



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Cassie Younger, Senior Planner, cassie.younger@slc.gov
Date: January 14, 2026
Re: PLNPCM2025-00864 Thatcher Street Vacation

Street Vacation

PROPERTY ADDRESS: Approximately 2040 Fortune Rd to the intersection of Wallace Rd
MASTER PLAN: Westside
ZONING DISTRICT: M1 and M-2

REQUEST:

Thatcher Company has requested that the City vacate a portion of Fortune Road, from approximately 2040 W Fortune Road to the intersection with Wallace Road. The Thatcher Company owns all the parcels adjacent to the proposed vacation. The company wishes to consolidate all properties around this portion and incorporate the vacated street.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council with the following conditions:

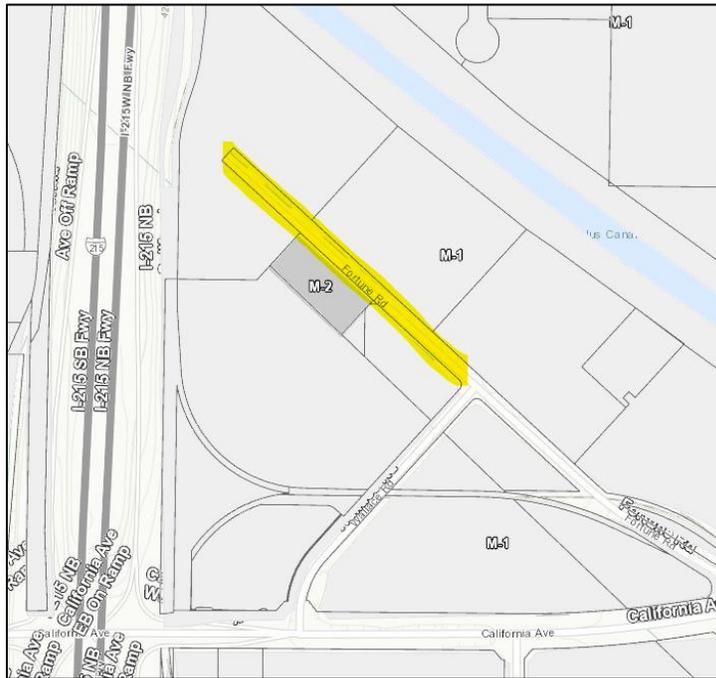
1. The lots shall be consolidated with the portion of the vacated street so that no parcel is landlocked or without public street frontage.
2. Any private utilities installed within the proposed vacated right-of-way must be granted easements for access to the City Engineering Department
3. The road should be maintained as a fire access, with a fire-approved gate, per the department comments in Attachment F, and the fire hydrant shall remain active and accessible.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant's Materials](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Street Closure Policy](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Department Review Comments](#)

PROJECT DESCRIPTION

Thatcher Company has petitioned for the City to vacate a portion of Fortune Road, from approximately 2040 W Fortune Road, to the intersection of Fortune and Wallace Road. The Thatcher Company owns all five of the parcels adjacent to the proposed vacation. The properties are M-1 and M-2, light and heavy manufacturing. Thatcher Company is a chemical manufacturer and distributor, and believes that the vacation of this street would ensure security and access to its properties, thereby increasing public safety.



Highlighted portion of Fortune Road proposed to be vacated



Properties adjacent to the portion of Fortune Road proposed to be vacated		
Address	Parcel ID	Property Owner
2040 W FORTUNE RD	15-10-351-005-0000	THATCHER COMPANY, INC
1942 W FORTUNE RD	15-10-351-006-0000	THATCHER COMPANY, INC
1900 W FORTUNE RD	15-10-351-007-0000	THATCHER COMPANY, INC
1905 W FORTUNE RD	15-10-353-001-0000	THATCHER COMPANY
1975 W FORTUNE RD	15-10-352-012-0000	THATCHER COMPANY
1947 W FORTUNE RD	15-10-352-008-0000	THATCHER COMPANY

The Thatcher campus is located on the west side of Redwood Road, surrounded by I-215, the surplus canal and California Ave. This area is primarily comprised of manufacturing uses, with M-1 zoning on almost all nearby properties. Closer to Redwood, the zoning changes to MU-5 as a transitional zone before residential on the east side of Redwood Road. Thatcher owns all of the properties along this section of Fortune Road, which dead-ends at this portion. Because I-215 is directly to the west of the properties, there is no potential to connect to another roadway in the future. The surplus canal is north of the Thatcher properties, making a connection to the north also highly unlikely.

The Thatcher company is chemical manufacturer and disturber that has been located on these properties for several decades. A variety of chemicals are made on the premises and stored at this facility before distribution. Due to the nature of the company, there are many access restrictions into their properties along this section of road. Many trucks and tankers carrying chemicals are coming and going from the site on a regular basis. The applicant argues that the vacation of this portion of Fortune would promote public safety by not allowing the public to enter the Thatcher Company “campus”.

Additionally, since only Thatcher owns the properties along this strip, and this road dead ends at the site, there is a significant lack of public use already. Only employees and customers of Thatcher would drive on this section of road and therefore it functions more as a private road than a public one.



The existing dead end of Fortune Road is noted by an access gate into Thatcher properties



The applicant's visual showing what gates are in place (red) vs what will be in place if the vacation is granted (blue)

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission will make a recommendation to the City Council to approve or deny the application. Street Vacation requests are ultimately up to the City Council's discretion and are not controlled by any one standard. If approved by the City Council, the area in question would be vacated, declared surplus property, and sold to the adjacent property owner for fair market value.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compliance with and Zoning Requirements
3. Department Review Comments

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

Westside Plan

These properties are located within the Westside Master Plan. The plan acknowledges that while the gradual transition to less intensive uses along Redwood Road should be encouraged, the west side of Redwood Road may not be suitable for residential development.

“In the Westside, Redwood Road has long been the eastern edge of residential land uses and this boundary should be maintained. The west side of Redwood Road is not suitable for residential development because many of the properties have been, or are currently, sites for intensive industrial development. Even the parcels that have been remediated or that were not used in this way are still adjacent to those industrial sites. In this case, Redwood Road’s role as a buffer is critical to achieving the vision for the corridor.” (pg 54)

This is to say that the likelihood of redevelopment for these properties is relatively low and is not mentioned in the Westside Plan. While the Westside Plan mentions the industrial areas that should transition to less industrial uses, particularly specifying the 700 W corridor and parts of Redwood Road, there is no specific mention of Thatcher’s area as recommended for transition. There is also a Community Node located at the intersection of California Ave and Redwood Road. The vacation of this street also would not affect the Community Node potential at California and Redwood Road.

In summary, there are no apparent conflicts with the vacation and the Westside Plan.

Consideration 2: Compliance with Zoning Requirements

While a process and standards for Street Closures and Vacations are in progress within the Planning Division, the current standards used are intended for Alley vacations, which are outlined in 14.52. A full analysis can be found in [Attachment D](#).

It is required that the vacation should not land-lock or deny street access to other properties with the vacation. There are five properties along the portion of Fortune Road, four of which would be landlocked with a vacation. Since Thatcher is the owner of all of them, they intend to consolidate them all prior to the official vacation. The vacated portion of the street would also be consolidated

into the property at that point, leaving one frontage at the intersection of Fortune and Wallace Road.

These parcels are zoned M-1 and M-2, The minimum lot area is 10,000 SF and 20,000 SF, respectively, although many of the existing parcels along this street do not meet this standard. There is no maximum lot area for these zones. Therefore, there are no foreseen zoning issues with the lot consolidation process.

Consideration 3: Department review comments

Transportation, Public Utilities, Urban Forestry, and Police had no issues with the request. Fire's comments include a condition that the vacated street would remain a fire access road and be gated with Fire-approved gates. Additionally, the fire hydrant along Fortune should remain active and accessible. Engineering would require an easement for any private utilities installed in that section of the road.

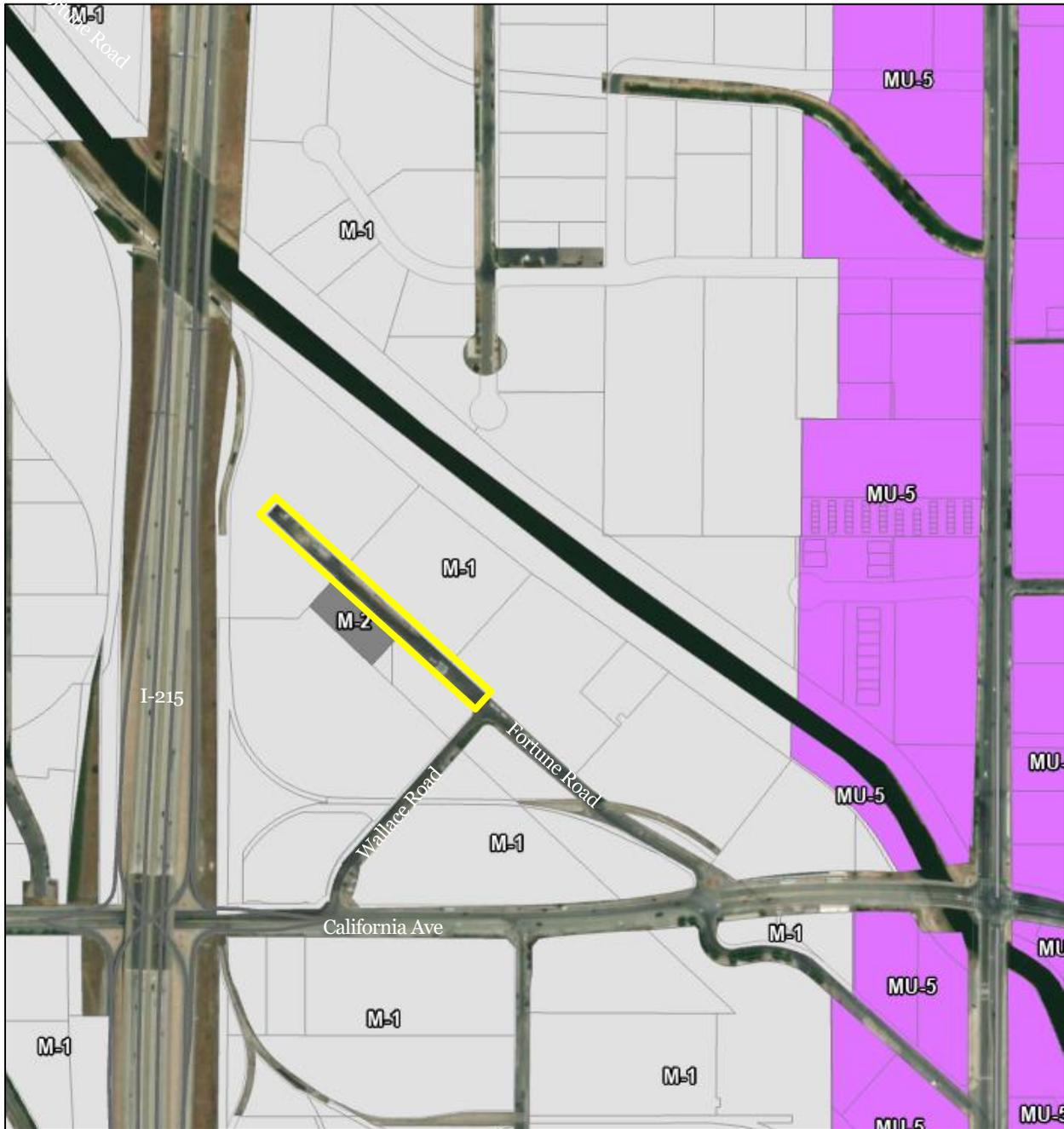
Department review comments can be seen in full in [Attachment F](#).

NEXT STEPS

Once the Planning Commission has reviewed the request, their recommendation is forwarded to the City Council for consideration. The City Council has final decision authority regarding street vacations and closures.

ATTACHMENT A: Vicinity Map

Vicinity Map



ATTACHMENT B: Applicant's Materials



PLANNING PROCESS //

ALLEY / STREET VACATION

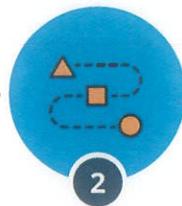
ABOUT THE APPLICATION

Thank you for your interest in submitting an Alley / Street Vacation application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The packet is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

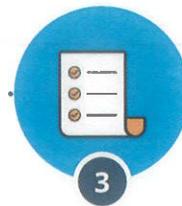
We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



1
Important Process
Information



2
Process Timeline



3
Application Form

WHAT IS AN ALLEY VACATION?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, when an alley is shown on a plat as a public right of way, it means the City is the owner. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.



WHAT IS A STREET VACATION?

A street vacation involves the transferring of a right-of-way of a public street to a private property owner. It is the disposition of a significant parcel of real property, which requires a public hearing and final decision from the City Council.

TRANSFERRING THE LAND

When an alley / street is next to or abuts a single family or duplex residential property, the City vacates it, divides it in half, and the property is conveyed to the abutting property owners. If the alley / street is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may close it and then sell the land at fair market value to the abutting property owners.

WHAT THE CITY CONSIDERS BEFORE AN ALLEY / STREET VACATION?

14.52.020: POLICY CONSIDERATIONS

The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack Of Use:** The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way;
- B. Public Safety:** The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area;
- C. Urban Design:** The continuation of the alley does not serve as a positive urban design element;
- D. Community Purpose:** The petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.



14.52.030: FACTORS CONSIDERED:

1. All other relevant City departments have no objection to the proposal;
2. The petition meets at least one of the policy considerations stated above;
3. The vacation will not deny access or parking to any adjacent property;
4. The vacation will not result in any property being landlocked;
5. The vacation will not result in a use of the alley property which is otherwise contrary to the policies and goals of the City;
6. No abutting property owner intends to build a garage requiring access from the alley;
7. The petition is for an entire alley, rather than a small segment of it; and
8. The alley is not necessary for actual or potential rear access to residences or for accessory use.



CONSULTATION

If you have questions regarding the Alley / Street Vacation regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME
🕒 6 - 12 MONTHS

- APPLICANT
- STAFF



APPLICATION RECEIVED

Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.



PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).

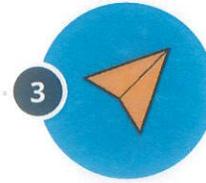
🕒 14 days



APPLICATION MODIFICATIONS

Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval.

🕒 45 days



PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



PLANNING COMMISSION

Public hearing scheduled and held, notices sent, staff report produced and commission recommendation made.

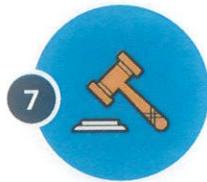
🕒 21 days



TRANSMITTAL OF COMMUNITY AND NEIGHBORHOODS (CAN)

Commission minute approval and public record are assembled by staff. After review, the package is transmitted to City Council.

🕒 21 days



CITY COUNCIL PROCESS

City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office.

www.slc.gov/council

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK	STAFF	REQUIREMENTS (14.52.030.A)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A letter explaining why you are requesting this alley / street vacation: <ul style="list-style-type: none">The letter must include a discussion about the policy considerations and factors outlined in page 2.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address and signatures of all abutting property owners who support the petition: <ul style="list-style-type: none">Petition must include the signatures of no less than 75% of the abutting property owners.Signatures should be from the property owners and not from the property renters.You may use the form attached to this application or provide your own form with signatures.
RECOMMENDED		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Parcel map showing the area of the proposed alley / street vacation: <ul style="list-style-type: none">Highlight the area of the proposed alley/street vacation.Indicate with colored dot the property owners who support the petition.Submit a digital (PDF) copy of the map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A written description with measurements of the proposed alley / street vacation. <ul style="list-style-type: none">A final legal description prepared by a licensed engineer will be required later.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

MTM

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

<p>NAME OF APPLICANT</p> <p>Thatcher Company, Inc.</p> <p>MAILING ADDRESS</p> <p>1905 Fortune Road, Salt Lake City, UT 84104</p> <p>APPLICATION TYPE</p> <p>Street Vacation</p>	<p>EMAIL</p> <p>derrick.chandler@tchem.com</p> <p>PHONE</p> <p>801-972-4587 ext 1437</p> <p>SIGNATURE</p> <p></p> <p>DATE</p> <p>7 OCT 2025</p>
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LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

<p>NAME OF OWNER</p> <p> </p> <p>MAILING ADDRESS</p> <p> </p>	<p>EMAIL</p> <p> </p> <p>SIGNATURE</p> <p> </p> <p>DATE</p> <p> </p>
-----------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

ALLEY / STREET VACATION

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **Alley Vacation: \$316** filing fee †.
- **Street Vacation: \$473** filing fee.
- Additional required notice fees will be assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

Fortune Road Vacation

LOCATION OF ALLEY / STREET

Closed-end segment of Fortune Road, Approximate address 2040 W up to intersection with Wallace Road.

REQUEST

Vacate the portion of fortune road bounded on all sides by property owned by Thatcher Company.

NAME OF APPLICANT

Thatcher Company, Inc.

PHONE

801-972-4587 ext 1437

MAILING ADDRESS

1905 Fortune Road, Salt Lake City, UT 84104

EMAIL

derrick.chandler@tchem.com

APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)

Owner
 Architect*
 Contractor*
 Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (if different from applicant)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

FOOTNOTES: † ALLEY VACATION FEE WAIVER AVAILABLE IF ADEQUATE SIGNATURES ARE OBTAINED.



Street Vacation Letter

Introduction/Background

Thatcher Company, Inc. (“Thatcher”) is requesting a street vacation of a segment of West Fortune Road in Salt Lake City. The anticipated street segment includes everything north of South Wallace Road to the segment termination at Thatcher’s property 2040 West Fortune Road (just south of I-215).

All parcels adjacent to this street are owned by Thatcher. These parcels are utilized as part of a chemical manufacturing, storage and distribution campus where a variety of chemicals are handled.

Upon approval of this street vacation petition, Thatcher will petition for a consolidation of all the parcels adjacent to and including this street.

Policy Considerations

Thatcher believes transference of right-of-way of the proposed section of West Fortune Road to Thatcher meets policy consideration 14.52.020.A regarding lack of use. This is a closed-end street fully surrounded by and terminating at the Thatcher campus. As such the property is unusable as a public right-of-way.

Additionally, with the ownership of the subject street Thatcher would be able to significantly increase site access control, monitoring and security. One primary public access point could replace six of the existing access gates. The picture below shows where existing access points are and where the new entry would be. Since hazardous materials are handled onsite, safety and security are a top priority for Thatcher and for the public interest.

Satellite image of subject segment of West Fortune road (green) showing existing Thatcher site entry gates (red) and single future potential access point (blue) to limit access.



Factors Considered

The following factors are taken from the 14.52.030 Salt Lake City ordinance with discourse from Thatcher on how these factors were considered and/or addressed.

1. *All other relevant City departments have no objection to the proposal.*

Thatcher participated in a pre-submittal meeting on September 26, 2024 with the planning staff and in a DRT meeting on October 17, 2024. No objection was given during these preliminary meetings. If any concerns arise, Thatcher will work with all relevant departments to ensure they are resolved.

2. *The petition meets at least one of the policy considerations stated [in Ordinance 14.52.020].*



See Policy Considerations section above.

3. The vacation will not deny access or parking to any adjacent property.

Thatcher owns all adjacent properties and there are no easements through the area for adjacent properties.

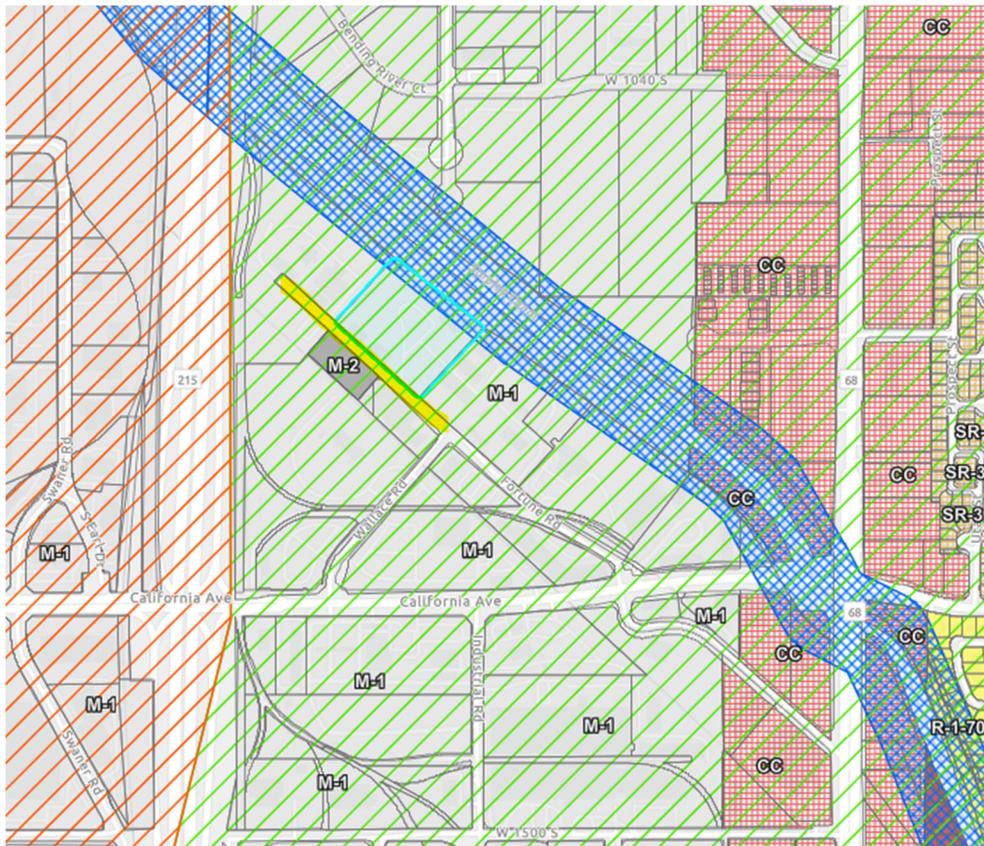
4. The vacation will not result in any property being landlocked.

Thatcher is anticipating approval to consolidate all the adjacent properties so no parcels will be landlocked. This petition will be initiated upon approval of this street vacation petition.

5. The vacation will not result in a use of the alley property which is otherwise contrary to the policies and goals of the City.

Thatcher anticipates the street parcel to continue to operate as a road indefinitely. It is anticipated to be rezoned to match the zoning of the adjacent properties. The area is zoned as M-1 (Light Manufacturing District). Thatcher company is operating on the property as legal nonconforming as a heavy industrial facility.

West fortune road (yellow) as seen on Salt Lake City Zoning Map.



6. No abutting property owner intends to build a garage requiring access from the alley;

Not applicable as Thatcher owns all adjacent parcels.

7. The petition is for an entire alley, rather than a small segment of it.

Yes, it is for the entire street going NW from the intersection of Wallace Rd and Fortune Rd.

8. The alley is not necessary for actual or potential rear access to residences or for accessory use.

Thatcher owns all adjacent properties and there are no rear accesses to other properties through the area.

ATTACHMENT C: Property and Vicinity Photos



Intersection of Fortune and Wallace Rd, facing northwest



Intersection of Fortune and Wallace Rd, facing northeast



Fortune Road, facing east



Dead end of Fortune Road at Thatcher property

ATTACHMENT D: Alley/Street Vacation Standards

Salt Lake City Code: Chapter 14.52: Disposition of City Owned Alleys

Per Zoning Administrator policy and as advised by the City Attorney, all street vacations are processed in the same manner as alley vacations and must comply with the standards of 14.52: Disposition of City Owned Alleys:

The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least *one* of the following policy considerations:

Policy	Proposal	Finding
Lack of Use: The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way;	While not physically blocked, the street is not publicly used due to the fact that it is a dead-end and only leads to Thatcher-owned properties.	Complies
Public Safety: The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area;	Land uses with hazardous materials exist along this street, and fences and property security measures are of top priority. Vacation of the street would result in a more secure and controlled environment for the applicant and safer for the public.	Complies
Urban Design: The continuation of the alley does not serve as a positive urban design element; or	Not Applicable	Not applicable
D. Community Purpose: The petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.	Not applicable	Not applicable

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

Policy	Proposed	Finding
1. The City Police Department, Fire Department, Transportation Division, and all other relevant City departments and divisions have no reasonable objection to the proposed disposition of the property;	Fire, Engineering, and other departments have no objection as long as the conditions listed in Attachment F are complied with.	Complies with conditions
2. The petition meets at least one of the policy considerations stated above;	The petition meets the requirements for lack of use and public safety.	Complies
3. Granting the petition will not deny sole access or required off street parking to any property adjacent to the alley;	Once the lot consolidation is completed, this will be compliant.	Complies with conditions
4. Granting the petition will not result in any property being landlocked;	Once the lot consolidation is completed, this will be compliant.	Complies with conditions
5. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid block walkways, pedestrian paths, trails, and alternative transportation uses;	Fortune Road is not a part of any Citywide plan or policy. It does not connect to other roads or properties other than the Thatcher Company properties.	Complies
6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within twelve (12)	Not applicable	Complies

months of issuance of the building permit;		
7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and	This petition is vacating an entire portion of a street	Complies
8. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.	The road is not necessary for rear access to any nearby accessory uses or residences.	Complies

ATTACHMENT E: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- October 30, 2025 – The Glendale Community Council was sent the 45 day required notice for recognized community organizations. The Council emailed a letter of recommendation on this petition.
- October 30, 2025 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- October- January – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- December 31, 2025
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- January 2, 2025
 - Public hearing notice sign posted on the property

Public Input:

A letter of support was received from Turner Bitton, Chair of the Glendale Community Council.

No public comments were received on this petition.

From: [Turner Bitton](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Re: PLNPCM2025-00864 Street Vacation 45 Day Notice
Date: Friday, October 31, 2025 12:54:29 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Cassie,

Please consider this email a formal letter of support on behalf of the Glendale Neighborhood Council for the vacation.

Thanks,
Turner C. Bitton (he/him)
Chairman
Glendale Neighborhood Council
(801) 564-3860
www.glendaleslc.org

On Oct 30, 2025, at 1:16 PM, Younger, Cassie <cassie.younger@slc.gov> wrote:

Hi Turner,

The Planning Division has received a petition to vacate a portion of Fortune Rd, which is within your Community Council boundaries. Please review the materials and let us know within two weeks if you want them to present at your CC meeting.

Let us know if you have any questions. Thank you!

<image001.png>

CASSIE YOUNGER | *(she/her)*
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-6211
Email: cassie.younger@slc.gov
WWW.SLC.GOV SLC.GOV/PLANNING

<PLNPCM2025-00864- Recognized Community Organization Notice.pdf><Street Vacation Letter.pdf>

ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

Any private utilities within the proposed vacated right-of-way must be granted easements for access, as required by their franchise agreements.

Addressing: Please see attached for our redlines on the **Thatcher Street Vacation**. Per their project narrative, if their vacation is granted, they plan to consolidate all their lots and the vacated ROW. At that time, their addressing will need to be evaluated, and a new certificate will be necessary. Survey: See attachment for redlines

Building :

There are no building code comments for the street vacation.

Fire:

*11-17-2025-The comments provided may not reflect all items required to meet minimum adopted fire and life safety codes. Applicant shall perform their due diligence and contact this office with any questions or concerns.

*All Fire department access roads must remain as is for all buildings and structures. These roads must meet the requirements from Section 503 and Appendix D in the IFC.

*Any gates must have a clear opening of 20 feet wide, as required in Section 503. Electronically operated vehicle gates shall have an E-Knox activation, and manual vehicle gates shall have a Knox Lock on them, for fire department access, as required by Salt Lake City FD and Section 506 in the IFC. The information for Knox Box's and EKnox locks can be obtained by contacting the SLC Fire Prevention Bureau at 801-799-4150.

*Any and all Fire hydrants must remain active and accessible, as required by Section 507 and Appendices B and C in the IFC.

I believe this is the same owner, and as long as the FD access roadways are maintained and kept clear, that should suffice; however, if an easement would be required, due to it being separate lots, or any other reason, as required by the City or other City departments, then that requirement must be met.

*Reviewed by Seth Hutchinson. If you have any questions email is the preferred method of contact: seth.hutchinson@slc.gov, phone (801) 535-7164.

Transportation

No transportation concerns with proposed street vacation.

Urban Forestry:

Urban Forestry has no concerns with this proposal.

Police:

No public safety concerns

Public Utilities:

Public Utilities has no issues with the proposed partial street vacation.

Real Estate Services:

No review comments from RES.

The applicant will need to provide an appraisal from a qualified and disinterested appraiser to determine the fair market value of the right-of-way that is proposed to be vacated. The cost of the appraisal is at the applicant's expense. The appraiser should follow the valuation methodology outlined in the attached document. If an alternative methodology is proposed, the appraiser will need to submit a brief description that verifies that the approach is commercially reasonable, as required by ordinance. This alternative approach must be reviewed and approved by Real Estate Services before the appraisal work begins.