
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: May 25, 2010

SUBJECT: **Rose Park Golf Course - Property Conveyance Process**
Sale of open space property - 1385 North 1200 West

STAFF REPORT BY: Lehua Weaver

COUNCIL DISTRICT: District 1

**ADMINISTRATIVE DEPT.
AND CONTACT PERSON:** Department of Public Services and Capital Asset Management
Rick Graham and Sam Guevara

CC: David Everitt, Rick Graham, Sam Guevara, Vicki Bennett, Emy Storheim, Gordon Hoskins, David Terry, Ed Rutan, John Spencer, Duran Lucas, Frank Gray, Mary De La Mare Schaefer, Wilf Sommerkorn, Janice Jardine

The sale of open space land triggers two property processes per *Salt Lake City Code*. The Council has fulfilled its requirements under the Open Space Lands process of the City Code (Section 2.90), and this current item would satisfy the process for conveying a “significant parcel of real property” (Section 2.58).

For property conveyances the Council’s role is to consider requesting that the Administration to hold a hearing on the issue. (Conveyances include transactions such as sales, leases, trades, transfers, etc. and the Council takes this step for both significant transactions and / or significant parcels of property.)

When the Council closed the Public Hearing on March 2nd, a motion was also made to defer any possible advisory vote until a later time. An advisory vote is not a requirement by ordinance, but an option to the Council.

MOTIONS:

In deciding whether to request that the Administration hold a public hearing, the Council may wish to consider that a purchaser of the property has now been identified.

1. {I move that the Council} Request that the Administration hold a hearing on June 8 at 6:15 p.m. regarding the pending sale of three acres at Rose Park Golf Course.
2. {I move that the Council} Not call for a hearing by the Administration on this issue.

BACKGROUND:

Since the Council’s March 2nd hearing, the Administration has conducted an open house with the Rose Park Community Council and conducting a Request for Proposals (RFP) for interested buyers. Based on the RFP process, the Administration received one proposal from the Guadalupe Schools, and has selected them to purchase the property. Their intent is to build a school on this three acres of land.

**SALT LAKE CITY CORPORATION
NOTIFICATION OF PROPOSED REAL PROPERTY CONVEYANCE**

The following real property or legal interest therein, is hereby proposed to be sold, traded, leased or otherwise conveyed or encumbered by Salt Lake City Corporation.

1. DESCRIPTION OF REQUEST:

Warranty Deed conveying an approximately 3.01 acre parcel of land.

2. LOCATION OF REQUEST:

1385 North 1200 West (a portion of the Rose Park Golf Course)

3. COMPANY OR INDIVIDUAL MAKING REQUEST:

Public Services/Golf Enterprise

4. COMPENSATION TENDERED:

\$425,000 and other consideration including utility easement, odor easement, and relocation of course related irrigation equipment and improvements to the City storm drain system.

5. BASIS OF VALUE OR CONSIDERATION:

Competitive Bid _____ Fee Appraisal XX Other XX

An appraisal dated December 1, 2008 valued the parcel at \$476,000. The City Engineering department has estimated the cost of relocating City owned irrigation equipment and storm drain to be between \$115,000 and \$130,000 of which the purchaser will be required to pay \$100,000. While Guadalupe is paying less than the appraised price, with the required improvements, the school will be absorbing additional expenses.

6. DESCRIPTION OF POTENTIAL IMPACT:

The parcel consists of a vacant open field vegetated by grass, shrubs and trees, the majority which is grass and is part of the Rose Park Golf Course. The parcel is improved with an open storm drain ditch, irrigation equipment, fencing, and tee boxes for the 17th hole. The parcel terrain is flat with little to no grade change. The parcel is bounded on the south by residential homes and on the east by Rosewood Park and on the north by golf course and SLC Public Utilities pre-treatment facilities. As the proposed purchaser, Guadalupe Schools intends to construct a new school and relocate their current programs to this new site. The potential budgetary impacts of this conveyance will include the relocation of

existing tee boxes for the 17th hole (\$15,000) and the installation of fencing along the new property line (\$9,500). Guadalupe Schools will be required to pay up to \$100,000 of the cost associated with the relocation of golf irrigation equipment, and the redesigning of the existing storm drain system. The initial cost estimate for the relocation of city equipment ranged between \$115,000 and \$130,000. It is anticipated the Golf Enterprise Fund will pay the balance of the relocation costs.

7. LONG TERM IMPACT OF CONVEYANCE (is compensation adequate?):

The net proceeds of the sale will be used to enhance the Rose Park Golf Course by providing funding for needed capital projects for the course. Golf has indentified the relocation of the driving range as an enhancement which will generate additional revenue. The City is finalizing the acquisition of 5 parcels of unimproved land along Redwood Road. The parcels comprise land consists of 2.64 acres and located between the Rose Park Golf Course and the Par 3 Golf Course and will replace open space that is perceived as being lost.

8. PROS AND CONS OF CONVEYANCE:

As with most public projects, this project has inherent positive and negative elements. The negative element consists of the loss of golf course land, loss of open space, detrimental impacts on abutting property owners, increase in traffic in the neighborhood, and transaction costs associated with the disposition of the property. The positive elements of this project include the potential to reinvest into the golf course driving range, the establishment of a new school in the neighborhood, and added presence around the Rose Wood Park.

9. TERM OF AGREEMENT:

N/A

10. CONVEYANCE SUBJECT TO ANY OTHER CITY ORDINANCES:

Disposition of a significant Parcel
Disposition from the Open Space inventory as provided by ordinance

11. POTENTIAL OPPOSITION:

A few neighborhood property owners have expressed concerns about the loss of open space and the impact of a new school in their neighborhood.

12. WORK STARTED IN RELATION TO THIS REQUEST:

RFP process
Open Space Board review
Planning commission Hearing
City Council Hearing
Community Council Hearing
Preliminary Subdivision


13. CITY DEPARTMENT/PERSON REQUESTING CONVEYANCE:


Public Services/Golf Enterprise Fund,

Rick Graham

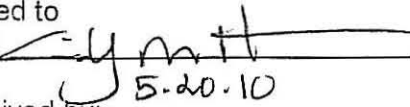
Any interested person or persons may appear and comment upon the above proposals if a call for hearing by a council member is made within fifteen (15) days from the date this notice is posted. If a call for hearing is made, such a hearing shall take place at 6:15 pm June 8, 2010, Room 315, City and County Building, Salt Lake City, Utah.

Date: May 20 2010



John P. Spencer,
Property Manager

Date delivered to
Recorder's Office: 
Received by: 5-20-10

City Recorder
451 South State, Fourth Floor
535-7671

Date delivered to
City Council: 
Received by: 5-20-10

Salt Lake City Council
451 South State, Third Floor
535-7600

Date Delivered to
Mayor's Office: 
Received by: 5-20-10

Mayor's Office
451 South State, Third Floor
535-7704

Delivered by: 

**SALT LAKE CITY CORPORATION
NOTIFICATION OF PROPOSED REAL PROPERTY CONVEYANCE**

TO: John P. Spencer
Property Manager

SUBJECT: NOTIFICATION OF REAL PROPERTY CONVEYANCE

The City Council has reviewed the proposed conveyance of real property

LOCATED: 1385 North 1200 West

TO: Guadalupe Schools

and has decided to take the following action:

_____ Pass a resolution affirming the action of conveyance

_____ Not to issue a call for hearing

_____ Has issued a call for a hearing to be held at the time and place specified in the notification.

City Council Chairperson

Date