLC
11 S JEREMY ST
SALT LAKE CITY, UT 84104-1132

[15-02-226-002-0000]
JEREMY LLC
15 S JEREMY ST
SALT LAKE CITY, UT 84104-1132

[15-02-226-007-0000]
JEREMY LLC
15 S JEREMY ST
SALT LAKE CITY, UT 84104-1132

[15-02-204-007-0000]
SCHOVAERS ELECTRONIC CORP
22 S JEREMY ST
SALT LAKE CITY, UT 84104-1131

[08-35-456-031-0000]
Y-Z INVESTMENTS INC
52 E MILLER AVE
SALT LAKE CITY, UT 84115-3735

[08-35-458-001-0000]
COKER, WILLIAM C
736 W NORTHTEMPLE ST
SALT LAKE CITY, UT 84116-3352

[08-35-458-025-0000]
FOUR-TEN LLC
736 W NORTHTEMPLE ST
SALT LAKE CITY, UT 84116-3352

[08-35-458-003-0000]
FOUR-TEN LLC
736 W NORTHTEMPLE ST
SALT LAKE CITY, UT 84116-3352

[08-35-458-016-0000]
FOUR-TEN LLC
736 W NORTHTEMPLE ST
SALT LAKE CITY, UT 84116-3352

[08-35-458-030-0000]
FOUR-TEN LLC
736 W NORTHTEMPLE ST
SALT LAKE CITY, UT 84116-3352

[08-35-458-035-0000]
FOUR-TEN LLC
736 W NORTHTEMPLE ST
SALT LAKE CITY, UT 84116-3352

[08-35-458-037-0000]
SALT LAKE CITY CORPORATION
PO BOX 145455
SALT LAKE CITY, UT 84114-5455

[08-35-457-025-0000]
BARR, ROBERT E
PO BOX 526133
SALT LAKE CITY, UT 84152-6133

[08-35-457-001-0000]
EARLY HOLDINGS LLC
PO BOX 9637
SALT LAKE CITY, UT 84109-9637

[15-02-226-004-0000]
PARKER, BETTY J; ET AL
817 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104-1138

[15-02-226-003-0000]
SMITH, GUY; TR
817 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104-1138

[08-35-458-018-0000]
BRIGHT, LARRY D
844 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104-1137

[08-35-458-017-0000]
STURGILL, TERISA A
854 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104-1137

[08-35-458-034-0000]
GETZELMAN, BRIAN
872 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104-1137

[15-02-201-007-0000]
ELLIS, COLBY S
900 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104

[08-35-456-032-0000]
ANDREWS, RICKY L
920 W SOUTHTEMPLE ST
SALT LAKE CITY, UT 84104-1140

[08-35-458-011-0000]
EXCHANGE PROPERTIES INC
265 E 8880 S #4
SANDY, UT 84070-2307

[08-35-458-012-0000]
BRADSHAW, JACK A. & ILENE
8687 S BUENA VISTA DR
SANDY, UT 84094-1827

[08-35-456-023-0000]
BINCH, JOHN W & SHELLY E; JT
1564 E CREST CIR
SANDY, UT 84093-2209

[08-35-456-024-0000]
UTAH QUALITY SERVICE INC
1564 E CREST CIR
SANDY, UT 84093-2209

[08-35-456-025-0000]
UTAH QUALITY SERVICE INC
1564 E CREST CIR
SANDY, UT 84093-2209

[15-02-204-006-0000]
BROSCHINSKY, JOSEPH L
1582 E PAULISTA WY
SANDY, UT 84093

[15-02-204-009-0000]
BROSCHINSKY, JOSEPH L
1582 E PAULISTA WY
SANDY, UT 84093

**5.A PLANNING COMMISSION
ORIGINAL NOTICE AND POSTMARK**

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street

Wednesday, October 28, 2009 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—The Planning Commission may discuss project updates and minor administrative matters. Clarion & Associates will discuss Phase 1 of the proposed sustainability zoning text amendments, which includes proposals for accessory dwelling units, alternative energy equipment, etc. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, October 14, 2009

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations**—a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters related to City alcohol regulations. The amendments are proposed to ensure consistency with State law, provide clarity in the Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate (Staff Contact: Lex Traughber at 801.535.6184 or lex.traughber@slcgov.com).
2. **PLNPCM2009-01108; Planned Development: CCRI Harmon's Social Hall Avenue**—a request from CCRI for a planned development located at approximately 55 South State (actual store faces 100 South and Social Hall Avenue). The project consists of a grocery store and parking. The petition is requesting surface parking along Social Hall Avenue and a setback greater than five (5) feet. There was a previous conditional use approved for this site: 410-527, July 26, 2001 (Staff Contact: Doug Dansie at 801.535.6182 or doug.dansie@slcgov.com).
3. **PLNCPM2009-01132; Partial Street Vacation**—a request by William Coker for approval of a partial street vacation to accommodate a second location for the Red Iguana, located at approximately 866 West South Temple. The request includes land between the front of the building and the public sidewalk. The property is in the CG General Commercial Zone, in Council District One, represented by Carlton Christensen (Staff contact: Bill Peperone at 801.535.7214 or bill.peperone@slcgov.com).
4. **PLNPCM2009-00902; Amendments to Regulation of Utility Boxes**— a request by the City Council for a zoning text amendment to modify Chapter 21A.40.160, Utility Box Regulations, of the Salt Lake City Zoning Ordinance. The purpose of the amendments is to streamline the process of approvals, to clarify the intent of certain sections, and to revise the standards and factors necessary for conditional use approval. The proposed text amendments are city-wide (Staff contact: Ray Milliner at 801.535.7645 or ray.milliner@slcgov.com).

Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

**5.B PLANNING COMMISSION
STAFF REPORT**

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Red Iguana Restaurant #2 Declaration of Surplus Property/Partial St. Closure PLNPCM2009-01132 866 W. South Temple October 28, 2009

Applicant:

Bill Coker

Staff:

Bill Peperone(801)535-7214
bill.peperone@slcgov.com

Tax ID:

08-35-458-016, 025, 030, & 035

Current Zone:

CG- General Commercial

Master Plan Designation:

West Salt Lake Community Master
Plan – General Commercial
Draft West Salt Lake Plan - Lower
density/intensity mixed-use

Council District:

District 2– Van Turner

Lot size:

Approximately 0.40 acres

Current Use:

Commercial

Notification

Mailed: Oct. 14, 2009
Sign posted: Oct. 19, 2009
Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites Oct.
14, 2009

Applicable Land Use

Regulations:

Title 2.58 of the Salt Lake City
Code

Exhibits:

- A. Site plan
- B. Description by the applicant
- C. Department Comments

REQUEST

Bill Coker is requesting a declaration of surplus property and partial street closure for land between the front property line and the public sidewalk. The purpose of this request is to give private ownership of a strip of land that is within the right-of-way for South Temple and is in the ownership of Salt Lake City.

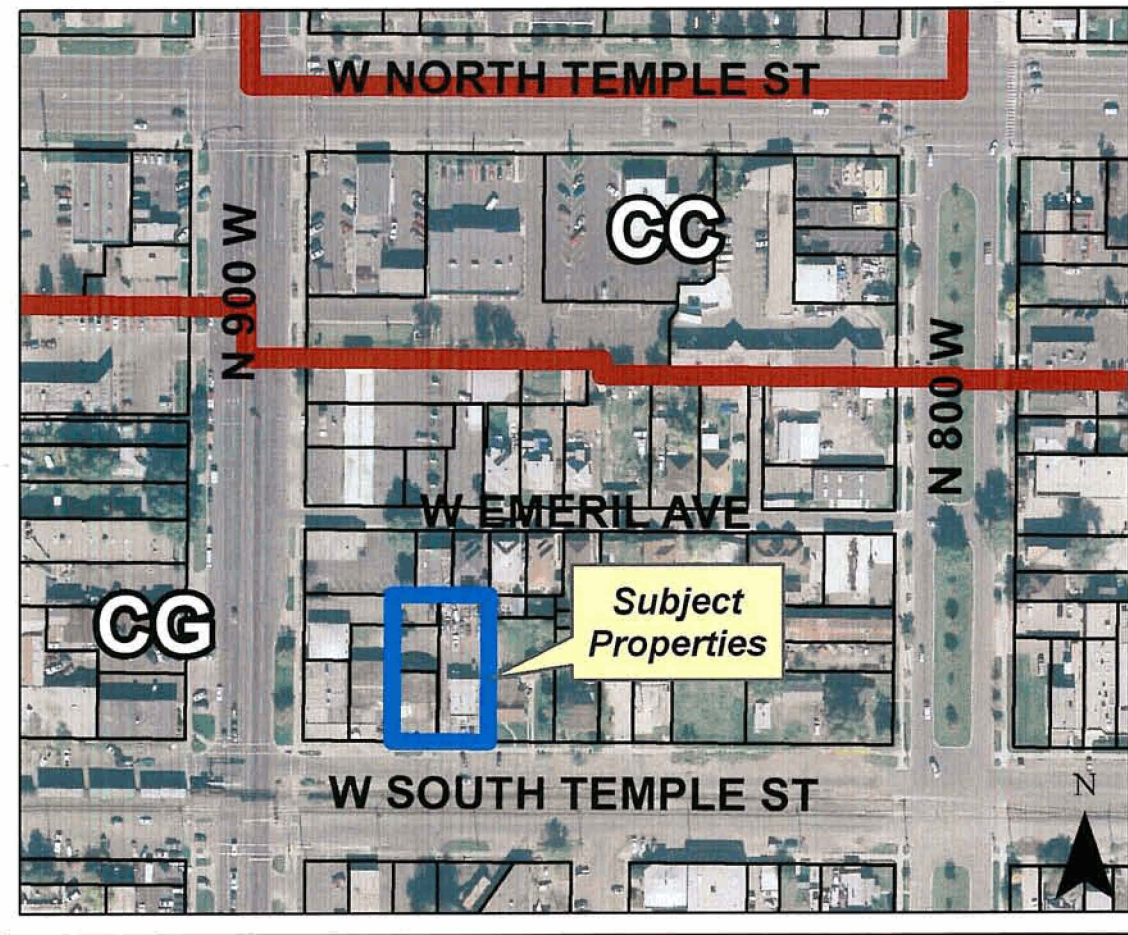
STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve application PLNPCM2009-01132 for the declaration of surplus property and forward a recommendation to the Mayor to sell the subject property for fair-market value to the applicant, subject to approval of the street closure by the City Council. Staff further recommends that the Planning Commission recommend to the City Council approval of the proposed street closure subject to the conditions listed below. The Planning Commission's action is based on the findings, analysis and conditions of approval in this report:

Conditions of Approval

1. That the applicant shall obtain approval of the street closure from the City Council.
2. That the applicant shall finalize the land acquisition with the Property Management Division.
3. That the applicant shall purchase the subject property for its fair-market value.
4. That the applicant shall process a Lot Line Adjustment through the Planning Division to appropriately consolidate his parcel with the surplus property.

Vicinity Map



866 West South Temple

BACKGROUND

Bill Coker is requesting that the City declare as surplus property a section of city-owned right-of-way that is three to four feet wide and approximately 107 feet long that runs along the street frontage of two lots located at 866 West and 858 West South Temple.

Previously, the building located at 866 West was used as a warehouse. This building is being remodeled as a second Red Iguana restaurant. The building that was previously located at 858 West was residential but this building has been demolished to accommodate needed parking for the new restaurant. Construction of the restaurant is underway.

This proposal will consolidate four existing parcels of land so that the aggregate acreage is 0.40 acres, or 17,424 square feet. The subject property is located in the CG General Commercial Zone, where restaurants without drive-through facilities are a permitted use.

The subject property is within what has historically been referred to as the Euclid Neighborhood. The subject property is bounded by a mix of residential and commercial uses.

Comments

Public Comments

No written or verbal comments were received from the public.

Community Council Comments

Declaration of surplus property is not required to be sent to the local community council. However, had the subject parcel been significant, staff would have sought community council input. Because the property in question can only be put to beneficial use by the applicant, staff did not seek community council input.

City Department Comments:

Notice of the application was routed to the affected City departments on October 6, 2009, requesting comments and input. See Exhibit "C" for actual comments from the departments.

The Public Utilities Dept. has recently upgraded the water and sewer main lines in this area and located the mains within the actual street of South Temple. The Public Utilities Dept. has no problem with, nor objection to, this request for surplus property. Neither the Transportation Division nor the Engineering Division has an objection to the declaration of surplus.

Staff Analysis

This parcel to be declared as surplus is not considered significant because it is not developable as an independent parcel. Typically, Salt Lake City maintains one foot of land outside of the sidewalk as part of the public right-of-way. In this case, the City owns between three and four feet between the sidewalk and the front property line. The applicant would like this additional land to help meet minimum setback and landscaping requirements for the zone.

Sometimes public utilities are located within the parkstrip, between the curb and the sidewalk. It would be unusual for utilities to be located outside of the public sidewalk, and in this case, public utilities are either within the South Temple roadway or within the parkstrip. There are no city utilities within the property being proposed as surplus.

In 1999, the City Council adopted a street closure policy that includes the following provisions:

- a. It is the policy of the Council to close public streets and sell the underlying property. The Council does not close streets when that action would deny all access to the property. *The proposed partial street closure will not restrict access of the public or of any adjacent property owner. The subject property is outside of what is typically maintained by the City as public right-of-way. Additionally, the subject property is not needed for city utilities.*
- b. The general policy when closing a street is to obtain fair market value for the land, whether that abutting property is residential or commercial. *The fair market value will be established by the Property Management Division and the applicant will be required to pay this amount.*
- c. There are instances where the City has negotiated with private parties to allow the parties to make public improvements in lieu of a cash payment. These issues are considered on a case-by-case basis by the Council and the Administration. *There are no public improvements needed, or necessary, in connection to the application. It is anticipated that fair market value will be paid to the City in cash.*
- d. There should be sufficient public policy reasons that justify the sale and/or closure of a public street, and it should be sufficiently demonstrated by the petitioner that the sale and/or closure of the street will

accomplish the stated public policy reason. *The subject property is not part of necessary right-of-way for South Temple Street. The sale of this excess property will encourage redevelopment of the adjacent land as a restaurant, which is beneficial to the tax base of Salt Lake City and is beneficial to the consumer needs of the surrounding community.*

- e. The City Council should determine whether the stated public policy reasons outweigh alternatives to the sale or closure of the street.

Disposition of city-owned property is governed by Title 2.58 of the City Code. There are no code criteria for the evaluation properties proposed for surplus. The following information is provided to make applicable documents available to the Planning Commission.

It is the intention of the owner to build a restaurant that will have an outdoor dining patio on the front, extending between the enclosed portion of the restaurant and the public sidewalk.

The value of the land will be established by the Property Management Division and the applicant will be required to pay this amount.

Master Plan Compliance:

The West Salt Lake Community Master Plan is the adopted plan for the subject property. This plan designates the subject property as General Commercial. There is also a draft West Salt Lake Plan that designates the subject property as Lower Density/Intensity Mixed Use. The use of the subject property as a restaurant is consistent with both plans. The first stated goal for commercial development in the draft West Salt Lake Plan is to "Provide adequate opportunities in appropriate locations for commercial development to serve the needs of the community." Just nine percent of the total area in the West Salt Lake Community is zoned for commercial uses.

The site plan for the restaurant shows an outdoor dining area between the front of the restaurant and the public sidewalk. A restaurant at this location will encourage mixed-use development and pedestrian-friendly design, which are consistent with the draft Salt Lake Plan.

Findings:

1. That the proposed surplus parcel is not significant because it is not developable as an independent parcel;
2. That the proposed surplus parcel is not needed as right-of-way for South Temple; and
3. That the proposed use of the property for a restaurant is consistent with the adopted West Salt Lake Community Master Plan and the draft Salt Lake Plan.

Exhibit A: Site Plan

C. 35, T1N, R1W, SLB&M

1" = 10'

SET LEAD & TACK 4'
SOUTH FROM PROP. CORNER

N00°01'36"E 165.10' P/L

12.12

0.52'

12.05

RAMP

858 W.

DIRT

EDGE OF OIL

ASPHALT

08-35-458-035

ASPHALT

866 W.

08-35-458-035

S00°01'36"E 86.10' P/L

0.08'

WEST 0.08'

S00°01'36"E 79.00' P/L

0.32'

SET LEAD & TACK
PDB

872 W.

08-35-458-034

N89°59'09"E 660.47' (C) 660.00' (A) R/L

106.97'

484 SQ FT

SIDE WALK

BASIS OF BEARING S89°58'36"W 792.45' (M) M/L

PROPERTY DESCRIPTION:

Exhibit B: Description by the Applicant



RED IGUANA

736 West North Temple
Salt Lake City, Utah 84116
801.322.1489 fax 801.322.4834
website: www.rediguana.com

Salt Lake City Buzz Center
451 South State Street, Room 215
Salt Lake City, Utah

September 22, 2009

To Whom It May Concern,

We are requesting this partial street closure for the purpose of purchasing Salt Lake City owned frontage right of way property to complete the remodel of an existing warehouse located at 866 West South Temple, Salt Lake City, for the creation of a second location for The Red Iguana. Four-Ten LLC is a single member LLC owned by Luzmaria Cardenas that will be leasing the property to Red Iguana 2 LLC. Luzmaria Cardenas and William Coker are the partner members of Red Iguana 2 LLC as well.

Sincerely,

William Coker
Representative
Four-Ten LLC



Home of "Killer Mexican Food"

EXHIBIT C: Department Comments

Peperone, Bill

From: Stoker, Justin
Sent: Wednesday, October 14, 2009 10:00 AM
To: Peperone, Bill
Cc: Garcia, Peggy
Subject: PLNPCM2009-01132 Partial Street Vacation at 866 West and 858 West.

Categories: Other

Responded in Accela to this effect:

Public Utilities has recently improved the water and the sewer services in South Temple, with both of the upgraded mains located in the actual street of South Temple. The water meters for the subject parcels are located in the parkstrip between the sidewalk and the curb. It appears from our review that there will be no conflict with the public utilities in South Temple from the partial street vacation, as proposed. If the owner/developer proposes to do any sort of underground work in the area between the current right-of-way line and the sidewalk, they are strongly encouraged to contact Blue Stakes at 1-800-662-4111 to determine if any "dry" utilities, such as gas, electricity or telecom lines are located in the particular area to be vacated. The owner/developer is encouraged to work with the individual "dry" utility company regarding the location and potential relocation of any of their services.

Justin D. Stoker, PE, LEED® AP
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

Peperone, Bill

From: Michelsen, Alan
Sent: Thursday, October 15, 2009 8:39 AM
To: Peperone, Bill
Cc: Butcher, Larry
Subject: PLNPCM2009-01132 / Partial Street Vacation for Red Iguana

Categories: Other

Bill, the Building Services Division has no zoning issues related to the partial street closure for The Red Iguana Restaurant. See workflow history in ACCELA.

**5.C PLANNING COMMISSION
AGENDA AND MINUTES**

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street

Wednesday, October 28, 2009 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—The Planning Commission may discuss project updates and minor administrative matters. Clarion & Associates will discuss Phase 1 of the proposed sustainability zoning text amendments, which includes proposals for accessory dwelling units, alternative energy equipment, etc. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, October 14, 2009

Report of the Chair and Vice Chair

Report of the Director

1. Update on North Temple Boulevard Design Elements
2. Briefing on the Proposition #1 public safety building and civic campus.

Public Hearings

3. Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations—a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters relating to alcohol regulations. The amendments are proposed to ensure consistency with State law, the City Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate (Staff Contact: Lex Traughber at 801.535.6184 or lex.traughber@slcgov.com).

POSTPONED
4. PLNPCM2009-01108; Planned Development: CCRI Harmon's Social Hall Avenue—a request from CCRI for a planned development located at approximately 55 South State (actual store faces 100 South and Social Hall Avenue). The project consists of a grocery store and parking. The petition is requesting surface parking along Social Hall Avenue and a setback greater than five (5) feet. There was a previous conditional use approved for this site: 410-527, July 26, 2001 (Staff Contact: Doug Dansie at 801.535.6182 or doug.dansie@slcgov.com).
5. PLNCPM2009-01132; Partial Street Vacation—a request by William Coker for approval of a partial street vacation to accommodate a second location for the Red Iguana, located at approximately 866 West South Temple. The request includes land between the front of the building and the public sidewalk. The property is in the CG General Commercial Zone, in Council District One, represented by Carlton Christensen (Staff contact: Bill Peperone at 801.535.7214 or bill.peperone@slcgov.com).
6. PLNPCM2009-00902; Amendments to Regulation of Utility Boxes— a request by the City Council for a zoning text amendment to modify Chapter 21A.40.160, Utility Box Regulations, of the Salt Lake City Zoning Ordinance. The purpose of the amendments is to streamline the process of approvals, to clarify the intent of certain sections, and to revise the standards and factors necessary for conditional use approval. The proposed text amendments are city-wide (Staff contact: Ray Milliner at 801.535.7645 or ray.milliner@slcgov.com).

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was not completely formalized if condition 7 of delegating final site plan approval to the Planning Director should be eliminated, and the plan should come back before the full Commission for approval.

Commissioner Dean agreed.

Commissioner Wirthlin stated he trusted the Planning Director to keep in mind the Commission's suggestions, make adjustment, and a final decision.

Commissioner McHugh agreed with Commissioner Wirthlin.

6:53:03 PM **Motion**

Commissioner Wirthlin made a motion regarding Petition PLNSUB2009-01108, based on the staff report, discussion, public comments, and the items and information received by the Planning Commission, the Commission approves this conditional use proposal with the following conditions:

- 1. Lighting be reviewed to insure that glare will not affect adjacent properties,**
- 2. The parking on Social Hall is screened to "grill height" of adjacent autos with either landscaping in or a low wall.**
- 3. More details are provided regarding the elevations of the final design of the structure to insure it meets the design criteria outlined in 21A.59.060.**
- 4. Issues raised by Salt Lake City Building services are addressed, including: loading park strip landscaping/beautification conformity, screening of loading, utility boxes and first floor glass.**
- 5. The Salt Lake City Transportation Division approves access and loading.**
- 6. The petition provided detailed elevation drawing to determine conformity to first floor glass and fenestration requirements.**
- 7. Staff also recommends the Planning Commission delegates final authority for the site plan, elevation/design review, and landscaping to the Planning Director, with the noted concerns of the Planning Commission included in the minutes concerning landscaping issues.**

Commissioner McHugh seconded the motion.

Commissioners Wirthlin, McHugh, Chambless, Gallegos voted, "Aye". Commissioners Woodhead, Dean, Fife, and Hill voted, "No". Acting Chair Algarin voted, "Aye". The motion passed.

6:57:18 PM **PLNCPM2009-01132; Partial Street Vacation**—a request by William Coker for approval of a partial street vacation to accommodate a second location for the Red Iguana, located at approximately 866 West

South Temple. The request includes land between the front of the building and the public sidewalk. The property is in the CG General Commercial Zone, in Council District One, represented by Carlton Christensen.

Commissioner Gallegos recused himself from the meeting.

Acting Chair Algarin recognized Bill Peperone as staff representative.

Commissioner Chambless inquired if there would be adequate street lighting throughout this area.

Mr. Coker stated they would like to see more, but the restraint would be very visible and hope that as 900 West became more pedestrian and retail-oriented there would be some more lighting to accompany that.

7:03:33 PM **Public Hearing**

Acting Chair Algarin opened the public hearing portion of the petition. He noted there was no one present to speak to the petition, and closed the public hearing.

7:03:59 PM **Motion**

Commissioner Dean made a motion regarding Petition PLNPCM2009-001132, declaration of surplus property/partial street closure; that the Planning Commission forwards a positive recommendation to the City Council to approve the proposed street closure located at approximately 866 West South Temple, subject to the following conditions:

- 1. The applicant shall obtain approval of the street closure from the City Council.**
- 2. The applicant shall finalize the land acquisition with the Property Management Division.**
- 3. The applicant shall purchase the subject property for its fair-market value.**
- 4. The applicant shall process a Lot Line Adjustment through the Planning Division to appropriately consolidate his parcel with the surplus property.**

Commissioner Chambless seconded the motion.

Commissioners Hill, Fife, Dean, Chambless, McHugh, Wirthlin, and Woodhead voted, "Aye". The motion passed unanimously.

7:05:28 PM **PLNPCM2009-00902; Amendments to Regulation of Utility Boxes**— a request by the City Council for a zoning text amendment to modify Chapter 21A.40.160, Utility Box Regulations, of the Salt Lake City Zoning Ordinance. The purpose of the amendments is to streamline the process of approvals, to clarify the intent of certain sections, and to revise the standards and factors necessary for conditional use approval. The proposed text amendments are city-wide.

Acting Chair Algarin recognized Ray Milliner as staff representative.

6. ORIGINAL PETITION

Remarks:

Petition No: **PLNPCM2009-01132**

By: **William Coker**

Partial Street Closure – Red Iguana 2

Date Filed: 09/22/2009

Address: **866 W South Temple**

PLN PCM 2009-01132



Land Use Planning Application

Zoning Administration:

- ☐ Administrative Interpretation
- ☐ Alternative Parking
- ☐ Appeal of an Administrative Decision
- ☐ Determination of Nonconforming Use
- ☐ Home Daycare or Preschool
- ☐ Newspaper Dispensers
- ☐ Outside Dining in Required Yard Areas
- ☐ Rebuild Letter
- ☐ Routine & Uncontested Home Occupation
- ☐ Routine & Uncontested Matter
- ☐ Special Exception
- ☐ Variance

Subdivision and Condominiums:

- ☐ Preliminary Condominium: ☐ New ☐ Conversion
- ☐ Subdivision Amendment: ☐ Residential ☐ Non-Residential
- ☐ Preliminary Subdivision Foothills
- ☐ Preliminary Subdivision: ☐ Residential ☐ Non-Residential
- ☐ Preliminary Subdivision Minor
- ☐ Routine & Uncontested Lot Line Adjustment
- ☐ Final Plat
- ☐ Subdivision Screening

Planning Commission:

- ☐ Alley Vacation or Closure
- ☐ Annexation
- ☐ Building and Site Design Review
- ☐ Conditional Use
- ☐ Master Plan Amendment
- ☐ Planned Development
- ☒ Street Closure *PARTIAL*
- ☐ Street Name Change
- ☐ Zoning Amendment: ☐ Text Amendment ☐ Map Amendment

Historic Landmark Commission:

- ☐ HLC: Demolition or Economic Hardship
- ☐ HLC: Designation
- ☐ HLC: Major Alterations, New Construction, Relocation & Appeal of Administrative Decision
- ☐ HLC: Minor Alterations

RECEIVED
SEP 22 2009
BY *[Signature]*
CG Zone

Description of Proposed Project:

(Include type of development, number of residential units, parcel size, square feet of building area, etc. (Attach additional sheet if necessary))

RESTAURANT REMODEL OF EXISTING WAREHOUSE
(SEE ATTACHED)

Name of Project and Property Address: RED IGUANA 2, 866 W. SOUTH TEMPLE, SLC 84104

Applicant name: WILLIAM COKER (rep.) Phone: (801) 819-3897 (cell)

Address: 736 W. NORTH TEMPLE, SLC, UT 84116

E-mail address: billcoker@mac.com Cell/Fax: (801) 665-1249 (fax)

Property owner(s) name: FOUR-TEN LLC Phone: (801) 819-3897 (cell)

Property owner(s) signature: [Signature] Date: 8/27/09

E-mail address: lcardenas@mac.com Cell/Fax: (801) 665-1249 (fax)

County Tax ID ("Sidwell #") for all properties involved: 05-25-458-016, 035, 030 AND 025

Fees

Permit Fee _____

Verified By _____

Date Received 9/22/09

Received by _____

Project Number PLN PCM 2009-01132

Assigned to Bill Peperone



RED IGUANA

736 West North Temple
Salt Lake City, Utah 84116
801.322.1489 fax 801.322.4834
website: www.rediguana.com

Salt Lake City Buzz Center
451 South State Street, Room 215
Salt Lake City, Utah

September 22, 2009

To Whom It May Concern,

We are requesting this partial street closure for the purpose of purchasing Salt Lake City owned frontage right of way property to complete the remodel of an existing warehouse located at 866 West South Temple, Salt Lake City, for the creation of a second location for The Red Iguana. Four-Ten LLC is a single member LLC owned by Luzmaria Cardenas that will be leasing the property to Red Iguana 2 LLC. Luzmaria Cardenas and William Coker are the partner members of Red Iguana 2 LLC as well.

Sincerely,

William Coker
Representative
Four-Ten LLC



Home of "Killer Mexican Food"