



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Start Date:
10/09/2024

Date Sent to Council:
10/11/2024

From:

Employee Name:
Hunt, Logan

E-mail
Logan.Hunt@slc.gov

Department
Community and Neighborhood

Department Director Signature

Orion Goff

Chief Administrator Officer's Signature *

Jill Love

Director Signed Date
10/10/2024

Chief Administrator Officer's Signed Date
10/11/2024

Subject:
S-Line Conveyance of Significant Parcels Public Hearing

Additional Staff Contact:
Tammy Hunsaker, tammy.hunsaker@slc.gov
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Presenters/Staff Table

Document Type *
Information Item

Budget Impact *
☐ Yes
☒ No

Budget Impact:

Recommendation: *

Set the date for a public hearing to facilitate public noticing requirements for the transfer of significant parcels to the RDA, and the public noticing for the lease of a significant parcel to UTA.

Background/Discussion (?)

The purpose of this transmittal is to initiate the process to transfer significant parcels of real property to the RDA and subsequent ground lease to UTA.

The RDA currently owns the former Sugar House Fire Station property and the former Deseret Industries property located at approximately 1085 E Simpson Avenue and 2234 S Highland Drive, respectively, within the RDA's former Sugar House Project Area. The RDA purchased the Deseret Industries property in 2012 and Salt Lake City transferred the adjacent Fire Station property to the RDA in 2020.

In 2021, the state legislature allocated \$12M towards the extension of the S-line. UTA, in collaboration with Salt Lake City, intend to use this funding to extend the S-Line east from the end of line at Fairmont Station at 1040 East to the heart of the Sugar House business district at Highland Drive.

The scope of this project includes the closure of Sugarmont Drive between Simpson Avenue and Highland. The closure of Sugarmont Drive is supported by the following City and community general plans:

The Sugar House Master Plan (Pg 5) adopted in November 2001, recommends that this section of Sugarmont is repurposed for redevelopment.
The Sugar House Circulation Study (Pg 25-30, 56) adopted in February 2014, also recommends the closure of the portion of Sugarmont Drive in question.
The Local Link Study (Pg 6) adopted in February 2023, recommends that the Parley’s Trail remain on this portion of Sugarmont Drive.

City staff with an independent surveyor confirmed that this segment of Sugarmont drive was not dedicated as public right-of-way. Staff has notified abutting property owners of the pending closure. Even though this segment of Sugarmont is not technically a declared public right-of-way, City Code 2.58.035 deems a City-owned property as “significant” if it has been used as a street or alley. Accordingly, the Administration is treating the Sugarmont drive properties as significant and following the applicable notice and hearing requirements prior to conveying the property to the RDA. A portion of City-owned property along Sugarmont Drive is identified as “Lot 2 – Public Infrastructure” on the Preliminary Plat for continued use of the Parley’s Trail and other infrastructure needs.

The RDA has submitted preliminary subdivision plat application (PLNSUB2024-00518) which includes these properties. Finalization of the plat is dependent upon the conveyance of the City properties to the RDA. To facilitate this impactful public infrastructure project, the RDA will be conveying a portion of their property along Simpson Avenue to the City in exchange for property within Sugarmont Drive. Because of this exchange, the Administration intends to convey the properties at zero dollars. City Code 2.58.030 provides that City owned property may be conveyed at less than fair market when conveyed to units of government or other public or quasi-public organizations.

Following recordation of the final plat, a portion of the City-owned property along Simpson Avenue will be dedicated as public right of way to provide additional width necessary to accommodate the extension of the S-Line Rail infrastructure from Sugarmont Drive to the intersection of Simpson Avenue and Highland Drive. This land will then be leased to UTA for the construction and operation of the S-Line streetcar.

The City-owned properties were declared surplus by Real Estate Services on August 30, 2024. Both properties are considered significant parcels of real property as defined in Chapter 2.58. A public process is required for the sale or lease of significant parcels by provision [2.58.040](#). This process requires class A noticing and a public hearing before the City Council.

The Council's role in this transaction is as follows:

- Sale of Significant Parcels of Real Property Public Hearing
 - Providing notice of the proposed sale or transfer and the public hearing through the process outlined in state code for “Class A” public notice as described in State code [63G-30-102](#).
 - Status: Once the public hearing date is set, the Administration will post the public notice on the Utah Public Notice and City websites, and on the affected parcel in accordance with the State code.
 - Hold a public hearing before the City Council.
 - Status: The Administration is requesting that the Council set the date for a public hearing.

Will the City Council need to hold a public hearing for this item? *

- ☒ Yes
- ☐ No


Public Process (?)

The public process for the conveyance of significant parcels and the long-term ground lease on a significant parcel will be carried out with the submission of this transmittal.

Chief Administrator Officer's Comments

SITUATE IN BLOCK 45, AND BLOCK 46, 10-ACRE FLAT A,
ALSO SITUATE IN THE NORTHWEST QUARTER (NW 1/4) AND THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 1
SOUTH, RANGE 1 EAST, S.L.B.M.
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



		REDCON, INC. LAND SURVEYING 25 SOUTH MAIN STREET, SUITE 200 CENTREVILLE, UTAH 84004 (801) 288-7440 FAX (801) 288-7024 REDCON.COM		RECORD OF SURVEY UTAH TRANSIT AUTHORITY AND SALT LAKE CITY S LINE EXTENSION (NE 1/4) AND (NW 1/4) OF SEC. 20, T1S R1E, S.L.B.M.				SCALE PLS 1" = 50'		
JOB NUMBER 483001				DRAWN BY S. WATERS		CHECKED BY R. WATERS		TAX ID NO. AS NOTED		
DWG 483001 RCB 07/16/2024								UTAH		
SHEET 2		OF 2		SPRINGS		SALT LAKE COUNTY		DATE OF ORIGINAL 03/22		DATE 07/16/2024

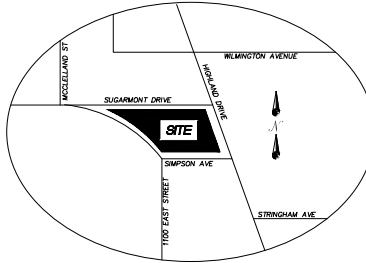
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GRANITE SUBDIVISION PLAT A, AMENDMENT 2

AMENDING AND EXTENDING LOTS 1 THROUGH 7, BLOCK 3, PER THAT CERTAIN PLAT TITLED "GRANITE SUBDIVISION PLAT A", BOOK Q, PAGE 35, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDERS' OFFICE, ALSO AMENDING A PORTION OF BLOCK 45, AND BLOCK 46, 10-ACRE PLAT A, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB.M, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(c)(v) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - D. ANY OTHER PROVISION OF LAWAPPROVED THIS _____ DAY OF _____, 2024.
ROCKY MOUNTAIN POWER COMPANY
BY: _____
TITLE: _____



VICINITY MAP
(NOT TO SCALE)

DOMINION ENERGY

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OF LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OF LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE, FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
APPROVED THIS _____ DAY OF _____, 2024.
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
BY: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

I, BRYAN E. YATES, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8589857 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO AN AMENDED LOT, HEREINAFTER TO BE KNOWN AS LOT 4, GRANITE SUBDIVISION PLAT A, AMENDMENT 2, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



COMPOSITE LEGAL DESCRIPTION

COMMENCING AT A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF SIMPSON AVENUE AND SUGARMONT DRIVE, THENCE ALONG THE MONUMENT LINE OF SAID SUGARMONT DRIVE NORTH 89°02'28" WEST 6.44 FEET, THENCE DEPARTING SAID MONUMENT LINE NORTH 00°29'32" EAST 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SUGARMONT DRIVE, SAID POINT ALSO BEING NORTH 00°26'48" EAST 190.97 FEET AND NORTH 89°30'28" WEST 231.20 FEET FROM THE SOUTHEAST CORNER OF LOT 11, BLOCK 45, 10 ACRE PLAT A, 152 FIELD SURVEY, SAID POINT ALSO BEING 13.52 FEET DISTANT SOUTHERLY FROM THE CENTER LINE OF THE MAIN LINE TRACK OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY'S SUGAR HOUSE SPUR AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JUNE 19, 1957, ENTRY NUMBER 1543947, IN BOOK 1422, AT PAGE 444, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING,
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°30'28" EAST 452.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 19°50'46" EAST 265.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIMPSON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°44'00" WEST 313.23 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, GRANITE SUBDIVISION PLAT A, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SAID LOT 4 NORTH 00°26'48" EAST 46.88 FEET; THENCE DEPARTING SAID WEST LINE NORTH 46°04'58" WEST 60.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE NORTHWESTERLY 203.55 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET (RADIUS BEARS SOUTH 43°53'37" WEST) WITH A CENTRAL ANGLE OF 19°46'01", CHORD BEARS NORTH 55°57'59" WEST 202.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SUGARMONT DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°30'28" EAST 59.38 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 51°50'06" WEST 1.69 FEET; THENCE NORTH 51°59'30" WEST 4.43 FEET, THENCE NORTH 52°13'36" WEST 4.46 FEET, THENCE NORTH 52°32'24" WEST 4.48 FEET, THENCE NORTH 53°11'55" WEST 10.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE NORTHWESTERLY 4.35 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 14.00 FEET (RADIUS BEARS NORTH 36°35'54" EAST) WITH A CENTRAL ANGLE OF 17°49'07", CHORD BEARS NORTH 44°29'33" WEST 4.34 FEET, THENCE NORTH 35°34'59" WEST 7.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE NORTHWESTERLY 6.73 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.49 FEET (RADIUS BEARS NORTH 42°54'03" EAST) WITH A CENTRAL ANGLE OF 25°34'03", CHORD BEARS NORTH 26°30'10" EAST 4.64 FEET TO A POINT OF CURVE; THENCE NORTH 86°48'18" WEST 16.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE NORTHWESTERLY 22.66 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET (RADIUS BEARS SOUTH 53°41'26" WEST) WITH A CENTRAL ANGLE OF 43°16'17", CHORD BEARS NORTH 57°56'43" WEST 22.12 FEET; THENCE NORTH 78°40'45" WEST 13.82 FEET; THENCE NORTH 80°21'08" WEST 2.31 FEET TO THE POINT OF BEGINNING.

BASE OF BEARING

NORTH 89°30'28" WEST, BEING THE BEARING OF THE MONUMENT LINE OF SUGARMONT DRIVE BETWEEN FOUND MONUMENTS AT SIMPSON AVENUE AND 900 EAST STREET.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, REDEVELOPMENT AGENCY OF SALT LAKE CITY, A PUBLIC AGENCY, SALT LAKE CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND REDEVELOPMENT AGENCY OF SALT LAKE CITY, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF UTAH, GRANT, WITH AN ADDRESS OF 451 SOUTH STATE STREET, ROOM 118, P.O. BOX 145518, SALT LAKE CITY, UT 84114-5518, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

GRANITE SUBDIVISION PLAT A - AMENDMENT 2

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL THOSE PARTS OR PORTIONS OF LAND OF THIS SUBDIVISION AS SHOWN AS DESIGNATED AS HIGHLAND DRIVE AND SIMPSON AVENUE AS INTENDED FOR PUBLIC USE, THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT (NONE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2024.

AMENDING AND EXTENDING LOTS 1 THROUGH 7, BLOCK 3, PER THAT CERTAIN PLAT TITLED

GRANITE SUBDIVISION PLAT A, BOOK Q, PAGE 35

ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDERS' OFFICE,
ALSO AMENDING A PORTION OF BLOCK 45, AND BLOCK 46, 10-ACRE PLAT A,
SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB.M,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



REDCON, INC.
LAND SURVEYORS
25 SOUTH MAIN STREET, SUITE 200
CENTERTVILLE, UTAH 84004
(801) 298-2401 FAX (801) 298-2024
REDCON.COM

JOB NUMBER: 423001 PL

DRAWING: 423001

DATE: 07/15/2024

SHEET 1 OF 2

SALT LAKE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2024.

SALT LAKE CITY PLANNING COMMISSION

LUMEN

APPROVED THIS _____ DAY OF _____, 2024.

LUMEN

SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY NUMBER S

COUNTY REVIEWER DATE

SALT LAKE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SALT LAKE CITY ENGINEER DATE

SALT LAKE FIRE MARSHAL

APPROVED THIS _____ DAY OF _____, 2024.

SALT LAKE FIRE MARSHAL

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024.
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

DIRECTOR, HEALTH DEPARTMENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2024.

SALT LAKE CITY ATTORNEY

SALT LAKE CITY COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024.

SALT LAKE COMMUNITY DEVELOPMENT DEPARTMENT DATE

CITY APPROVAL

PRESENTED TO SALT LAKE CITY
THIS _____ DAY OF _____, 2024.
AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED

SALT LAKE CITY MAYOR ATTEST: SALT LAKE CITY RECORDER

RECORDED NO:

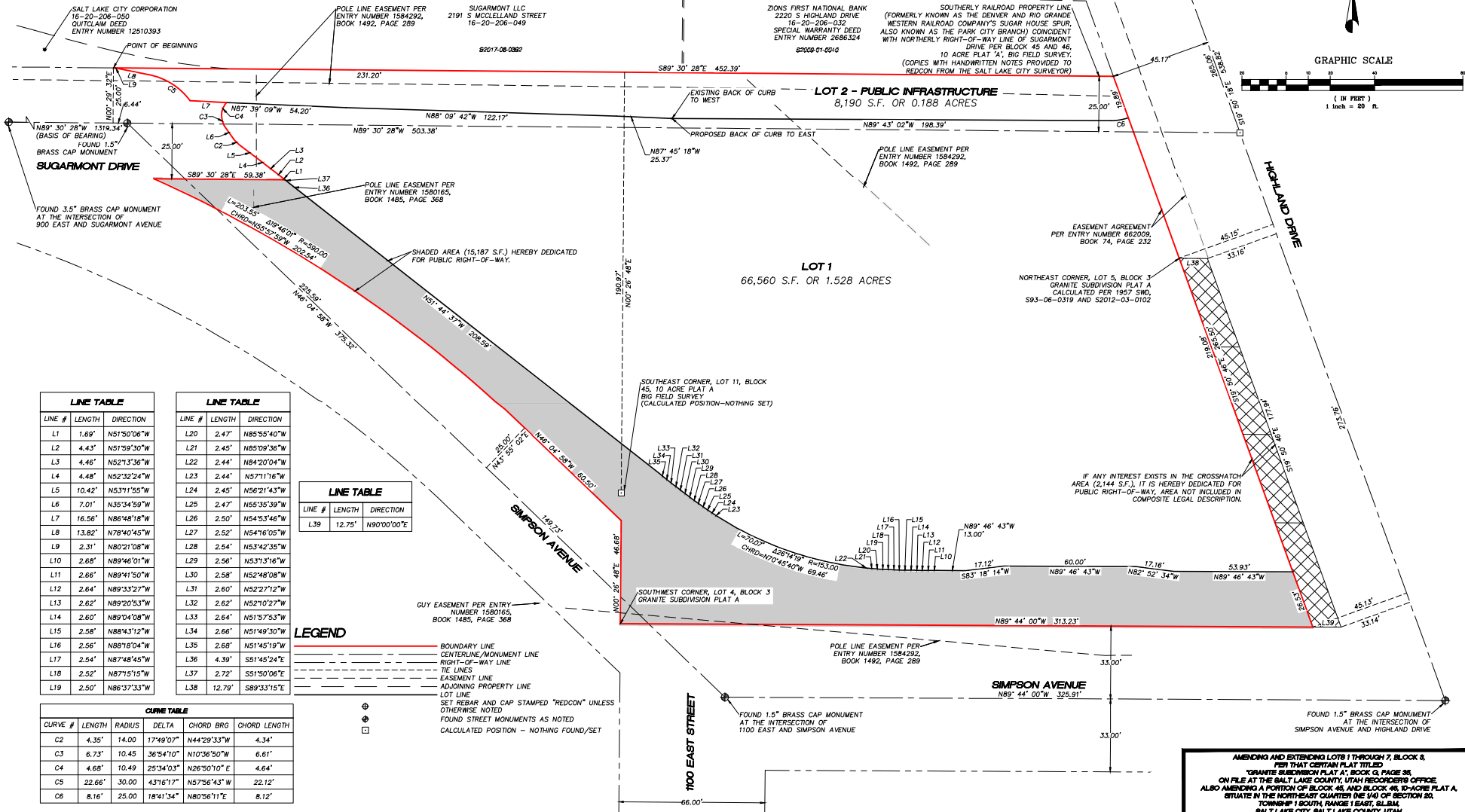
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
RECEIVED OF:

DATES TIMES BOOK PAGES

FEE SALT LAKE COUNTY RECORDER

GRANITE SUBDIVISION PLAT A, AMENDMENT 2

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JOB NUMBER: 423001 PL

DRAWING: 423001

DATE: 07/15/2024

SHEET 2 OF 2

AMENDING AND EXTENDING LOTS 1 THROUGH 7, BLOCK 3, PER THAT CERTAIN PLAT TITLED 'GRANITE SUBDIVISION PLAT A', BOOK G, PAGE 35, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDERS OFFICE, ALSO AMENDING A PORTION OF BLOCK 45, AND BLOCK 46, 10-ACRE PLAT A, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.M., SALT LAKE CITY, SALT LAKE COUNTY, UTAH

RECORDED NO: _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE: _____ SALT LAKE COUNTY RECORDER

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