

SV-2-2015

Holmberg Street Vacation – Partial Street Vacation North of 3550 South 3550 South 2950 West

BACKGROUND

The West Valley City Community & Economic Development Department is requesting a street vacation for a portion of Holmberg Street. The proposed vacation will be all of Holmberg Street north of 3550 south.

Holmberg Street was platted as part of the Holmberg Subdivision. This subdivision was recorded with the Office of the Salt Lake County Recorder in December 1959. The request to vacate the right-of-way is in anticipation of future development in the City Center Zone.

The City owns property on the east and west sides of the proposed vacated right-of-way. As additional property is needed for the future expansion of the City Center, various modifications to subdivision plats and dedicated rights-of-way will need to take place.

According to the City Center Master Plan, Holmberg Street and surrounding properties are anticipated to be mixed use and residential development. During the study session, a question was asked whether access to 3500 South will still be available for residents living in the area. To replace the proposed vacated right-of-way, a new road will be constructed in the future at approximately 3030 West. This road will extend from 3500 South to Lancer Way. Although it is not known when this road will be constructed, it will provide similar access for residents who have become accustomed to using Holmberg Street.

During the study session, a question was raised regarding the duplex at the west end of 3550 South. The existing duplex located on lot 15 of the Holmberg Subdivision has been abandoned. The City is working to resolve this matter and expects a resolution by May 2015.

The vacating ordinance will include language that protects this access and other utility installations until such time as they are not needed. According to City ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approval of the street vacation plat.
2. Continue the application due to issues raised at the public hearing.

<u>Applicant:</u>	<u>Neutral:</u>
West Valley City	Daniel Gill
	3033 W 3500 S

Discussion: Steve Lehman presented the application. Barbara Thomas clarified that no one is currently living on 3550 S. Steve replied yes.

Daniel Gill, a resident, stated that he owns a daycare in the area and customers and employees have a difficult time leaving his property and going west. He indicated that people use Holmberg Street and closing it will force people to travel all the way to 2700 W. Mr. Gill asked when the street will be closed. Steve replied that this is the first part of needed action by the City and that the Planning Commission will forward a recommendation to City Council. The street would likely not be vacated until such time that a development application has been submitted. Mr. Gill stated that he is currently negotiating with the City's RDA and will be selling his property in the future but it's important that Holmberg Street still be accessible in order for him to conduct his business.

Barbara Thomas asked if the road will still be able to be used by the public. Steve replied yes and indicated that the vacation is preliminary action for future development. Steve Pastorik agreed and added that the City intends to keep the road open for as long as possible.

Motion: Commissioner Fuller moved for approval.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-SV-2-2015- Approved