
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: December 1, 2009
SUBJECT: **Open Space Lands Project Recommendation – 3rd Round**
STAFF REPORT BY: Lehua Weaver
ADMINISTRATIVE DEPT. AND CONTACT PERSON: Office of Sustainability
Emy Storheim
CC: David Everitt, Lyn Creswell, Vicki Bennett, Emy Storheim, Gordon Hoskins, Dan Mulé, Janice Jardine

The Administration has forwarded a recommendation to pursue two Open Space land acquisitions totaling \$5,500. This will be the third round of open space land purchases. These are the two items ready to move ahead from those currently in negotiations. The Mayor is recommending the following parcels:

Short Title	Location	Size	Council District	Value
“Alan Parsons”	North Bonneville in the Foothills	.12 acres	3	Land ownership. \$500 Across existing trail section, mature trees, etc.
“Genessee”	Genessee (850 S) and 1000 West at the entrance to 800 South Park	.08 acres	2	Land ownership. \$5,000 Property crosses entrance to public space and parking lot.

This will be the third round of open space land purchases – the first was approximately \$800,000 for H-Rock properties and 400 East Community Garden. A second round purchase was approximately \$1.375 million for Wasatch Hollow. (Please refer to the “Background” section for more information on these transactions.)

KEY ELEMENTS:

The Administration has negotiated these acquisitions with the property owners, and has come to agreement with each of them. If the Council is in agreement to finalize the purchases, the Administration would complete the transactions.

Anticipated maintenance costs on these parcels will be minimal. The Parsons property is in the foothills and includes trail use, which will continue as it has in the past. Along the section of the trail, there will continue to be some animal control enforcement, but the acquisition of the property does not result in an increased cost than what is already spent on the other

sections of the trail. The Genessee property will also not have any increase in maintenance costs, because the City already developed it and maintains it.

ADDITIONAL INFORMATION:

New Projects – there are a number of projects in various stages of planning and negotiations. Some need to remain confidential in nature, because of the state of negotiations. Others are listed here:

- 2300 North Wetlands: 48 acres with and area of delineated wetlands and the potential to partner with Public Utilities to expand and create additional wetland mitigation site and substantial wildlife habitat
- 900 South Rail Corridor: 10 acres are available but through strategic planning with the City’s Trail Coordinator and other City Departments we could identify a priority area to facilitate a trail extension of the 900 S rail-trail west of Redwood Road and create trail connections between existing and future trails (Jordan River Parkway, Parley’s Trail and the Surplus Canal) further expanding the City’s street-trail network.
- Bonneville Shoreline Preserve: 20 acres expansion of the Bonneville Shoreline Preserve above Beck Street
- An update to the Open Space Master Plan is in process. (This is not related to a specific acquisition.)

Grants / Outside Funding – the Administration has worked on applying for outside grant opportunities. The following grants have been received:

- \$20,000 LeRay McAllister Grant for Wasatch Hollow restoration (currently on Budget Amendment No. 2 to be briefed on December 8).
- \$577,500 Utah State Water Quality Board grant for Jordan River Bank Stabilization.
- \$19,235 Utah State Parks – Non-Motorized Trails Grant for Bonneville Shoreline Trail Restoration & Maintenance.

The following grants are pending:

- \$1,500,000 Utah Division of Forestry, Fire and State Lands grant money for Jordan River Weed Control and Restoration.
- \$850,000 Utah Division of Forestry, Fire and State Lands grant money for Parley’s Historic Nature Park Stream Restoration.
- \$250,000 Utah Division of Forestry, Fire and State Lands grant money for Wasatch Hollow restoration.

Maintenance / Land Protection:

According to the Salt Lake City Code Section 2.90, which created the Open Space Lands Program, the Board shall “recommend to the city council the appropriate management structure or entity for open space lands at the time that open space lands are acquired or protected in order to assure that these lands will receive responsible management to retain the open space land values for which they were required.”

In keeping with this section of City Code, the Administration and Open Space Lands Advisory Board may make a recommendation to the Council for the budgeting of certain maintenance functions. This will likely come to the Council for review and discussion, and certain aspects may be addressed in the update to the Open Space Master Plan mentioned above. The ordinance was not specific about a funding source for restoration or ongoing maintenance needs, such as enforcement, monitoring, signage (directional way-finding, interpretative, and use regulations), supplies (volunteer tools, trash and recycling bins, and dog-waste bags), outreach, and other functions that are a part of managing open space lands. The Master Plan update and future budget discussions may address these needs.

BACKGROUND

Previous Open Space Land Purchases:

Round 1:

- \$618,500 H-Rock properties
2 parcels, 12 acres off Devonshire Drive
Purchased 9/28/07
- \$126,440 400 East Community Garden
.25 acres at 553 S 400 East
Conservation Easement
Purchased 6/17/08
- \$800,000 in bonds were issued in January 2009 for these projects. (The bond amount included \$55,060 for acquisition related costs, such as appraisals, and then bond issuance costs.)

Round 2:

- \$1,375,000 Wasatch Hollow
1.95 acres at 1665 Kensington Avenue
- Once the management plan is finalized and the conservation deed is given to the County, they will reimburse the City for \$425,000. This will reduce the \$1.375 that the City has paid for the property, and will result in the City's contribution equaling \$950,000.
- The bonds to cover the Wasatch Hollow acquisition have not yet been issued. The issuance will happen no later than 18-months after the property is open to the public and put in service. This will happen once the Restoration, Use and Management Plan for Wasatch Hollow is complete and any recommended improvements are made and the house on site is addressed.

Basic information / Process for land acquisitions & bonding

1) Council Approval Process:

- a) According to Salt Lake City Code Section 2.90.040, "No expenditures shall be made from the fund without prior approval of the City Council."
- b) In keeping with City Code, transactions will be discussed by the Council to provide the Administration with feedback and direction on potential acquisitions. A closed session may be necessary, due to the nature of property negotiations, however, an open work session briefing will also be held.
- c) With a straw-poll indication of support in the open briefing, the Administration can move forward with the purchases and spend money from the CIP cost center to finalize the transactions.

2) Budget / Purchase Process:

- a) When the bonds were approved in 2003, the Council appropriated the full \$5.4 million budget in a CIP cost center to allow for quick access to the funds – rather than needing to follow a full bond issuance process each time purchases were approved.
- b) The CIP cost center allows the Administration to quickly move to finalize transactions once approval has been granted by the Mayor and Council.
- c) Bonds will then be issued periodically to fund the purchases. (See items 3,4, and 5 below for more information.)
- d) Even if bonds are not issued within the same fiscal year to cover the purchase(s), the remaining budget and encumbrances can carry over to following years. Expenses can be

bonded in a subsequent year. The cash flow in the CIP accounts allows for this to happen, and enables the Administration to group issuing the bonds to reduce issuance costs.

- 3) Bonding Required: The issuance of bonds is triggered by acquisition sites opening to the public – the bonds must be sold for reimbursement within 18-months of that land being placed into service. Several of these currently proposed projects allow public access. Therefore, within 18 months of the purchases, the Administration will need to complete the process to issue another round of Open Space bonds. This will likely include these projects as approved and the Wasatch Hollow related expenses, too.
- 4) Bond Process: To issue bonds, the City is required to hold a public hearing following a minimum of 14-day advertising notice.
- 5) Issuance Costs: Each time bonds are sold there are issuance costs associated with the process. These costs are charged against the total amount and therefore reduce the amount of the \$5.4 million that is ultimately available for land and/or easement purchases.



RALPH BECKER
MAYOR

SALT LAKE CITY CORPORATION

OFFICE OF THE MAYOR
CITY COUNCIL TRANSMITTAL

David Everitt, Chief of Staff

Date sent to Council: 11/24/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: November 24, 2009

FROM: David Everitt, Chief of Staff
Office of the Mayor

SUBJECT: Open Space Lands Project Recommendation

STAFF CONTACT: Emy Storheim, x7730
Open Space Lands Program Manager

Vicki Bennett, x6540
Director of Sustainability and the Environment

DOCUMENT TYPE: Briefing

RECOMMENDATION: The Administration recommends the Council consider funding for Open Space Lands Fee Title and Conservation Easement Acquisitions.

BUDGET IMPACT: The Administration recommends \$5,500 of open space funds

BACKGROUND/DISCUSSION: The Administration considered the recommendations made by the Open Space Advisory Board and would like to make the following recommendation.

Alan Parsons

Description of Property: This parcel is 0.12 acres and located above Richland Drive in the Foothills. Parcel contains mature trees, vegetation and trail section and is an in-holding to a large track of privet property. The Administration recommends \$500 funding for this project.

Genessee

The Administration supports the recommendation of the Salt lake City Open Space Lands Advisory Board.





SALT LAKE CITY CORPORATION

LYN CRESWELL

Director of Management Services

DIVISION OF SUSTAINABILITY
OPEN SPACE LANDS PROGRAM

RALPH BECKER

MAYOR

MEMORANDUM

DATE: Nov 23, 2009

TO: Ralph Becker, Mayor

Salt Lake City Council
Carlton Christensen, Chair

FROM: Open Space Lands Advisory Board

SUBJECT: Open Space Lands Advisory Board Project Recommendations

STAFF CONTACT: Emy Storheim 535-7730
Open Space Lands Program Manager

Vicki Bennett 535-6540
Director of Sustainability and the Environment

RECOMMENDATION: Consideration of Funding for Open Space Lands Fee Title and Conservation Easement Acquisitions

BUDGET IMPACT: Salt Lake City Open Space Lands Advisory Board recommends \$224,500 of Open Space Lands Bond Funds. This will leave \$2,969,286.75 Open Space Bond Funds remaining.

DISCUSSION:

Council has authorized the Open Space Lands Program to solidify final negotiations for the three following projects.

Alan Parsons

Update: Offer has been accepted.

Acquisition: Fee title acquisition.

Description of Property: This parcel is 0.12 acres and located above Richland Drive in the Foothills. Parcel contains mature trees, vegetation and trail section and is an in-holding to a large track of private property.

Parcel ID: 09-29-476-003

Genessee

Update: Offer has been accepted.

Acquisition: Fee title acquisition.

LOCATION: 451 SOUTH STATE STREET, ROOM 145, SALT LAKE CITY, UTAH 84111-3104

MAILING ADDRESS: PO BOX 145467, SALT LAKE CITY, UTAH 84114-5467

TELEPHONE: 801-535-7730 FAX: 801-535-7789

www.slcgov.com

Description of Property: The property is a developed as part of 800 South Park owned and maintained by the City. Although it was developed as park property it is owned privately. The site is 0.08 acres. The purchase of this land would bring land used and maintained by the City into public ownership and ensure that it remains as open space for public access.

Parcel ID: 15-11-253-002-0000

Jensen/Bowers Parley's Canyon

Update: Offer has been accepted.

Acquisition: The purchase would be a conservation easement held by Salt Lake City in partnership with Salt Lake County who will hold fee title. Both parties will contribute 50% to offer 100% fair market value for the land. The property owners will also make a tax deductible donation of the limestone mineral rights to Salt Lake City. A representative of the property owners has scheduled meeting with City Attorneys to amend settlement agreement to reflect proposed trail alignment.

Description of Property: The property sits on the north side of I-80 at the mouth of Parley's Canyon. It is undeveloped foothill land located northeast above the Parley's Canyon/I-215 freeway interchange. The site is 73 acres and part of the scenic viewshed of Salt Lake City at the mouth of Parley's Canyon.

The site is: located in the Primary Groundwater Aquifer Recharge Zone; deer and elk winter range; contains approximately 3500 linear feet of a 6000 linear foot Bonneville Shoreline Trail segment; surrounded by 270 acres of open space which will be donated to Salt Lake County and protected under conservation easement to be held by Utah Open Lands. A stipulation related to a settlement agreement with the City and surrounding property owners (Romney Lumber) requires that one foot on the interior of the property line will be granted to Salt Lake City thereby preventing access without Salt Lake City approval to the Jensen/Bowers property.

Additionally the settlement agreement delineates a trail alignment different to the proposed alignment submitted with the application and will require an amendment to the settlement agreement. The Bonneville Shoreline Trails Committee supports this new alignment. The purchase of this land would bring more of the Foothills into public ownership and allow for public access between Bonneville Shoreline Trail and Parley's Trail connecting the Foothills, Suicide Rock, Grandview Trailhead and Parley's Historic Nature Park.

Parcel ID: 16-23-400-001-0000