



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 18, 2021

To: City Council via Planning Commission
From: Community Development Department
Subject: Partial Street Vacation of Centennial Parkway
 (Approximately 29,276 square foot Street Vacation)
 [Community #9 – South Towne Commercial Area]

MSC10142021-006183(PC)
 Vacating approx.
 29,276 Square Feet or
 0.672 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, posted on the property, and on the City and Utah Public Notice websites.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-85-05	Site Plan Review for Southtowne Mall Area Approved
SPR08032021-6124	Site Plan Review for Summit Two at The Cairns Approved by Planning Commission September 16, 2021.

DESCRIPTION OF REQUESTS

The applicant, Lesa Bridge, representing Raddon Summit Hotel, LLC, is requesting a partial street vacation of southbound Centennial Parkway between 10200 South and the Mall Ring Road. (See Exhibit 1 – Centennial Parkway Partial Street Vacation Exhibit).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify of the Planning Commission meeting, as well as being posted on the City and State public notice websites. The property was also posted with a public notice sign on the property. No neighborhood meeting was required by the Community Development Director.

ANALYSIS

The reason for the partial street vacation is due to the proposed Summit Two at The Cairns development, for which a site plan review was preliminarily approved by the Planning Commission on September 16, 2021. The development will consist of a hotel, a parking garage, and apartment building. In total it will comprise restaurants, 218 hotel rooms, 26 condominium units, and 297 apartment units.

The development will span across where an existing portion of southbound Centennial Parkway is located. The apartment building will be located to the east where the former “Wetlands Education Pond” was located, and will front onto the remaining portion of Centennial Parkway and its promenade. The pond is being relocated to the River Oaks Golf Course property. The hotel tower will be located to the west of the development and will front onto Monroe Street. The parking structure will be located between the hotel and the apartment building.

Traffic will still traverse the existing portion of Centennial Parkway going northbound. The current northbound side of Centennial Parkway adjacent to this development will be modified to allow two-way traffic (both northbound and southbound). However, southbound traffic on Centennial Parkway will be modified, with traffic having the option of turning west (at 10200 South) and connecting with Monroe Street, or they can turn east and connect onto the newly-directed southbound section of Centennial Parkway.

REQUIRED DETERMINATIONS AND FINDINGS

There are three determinations that need to be made by the Planning Commission and the City Council in considering a request for street vacation.

1. Consent of the abutters. Sandy City staff have agreed to this vacation. The City has received no objection from any property owner that abuts the existing road segment.
2. If good cause exists for the street vacation. The Public Works Department has determined that this particular portion of property will no longer be needed for right-of-way or public use, as there are alternate ways of moving traffic .
3. That neither the public interest nor any person will be materially injured by the vacation. No injury to the public will occur due to this partial street vacation.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of southbound Centennial Parkway as shown in the attached exhibit, based on the following findings and subject to the following conditions of approval:

FINDINGS

1. Good cause for the action exists because there are alternate ways of moving traffic and the property can be incorporated into future development.
2. That there is neither material injury to either the public interest nor any person by the requested vacation.

3. Staff has not received any objection from the abutting property owners.
4. The City Engineer has recommended the approval of the partial street vacation.

CONDITIONS

1. That the approval is conditioned upon the City proceeding through the vacation process through action by the City Council.
2. That the recording of the street vacation ordinance be done with the Salt Lake County Recorder's Office.

Planner: _____
Craig P. Evans, Planner

Reviewed by: _____
Brian McCuistion, Planning Director

Exhibit #1 – Centennial Parkway Partial Street Vacation Exhibit

10200 SOUTH STREET

N 89°58'00" E
100.00'

P.O.B.
71.44'

L = 39.24'
R = 25.00'
DELTA = 89°56'25"
CHD. = 35.34'
N 44°59'47" E

L = 39.30'
R = 25.00'
DELTA = 90°03'35"
CHD. = 35.37'
S 45°00'13" E

55,889 SQ. FT.
1.283 AC.

N 0°01'34" E

S.B. CENTENNIAL PARKWAY

EXISTING CONCRETE CURB N 0°01'34" E 351.00'

N.B. CENTENNIAL PARKWAY

EXISTING CONCRETE CURB S 0°01'34" W 347.76'

S 88°45'00" W 150.04'

71.54'



SCALE: 1" = 60'

MALL RING ROAD

L = 252.80'
R = 714.00'

Exhibit #2 - Street Vacation Legal Description

**Raddon Summit
Proposed Road Vacation**

October 13, 2021

Vacating a portion of Centennial Parkway located between 10200 South and 10280 South Streets, being a part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located South $0^{\circ}12'38''$ West 60.14 feet along the monument line in State Street and 1402.77 feet North $89^{\circ}45'32''$ West from a Salt Lake County monument on the centerline of State Street at 10200 South Street, which is located South $89^{\circ}52'12''$ East 92.33 feet from the Northeast Corner of said Section 13; and running thence Northwesterly along the arc of a 25.00 foot radius curve to the left a distance of 39.296 feet (Center bears North $89^{\circ}43'58''$ West, Central Angle equals $90^{\circ}03'34''$ and Long Chord bears North $44^{\circ}45'45''$ West 35.374 feet) to a point of tangency on the Southerly line of 10200 South Street; thence South $89^{\circ}47'32''$ East 111.75 feet along said Southerly line to a point of tangency; thence Southwesterly along the arc of a 25.00 foot radius curve to the left a distance of 38.75 feet (Center bears South $0^{\circ}12'28''$ West, Central Angle equals $89^{\circ}56'25''$ and Long Chord bears South $45^{\circ}14'15''$ West 35.34 feet) to a point of tangency; thence South $0^{\circ}16'02''$ West 426.13 feet to a point on a curve on the Northerly Line of 10280 South Street; thence Southwesterly along the arc of a 768.00 foot radius curve to the left a distance of 75.43 feet (Center bears South $15^{\circ}35'27''$ East, Central Angle equals $5^{\circ}37'38''$ and Long Chord bears South $71^{\circ}35'44''$ West 75.40 feet) along said Northerly Line; thence North $0^{\circ}14'28''$ East 59.04 feet; thence South $89^{\circ}35'25''$ East 9.70 feet; thence North $0^{\circ}16'02''$ East 391.13 feet to a point of curvature and the point of beginning.

**Contains 29,276 sq. ft.
Or 0.672 acre**