

CITY COUNCIL TRANSMITTAL



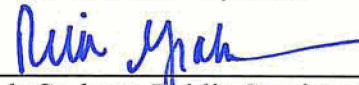
David Everitt, Chief of Staff



Date Received: _____
Date Sent to Council: 06/12/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: June 10, 2009

FROM: 
Rick Graham, Public Services Director

SUBJECT: Surplusing, subdividing, and sale of 3.17 acres of Rose Park Golf Course property located at 1200 West between 1300 North and 1400 North.

STAFF CONTACT: David Terry
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DOCUMENT TYPE: A position statement from the Administration to the City Council concerning surplusing, subdividing, and selling golf course property. Also, a discussion concerning an amendment to City Code 2.90.120 Removal of Lands from Open Space Lands Program.

RECOMMENDATION: 1) Approve proceeding with the standard process to surplus, subdivide, and sell 3.17 acres of Rose Park Golf Course property at 1200 West between 1300 North and 1400 North, and 2) Amend City Code 2.90.120 to allow enterprise funds to retain the proceeds generated from the sale of surplus property.

BUDGET IMPACT: In November 2008, The Cook Group appraised 3.17 acres of Rose Park Golf Course property at \$476,000.

BACKGROUND/DISCUSSION: The Golf Enterprise Fund has \$20M in deferred capital improvement projects that cannot be funded through operational revenues. One of the projects is the expansion of the practice range at the Rose Park Golf Course. The proceeds generated from the sale of 3.17 acres of Rose Park Golf Course property near the 17th teeing area will be earmarked for; 1) to acquire 2.64 acres of R-1-7 property on Redwood Road immediately south of the Rose Park Golf Course practice range and rezone as open space; 2) to use the Redwood Road property to lengthen the practice

range and fence the perimeter of the practice range, and 3) to construct new tees on the 7th hole and the 17th hole at the Rose Park Golf Course.

The Guadalupe Charter School is interested in purchasing these 3.17 acres of Rose Park Golf Course property from the City for the purpose of building a new school. State law says that charter schools shall be considered a permitted use in all zoning districts within a municipality. State law requires the project to comply with open space zoning regulations relating to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, construction staging, as well as any other regulation needed to avoid unreasonable risks to health and safety.

City Code 2.90.120 Removal of Lands from Open Space Lands Program states, "Funds derived from the sale, disposition, exchange or removal of land from the open space lands program shall be deposited into the fund for its intended purposes". To be resolved is the City Council's intent relative to open space property managed by enterprise funds. The potential exits that City Code 2.90.120 should be amended to differentiate open space land managed by enterprise funds.

PUBLIC PROCESS: The Salt Lake City Golf Enterprise Fund Advisory Board is in favor of surplusing, subdividing, and selling these 3.17 acres of Rose Park Golf Course property to the Guadalupe Charter School for the purpose of generating funds to be used to expand and improve the Rose Park Golf Course practice range.

Emy Storheim, Open Space Lands Program Manager, is working with the Salt Lake City Open Space Lands Advisory Board to bring a recommendation to City Council concerning a potential amendment to the Open Space Ordinance, City Code 2.90.120, regarding enterprise funds.

The City Council may request that the Mayor hold a public hearing relating to the disposition of this property.

