

---

# SALT LAKE CITY COUNCIL STAFF REPORT

---

**DATE:** January 12, 2010

**SUBJECT:** **Open Space Lands Project Recommendation – 3<sup>rd</sup> Round**

**STAFF REPORT BY:** Lehua Weaver

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Office of Sustainability  
Emy Storheim

**CC:** David Everitt, Vicki Bennett, Emy Storheim, Gordon Hoskins, Dan Mulé, Cindy Gust-Jenson, Janice Jardine

---

As a reminder, the Administration forwarded a “Round 3” of Open Space property acquisitions that had been reviewed by the Open Space Lands Advisory Board. This chart lists the status of five of the original six properties forwarded to the Council.

<i>Status / Admin Recommendation</i>	<b>Property Name</b>	<b>Location</b>	<b>Council District</b>	<b>Notes</b>
Defer	<b>Killyon Canyon</b>	At the top of Emigration Canyon	County	265 acres, trails, potential watershed
Deny	<b>Utah Museum of Natural History</b>	Next to the developing site for the Utah Museum of Natural History – corner of Wakara Way and Colorow Way	6	5.27 acres, trails
Deny	<b>Wasatch Community Garden</b>	800 South 600 East	4	Conservation easement acquisition.
<i>Purchase Complete</i>	<b>Alan Parsons</b>	North Bonneville in the Foothills	3	Land ownership. \$500 Across existing trail section, mature trees, etc.
<i>Purchase Complete</i>	<b>Genessee</b>	Genessee (850 S) and 1000 West at the entrance to 800 South Park	2	Land ownership. \$5,000 Property crosses entrance to public space and parking lot.

## KEY ELEMENTS:

Killyon Canyon - The Administration is recommending that the Killyon Canyon project be put on hold pending the Open Space Master Plan update so that it can be reviewed in light of other priorities and more formally established prioritization.

Museum / Wasatch Community Garden – The Administration is not recommending the purchase of either of these parcels.

The Council may wish to take a straw poll on the Administration's recommendations on the first three items listed above. *In addition to a straw poll, the Council may wish to request that a resolution be prepared for a formal vote on the current status of these items.*

## **ADDITIONAL INFORMATION:**

This round of Open Space projects has had several iterations as the Council and Administration have reviewed the projects in light of upcoming applications, other opportunities, and limited funds.

This round has spurred a series of process questions on the part of both the Administration and City Council.

As has been discussed, the Administration is proposing that given the finite amount of Open Space funds available and the number of known future opportunities, a more thorough evaluation of priorities should be conducted in conjunction with the Open Space Master Plan update.

In addition, several Council Members have requested that a more formal process be established for the Administration and Council to review pending purchases. The Administration has indicated their interest in this as well.

## **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.




# SALT LAKE CITY CORPORATION

VICKI BENNETT  
DIVISION DIRECTOR

DIVISION OF SUSTAINABILITY  
OPEN SPACE LANDS PROGRAM



  
David Everitt, Chief of Staff

## CITY COUNCIL TRANSMITTAL

Date Received: 12/17/2009  
Date sent to Council: 12/18/2009

**DATE:** December 17, 2009

**TO:** Ralph Becker, Mayor

Salt Lake City Council  
Carlton Christensen, Chair

**FROM:** Open Space Lands Advisory Board

**SUBJECT:** Open Space Lands Acquisitions Update

**STAFF CONTACT:** Emy Storheim 535-7730  
Open Space Lands Program Manager  
  
Vicki Bennett 535-6540  
Director of Sustainability and the Environment



**RECOMMENDATION:** Confirm Decisions

**BUDGET IMPACT:** NA

**DISCUSSION:**

### Killyon's Canyon

**Recommendation:** Administration recommends that this project be put on hold until the Open Space Lands Program can complete the Open Space Master Plan update and prioritization.

**Description of Property:** The property is situated within Killyon's Canyon, which is located at the top of Emigration Canyon, 1.5 miles from Salt Lake City boundary up City Creek, but 6.75 miles up Emigration Canyon. The majority of the adjacent property is owned by Salt Lake City, Public Utilities and the US Forest Service. The site is 265.3 acres and a majority portion of Killyon's Canyon. The site is publicly accessed through a number of existing trails that are part of Salt Lake County Trails Plan; is valuable wildlife habitat; contains tributaries to Emigration

DEC 17 2009

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

**SCANNED TO:**  
**SCANNED BY:**  
**DATE:** 12/17/09



Creek. The watershed value of this property is relatively low as Public Utilities have other priorities established.

Two offers have been made on the 145 acres closest to Emigration Canyon Road (Burton Property) most recently in May of 2007. This portion of the project has 216 tent lots on 14 acres that will translate into developable area which could range between 3 to 30 lots.

**Parcel ID's:** 10-15-400-003-0000, 10-22-226-001-0000 and 10-22-426-001-0000

**Acquisition Request:** The property is a fee title and conservation easement acquisition with Salt Lake County as a partner, having already committed \$900,000. The project lead is Utah Open Lands who has also secured \$100,000 for the LeRay McAllister Fund and has received commitments from the property owners who will give an in-kind contribution of \$500,000. Originally, Salt Lake City Open Space Lands Advisory Board and Mayor Becker recommended this project.

Public Utilities did commit a portion of their 2010 Watershed Acquisition Funds for this project should Council and the Mayor approve this project. With the City holding title to adjacent lands, it was recommended that the City acquire fee title and the County hold the conservation easement.

#### **Utah Museum of Natural History (UMNH)**

**Recommendation:** Project not recommended.

**Description of Property:** The property is located at the site for the University of Utah's new natural history museum. It is a corner lot at Colorow Way and Red Butte Garden Drive. The site is 5.27 acres with the top of the property including the Bonneville Shoreline Trail. The site contains a popular access trail to Bonneville Shoreline Trail; lower portion contains a large gamble oak population; upper portion is deer and elk winter range. Property is adjacent to the University of Utah Heritage Preserve and in Research Park.

**Parcel ID's:** 16-03-200-001-0000, 16-03-400-002-0000

**Acquisition Request:** The property is a conservation easement acquisition. Salt Lake City and Salt Lake County would jointly hold conservation easement.

#### **Wasatch Community Gardens – The Grateful Tomato Garden**

**Recommendation:** Project not recommended.

**Description of Property:** The property is located at the corner of 800 South and 600 East. The site is 0.5 acres and is used as a community garden. The proposal would eliminate potential future development of this site.

**Parcel ID:** 16-07-232-031-0000

**Acquisition Request:** The property is a conservation easement acquisition.

COPIED TO:  
COPIED BY:  
DATE: