

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Blake Thomas  
Director

## CITY COUNCIL TRANSMITTAL

  
Lisa Shaffer, Chief Administrative Office

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Date Received: 12/12/2022

Date sent to Council: 12/12/2022

**TO:** Salt Lake City Council  
Dan Dugan, Chair

**DATE:** December 12, 2022

**FROM:** Blake Thomas, Director, Department of Community and Neighborhoods (CAN)



**SUBJECT:** Removal of 0.057 acres of City-owned land from the City's Open Space Lands Program to facilitate a land exchange and lot line adjustment for the Bridge to Backman project at Riverside Park, at approximately 592 N Riverside Drive.

**STAFF CONTACT:** Tammy Hunsaker, Deputy Director, Community and Neighborhoods  
801-535-7244, [tammy.hunsaker@slcgov.com](mailto:tammy.hunsaker@slcgov.com)

Katherine Maus, Public Lands Planner, Public Lands, 801-535-7815,  
[katherine.maus@slcgov.com](mailto:katherine.maus@slcgov.com)

**DOCUMENT TYPE:** Written briefing

**RECOMMENDATION:** Set the date for a public hearing that is at least 30-days out to facilitate public noticing requirements for removal of open space from the City's Open Space Lands Program.

**BUDGET IMPACT:** N/A

**BACKGROUND/DISCUSSION:** Within the Department of Community and Neighborhoods ("CAN"), the Real Estate Services ("RES") team is assisting the Department of Public Lands ("PL") with a land exchange to facilitate the Bridge to Backman project between 500 N and 700 N on the Jordan River Parkway ("Project"). The land exchange requires removing a portion of City-owned property from the Open Space Lands Program ("Program"). The Program is codified in Chapter 2.90 of City code, which requires the following process to remove land from the Program's inventory:

1. A written proposal that is signed by the Mayor to sell or transfer open space land – refer to Attachment A.
2. A public hearing before the Mayor and the City Council.
3. Notice through specified outlets of the proposed sale or transfer and the public hearing that is provided at least 30 days in advance of the hearing.
4. After the public hearing, an optional advisory vote by the City Council as to the proposed sale or transfer of the open space land.
5. A sixth month waiting period after the conclusion of the public hearing to provide an opportunity to explore other alternatives to the proposed sale or transfer of the open space land.

This transmittal is intended to initiate the process with City Council to hold a public hearing and proceed with the removal of a near negligible 2,473 square feet (0.057 acres) of land from the Program's inventory, as depicted in Attachment A. The Project includes a bridge and lighted trail across the Jordan River at Backman Elementary School, providing safe, direct access to multiple apartment complexes immediately across the river. In addition, the project includes natural area enhancement and safety improvements on two acres of city open space adjacent to Backman Elementary and the Jordan River.

The 2,473 square feet of land proposed to be removed from the Program's inventory will be part of a land exchange with the adjacent property owner to resolve utility line and access issues. As part of a lot line adjustment, the Property will be transferred to Riverwood Cove LLC. In turn, 2,473 feet of land being transferred from Riverwood Cove LLC to the City. Subsequently, PL could incorporate the land acquired through the exchange into the Program's inventory, thereby resulting in no net loss of open space.

**PUBLIC PROCESS:** As previously mentioned, City Code requires a public noticing requirement at least 30 days in advance of a public hearing. Noticing must include specific details regarding the proposal and public hearing and be distributed as follows:

1. Publication of the notice in a newspaper for two successive weeks, with the notice of at least one-fourth page in size.
2. Posting two signs measuring at least two feet by three feet each, on the land proposed for sale or transfer.
3. A mailing notice to all property owners of record within one thousand feet of the land proposed for sale or transfer.

*Next Steps: Once the City Council has identified a date and time for the public hearing, PPL and RES staff will incorporate this information into public notices and distribute in advance of the 30-day noticing requirement.*

**EXHIBITS:**

- A. Mayor's Letter and Site Map

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DEPARTMENT of COMMUNITY  
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BLAKE THOMAS  
Director

January 18, 2022

**To:** City Council  
**From:** Erin Mendenhall, Mayor  
**Re:** Removal of 2,473 square feet (0.057 acres) of Land from Open Space under City Code Section 2.90.070 to Facilitate the Bridge to Backman Phase II Project and in Conjunction with a Land Exchange Between the City and Riverwood Cove LLC.

The Salt Lake City Open Space Lands Program (the "Program"), Salt Lake City Code Chapter 2.90, was established to facilitate the acquisition, management, promotion, preservation, protection, and enhancement of open space lands and to encourage public and private gifts of land, money, securities, or other property to be used to preserve the natural, scenic, historic, and important neighborhood open space lands. Any lands placed in the Program's inventory must remain there in perpetuity unless 1) they are transferred to a qualified public or nonprofit land conservation entity; or 2) a sale, conversion from undeveloped open space land to developed open space land, exchange, or other transfer of the land, conservation easement or other interest in land is approved by the mayor after certain mandatory procedures.

The Salt Lake City Administration has determined that it is in the best interest of the City to remove a near negligible net loss of 2,473 square feet of open space from the Program's inventory to facilitate the Bridge to Backman Phase II project (the "Project"). The Project includes open space and outdoor recreation enhancements near the Jordan River that include an outdoor classroom and natural play area. This letter is intended to initiate the process to remove the Property from the Program's inventory, with additional information as follows:

1. **Description of Land**  
2,473 acres of land located at 582 North Riverside Drive near the Jordan River – as denoted in green on *Exhibit A: Site Map* (the "Property").
2. **Transferee and Purpose of Transfer**  
The Project requires a lot line adjustment that will resolve utility line and access issues. As part of this lot line adjustment, the Property will be transferred to Riverwood Cove LLC. In turn, 2,473 feet of land being transferred from Riverwood Cove LLC to the City.
3. **Future Use of the Land**  
Once the land exchange is complete, the Property will be used for landscaping adjacent to the parking area for the Riverwood Cove Apartments.
4. **Change in Zoning**  
To accommodate the Project, the zoning for the Property, and other land involved in the exchange, would have to be changed. The property to be conveyed from the City to Riverwood

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Cove LLC, which includes the Property, is intended to be zoned Moderate Density Multifamily Residential (RMF-35), matching adjacent property owned by Riverwood Cove LLC. The property to be conveyed from Riverwood Cove LLC to the City is intended to be zoned open space (OS), consistent with open space zoning of adjacent property.

5. Justification

It is my belief that the transaction described above is in the best interest of the City and other relevant stakeholders for the following reasons:

- a. It will assist in resolving utility line and access issues while only removing a near negligible amount of land from the Program's inventory.
- b. It will facilitate the completion of the Bridge Over Backman Phase II project, which will provide open space and recreational enhancements for City residents to enjoy.

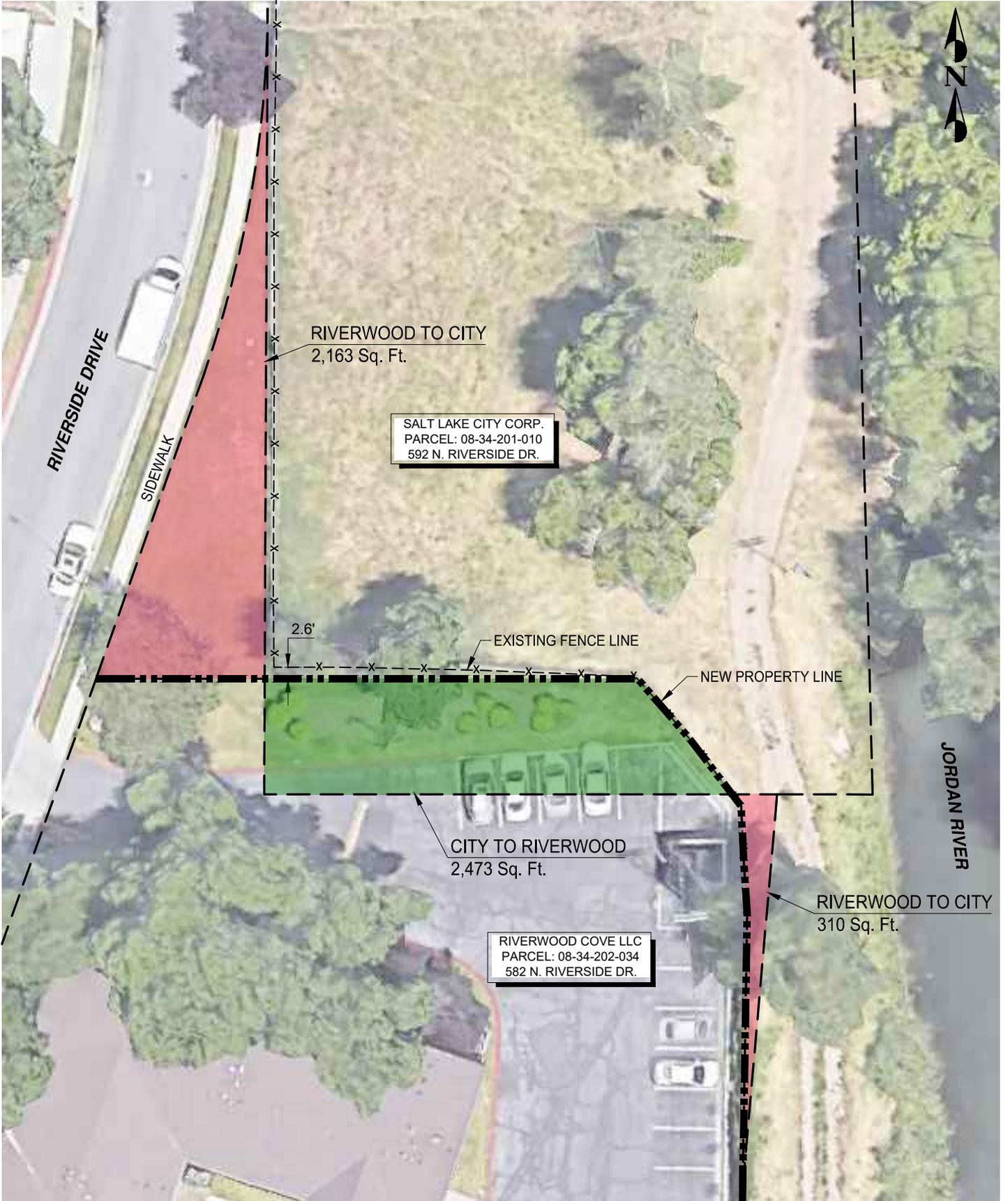
The process for ruling on the Zoning Map amendment will require the City Council to conduct a public hearing after receiving a recommendation from the Planning Commission. The 2.90.070 process for removal of the property from the OS zoning district also requires that the City Council and the mayor, following public notice, hold a public hearing, after which the Council may elect to conduct an advisory vote as to the proposed transfer. It would be best that these public hearings be conducted in conjunction with one another given that the rezoning and open space removal are inter-related. Following the 2.90.070 process hearing there is a mandatory waiting period of six months before the transfer can go into effect.

Thank you and I look forward to advancing the process for completion of the open space removal and moving forward with the Project on behalf of the City.

Sincerely,

  
Erin Mendenhall (Jan 19, 2022 13:14 MST)

Erin Mendenhall  
Mayor



**PEPG CONSULTING LLC**

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JUNE 22, 2021	1362.2110	DWG\EXHIBIT
PLOT DATE:	PROJECT NUMBER	DRAWING FILE

# Bridge to Backman OS\_1\_18\_22

Final Audit Report

2022-01-19

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