

## PLANNING COMMISSION STAFF REPORT

### Landfill Surplus Property Declaration Of Surplus Property Petition # PLNPCM2010-00145 1800 South 5800 West June 9, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Salt Lake City Public Services,  
Director Rick Graham

**Staff:**

Nole Walkingshaw  
Phone:(801)535-7128  
Email:  
[nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)

**Tax ID:**

14-11-300-006

**Current Zone:**

Open Space

**Master Plan Designation:**

West Salt Lake Community  
Master Plan (West Salt Lake  
Industrial District)

**Council District:**

Van Turner; District 2

**Community District:**

Glendale; Randy Sorenson,  
Chair

**Lot Size:**

7.84 Acres

**Current Use:**

Land bordering the Salt Lake  
City/County Landfill

**Applicable Land Use****Regulations:**

- Section 2.58 of the Salt Lake  
City Code

**Notification**

- Notice mailed on May 27,  
2010
- Sign posted on May27, 2010
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites June 3, 2010

**Attachments:**

- A. Request for Declaration
- B. City Department  
Comments
- C. Plat

### *Request*

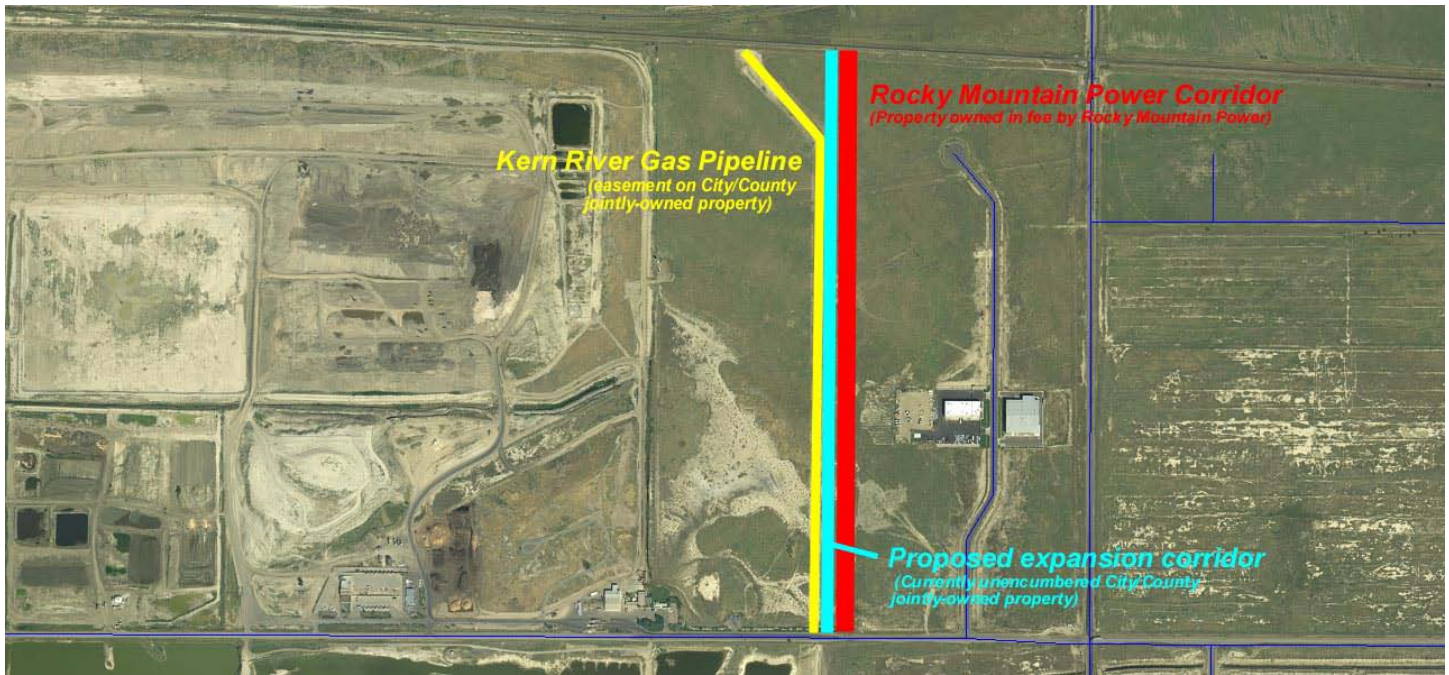
The Public Services Department has requested the surplus of approximately 7.84 acres of land, which borders the east boundary of the Salt Lake City Salt Lake County Landfill.

### *Staff Recommendation*

Staff recommends the Planning Commission forward a positive recommendation to the Mayor for the declaration of surplus property. Permitting the sale of the subject property to Rocky Mountain Power for fair-market value, with the following conditions:

1. That the applicant shall finalize the land acquisition with the Property Management Division.
2. That the applicant shall purchase the subject property for its fair-market value.

## VICINITY MAP



### Background

#### Project Description

The Public Services Department has requested the surplus of approximately 7.84 acres of land, which borders the east boundary of the Salt Lake City/Salt Lake County Landfill. Salt Lake City and Salt Lake County jointly own the landfill located at approximately 1800 South 5800 West. Rocky Mountain Power (RMP) has a major transmission line corridor which parallels the eastern boundary of the Landfill. RMP anticipates there will be increased electrical demands and is proposing construction of additional transmission lines. RMP requested the City and County sell a strip of land along the landfill's eastern boundary. The land is inutile to the landfill for future expansion since the land is already encumbered by an existing subsurface Kern River gas transmission line. The County has already completed the process for declaring its 50% ownership surplus and the only thing holding up construction is for the City to declare its portion of the transaction. The property will be sold at the fair market value, although the proceeds may have to be redirected to the landfill fund depending on the source by which it was purchased.

### Comments

#### Public Comments

No comments have been received; this request has not been presented to the Community Council or Open House. Input not required by ordinance

#### City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments/Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

## **Analysis and Findings**

There are no specific criteria or standards for the disposition of City owned property.

### **Findings**

1. The proposed use of the property is as a high power transmission line. High power transmissions lines are considered to be a utility installation maintained by a public utility and as such are exempt from the regulations of Title 21A of the Salt Lake City Code.
2. The proposed surplus parcel is not needed for access to citizens or property owners, other than the applicant;
3. That security for the site that would minimize the potential from acts of vandalism and is beneficial to the public, at large,
4. That utility corridor use of the property is consistent with the applicable West Salt Lake Community Master Plan (West Salt Lake Industrial District).

## **Attachment A Request For Declaration**

RICHARD GRAHAM  
PUBLIC SERVICES DIRECTOR

# SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC SERVICES  
DIRECTORS OFFICE

RALPH BECKER  
MAYOR

January 20, 2010

Bryan Hemsley  
Chief Procurement Officer  
Salt Lake City Corporation  
451 South State Street, Room 235  
Salt Lake City, UT 84111

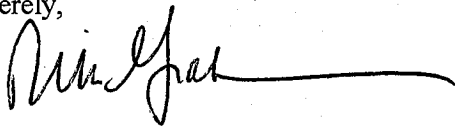
**RE: REQUEST TO DECLARE CITY PROPERTY SURPLUS LOCATED  
AT SALT LAKE CITY AND SALT LAKE COUNTY LANDFILL**

Dear Bryan,

Salt Lake City and Salt Lake County co-jointly own the landfill located at approximately 1800 South 5800 West. Rocky Mountain Power (RMP) has a major transmission line corridor which parallels the eastern boundary of the Landfill. RMP anticipates there will be increased electrical demands and is proposing construction of additional transmission lines. RMP requested the City and County sell a strip of land along the landfill eastern boundary. The land is inutile to the landfill for future expansion since the land is already encumbered by an existing subsurface Kern River gas transmission line. The County has already completed the process for declaring its 50% ownership surplus and the only thing holding up construction is for the City to declare its portion of the transaction. The property will be sold at the fair market value, although the proceeds may have to be redirected to the landfill fund depending on the source by which it was purchased.

In compliance with City Code §2.58.010, and at your earliest convenience, please authorize the surplus disposition process to proceed. Property Management will provide all the pertinent information to forward this request to Planning.

Sincerely,



Rick Graham, Director  
Salt Lake City Public Services Department

LOCATION: 451 SOUTH STATE STREET, ROOM 138 SALT LAKE CITY, UTAH 84111-3104

MAILING ADDRESS: PO BOX 145469, SALT LAKE CITY, UTAH 84114-5469

TELEPHONE: 801-535-7775 FAX: 801-535-7963

WWW.SLCGOV.COM



SAM GUEVARA  
DEPUTY DIRECTOR

# SALT LAKE CITY CORPORATION

DEPARTMENT OF ADMINISTRATIVE SERVICES  
CAPITAL ASSET MANAGEMENT

RALPH BECKER  
MAYOR

September 23, 2009

John P. Spencer  
Property Manager  
451 South State Street, Rm. 238  
P.O. Box 145460  
Salt Lake City, UT 84114-5460

**RE: Rocky Mountain Power Corridor Expansion and the Salt Lake City Landfill**

Dear John:

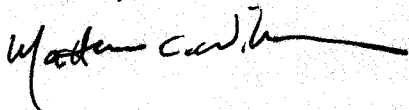
Rocky Mountain Power has approached the City with a request related to the expansion and improvement of the Oquirrh Terminal. Part of this project requires either the purchase of easements and land in fee for the expansion of power lines in the vicinity of the City landfill.

Rocky Mountain Power owns a corridor abutting the landfill on the east. Kern River Gas Transmission Co. has an easement for a gas pipeline near the eastern boundary of landfill property. This easement has very strict terms which greatly limit the surface uses. Approximately 100' of unencumbered and virtually inutile landfill property exists between the power corridor and the gas pipeline (see enclosed map).

Rocky Mountain Power has requested either the purchase of fee or an easement on the landfill property between these two corridors to increase the power lines serving the Oquirrh Terminal expansion. The unique condition surrounding the proposed corridor – that it is nearly completely contained between two existing utility corridors – leads me to recommend against simply granting an easement. After considering the request, I would recommend the City proceed to declare this portion of the property surplus and sell it to Rocky Mountain Power.

A request for surplus declaration has already been submitted to Salt Lake County (the co-owner of the parcel with the City under tenancy in common). I would recommend that the City initiate its own surplus property declaration process on this property with the intent of conveying fee title to Rocky Mountain Power. Let me know how I may assist in this process.

Sincerely,



Matthew C. Williams  
Real Property Agent

Cc: Sam Guevara

Enclosure

## **Attachment B**

### **City Department Comments**

## **City Department Comments**

### **Transportation**

March 31, 2010

Re; Petition PLNPCM2010-00145 – Surplus Property Declaration, Project name Landfill Surplus Property request by Rick Graham.

Parcel “A” & “B” Located at @ 5818 West between California Avenue and 1000 South.

The division of transportation review comments and recommendations are as follows:

The proposed property does not impact existing City roadways, but is located in the area of the proposed Mountain View Corridor Alignment.

Please coordinate with UDOT district two of future impacts they may have.

Barry Walsh

### **Engineering**

The only concern that our Division has is in relation to the proposed Mountain View Corridor that UDOT is proposing in this area. Our understanding is that it is to exist in the vicinity of 5800 West at 1300 South, but we are not sure of exactly where. We would suggest obtaining more information from UDOT before proceeding with the surplus sale.

We do not have funding for the project north of 5400 South at this time. Please find attached the file I sent to Randy earlier showing the location of the roadway in this area. We are not actively purchasing right of way in this area.

D. Jessica Wilson

Mountain View Corridor Sr. Public Information Coordinator

### **Zoning Review**

This property is located in an M-1 zone with a Transitional Overlay and 21A.02.050B exempts public transmission lines from regulation by Salt Lake City; therefore, there are no zoning issues

### **Public Utilities**

We don't have any objections to the proposed request.

### **Airport**

Thank you for sending the review project: Rocky Mountain Power – Surplus Property Declaration at 1800 South and 5800 West. We reviewed the proposed location in relation to existing and future airport facilities. We also reviewed the project in relation to airspace and the approaches to the airport. We observe no conflicts or issues with the airport or to airport operations and recommend approval. –Allen McCandless



## **Attachment C Site Plans and Plat**



# **Hansen and Associates, Inc.**

## **Consulting Engineers & Land Surveyors**

4/8/2010

RMP – Landfill Parcel Descriptions

### **Parcel A**

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 1300 SOUTH STREET AND THE WEST LINE OF THE U.P.&L. 130 FOOT WIDE RIGHT-OF-WAY FOUND IN BOOK 2371 AT PAGE 20 AS ENTRY NO. 2107655 LOCATED NORTH 89°41'53" WEST (STATE PLANE UTAH CENTRAL GRID BEARING) 1539.11 FEET (±1533' BY RECORD) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°11'34" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING 130.00 FEET NORTH 89°41'53" WEST OF THE SOUTHWEST CORNER OF LEGACY INDUSTRIAL PARK; RUNNING THENCE NORTH 89°41'53" WEST 102.59 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF 1300 SOUTH TO THE EAST LINE OF THE KERN RIVER GAS TRANSMISSION COMPANY 50 FOOT WIDE EASEMENT FOUND IN BOOK 6317 AT PAGE 1957 AS ENTRY NO. 5068795; THENCE NORTH 00°28'39" EAST 2024.77 FEET ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF THE U.P.&L. 150 FOOT WIDE RIGHT-OF-WAY FOUND IN BOOK 8-H AT PAGE 237 AS ENTRY NO. 319231; THENCE ALONG SAID U.P.&L. EASEMENT THE FOLLOWING TWO (2) COURSES; (1) SOUTH 28°11'09" EAST (SOUTH 28°25' EAST BY RECORD) 52.84 FEET; (2) NORTH 61°48'51" EAST (NORTH 61°35'00" EAST BY RECORD) 76.63 FEET TO WEST LINE OF SAID U.P.&L. RIGHT-OF-WAY BEING A LINE 130.00 FEET WEST OF AND PERPENDICULAR TO THE WEST LINE LOT 6 OF SAID LEGACY INDUSTRIAL PARK; THENCE SOUTH 00°11'34" WEST (SOUTH 00°02'17" EAST BY RECORD) 2014.86 FEET ALONG SAID U.P.&L. RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF SAID LEGACY INDUSTRIAL PARK TO THE POINT OF BEGINNING. CONTAINING 4.478 ACRES. BASIS OF BEARINGS BEING A LINE THAT BEARS NORTH 13°50'04" WEST BETWEEN U.D.O.T. MONUMENTS NO. 335 AND NO. 320 AS DESCRIBED ON THE U.D.O.T. MOUNTAIN VIEW CORRIDOR SURVEY CONTROL SHEET ON FILE AT THE U.D.O.T. REGION 2 HEADQUARTERS AND BASED ON UTAH CENTRAL ZONE, NAD83- U.S. SURVEY FOOT.

### **Parcel B**

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE U.P.&L. 150 FOOT WIDE RIGHT-OF-WAY FOUND IN BOOK 8-H AT PAGE 237 AS ENTRY NO. 319231 AND THE WEST LINE OF THE U.P.&L. 130 FOOT WIDE RIGHT-OF-WAY FOUND IN BOOK 2371 AT PAGE 20 AS ENTRY NO. 2107655 LOCATED NORTH 89°41'53" WEST (STATE PLANE UTAH CENTRAL GRID BEARING) 1539.11 FEET (±1533' BY RECORD) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°11'34" EAST 2047.86 FEET AND NORTH 03°07'40" EAST 176.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING 147.76 FEET SOUTH 61°48'51" WEST (SOUTH 61°35'00" WEST BY RECORD) OF THE SOUTHWEST CORNER LOT 7 OF LEGACY INDUSTRIAL PARK; RUNNING THENCE SOUTH 61°48'51" WEST (SOUTH 61°35'00" WEST BY RECORD) 114.79 FEET ALONG SAID NORTHERLY U.P.&L. RIGHT-OF-WAY LINE TO THE EAST LINE OF THE KERN RIVER GAS TRANSMISSION COMPANY 50 FOOT WIDE EASEMENT FOUND IN BOOK 6317 AT PAGE 1957 AS ENTRY NO. 5068795; THENCE NORTH 00°28'39" EAST 915.39 FEET TO AN ANGLE POINT IN SAID KERN RIVER EASEMENT; THENCE CONTINUING NORTH 00°28'39" EAST 495.98 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 86°43'48" EAST (SOUTH 86°57'39" EAST BY RECORD) 94.17 FEET ALONG SAID SOUTHERLY LINE TO WEST LINE OF SAID U.P.&L. RIGHT-OF-WAY BEING A LINE 130.00 FEET WEST OF AND PERPENDICULAR TO THE WEST LINE LOT 8 OF SAID LEGACY INDUSTRIAL PARK; THENCE SOUTH 00°11'43" WEST (SOUTH 00°02'08" EAST BY RECORD) 1351.74 FEET ALONG SAID WEST LINE AND PARALLEL WITH THE WEST LINE OF SAID LEGACY INDUSTRIAL PARK TO THE POINT OF BEGINNING. CONTAINING 3.091 ACRES. BASIS OF BEARINGS BEING A LINE THAT BEARS NORTH 13°50'04" WEST BETWEEN U.D.O.T. MONUMENTS NO. 335 AND NO. 320 AS DESCRIBED ON THE U.D.O.T. MOUNTAIN VIEW CORRIDOR SURVEY CONTROL SHEET ON FILE AT THE U.D.O.T. REGION 2 HEADQUARTERS AND BASED ON UTAH CENTRAL ZONE, NAD83- U.S. SURVEY FOOT.

538 North Main Street Brigham City, UT 84302

Brigham City  
(435)723-3491  
www.haies.net

Logan  
(435) 752-8272  
Fax (435)723-3492

Ogden  
(801) 399-4905  
hai@haies.net



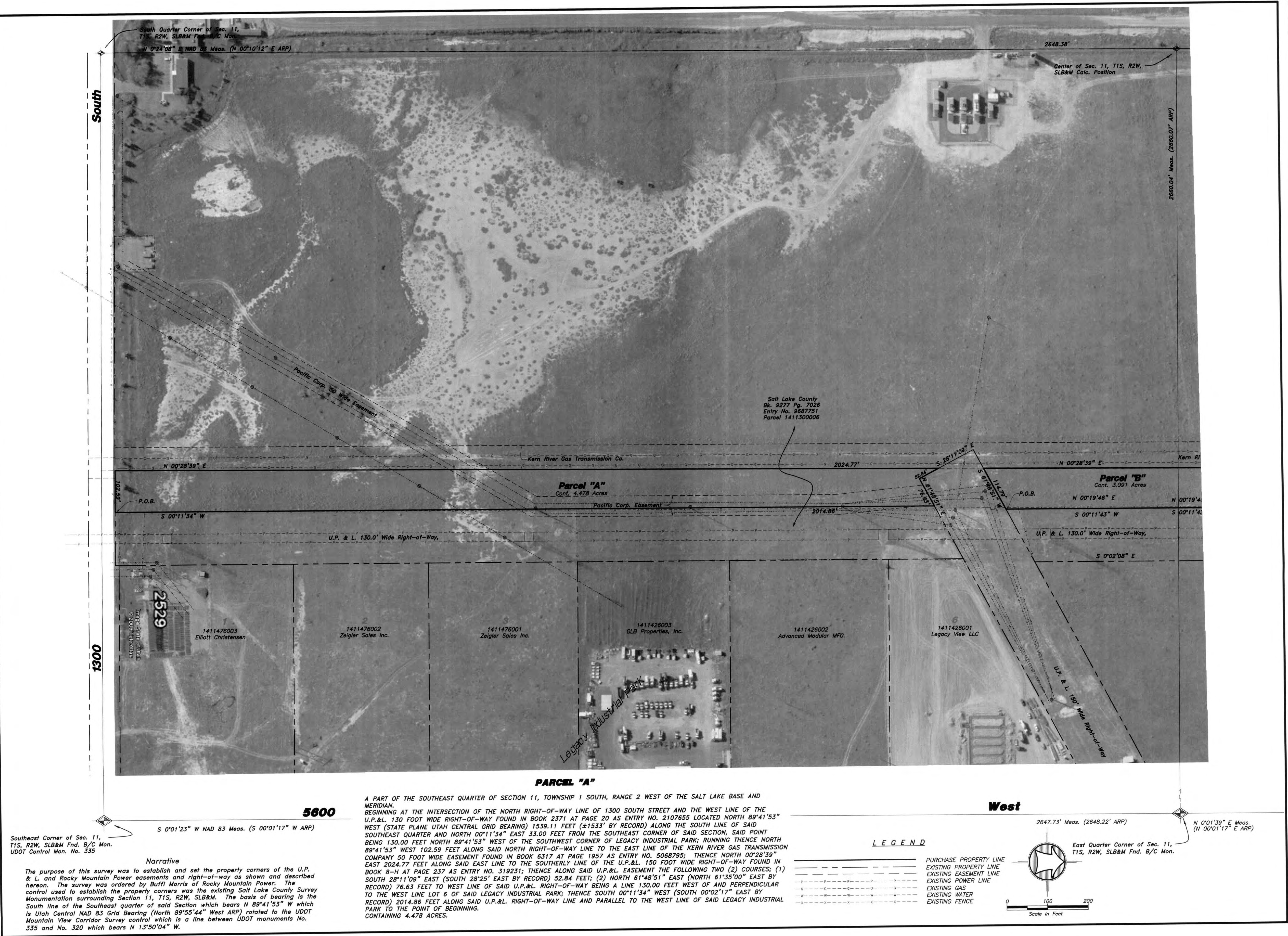


**Kern River Gas Pipeline**  
(easement on City/County  
jointly-owned property)

**Rocky Mountain Power Corridor**  
(Property owned in fee by Rocky Mountain Power)

**Proposed expansion corridor**  
(Currently unencumbered City/County  
jointly-owned property)





Southeast Corner of Sec. 11,  
T1S, R2W, SLB&M Fnd. B/C Mon.  
UDOT Control Mon. No. 335

**Narrative**

The purpose of this survey was to establish and set the property corners of the U.P. & L. and Rocky Mountain Power easements and right-of-way as shown and described hereon. The survey was ordered by Buffi Morris of Rocky Mountain Power. The control used to establish the property corners was the existing Salt Lake County Survey Monumentation surrounding Section 11, T1S, R2W, SLB&M. The basis of bearing is the South line of the Southeast quarter of said Section which bears N 89°41'53" W which is Utah Central NAD 83 Grid Bearing (North 89°55'44" West ARP) rotated to the UDOT Mountain View Corridor Survey control which is a line between UDOT monuments No. 335 and No. 320 which bears N 13°50'04" W.

**5600**

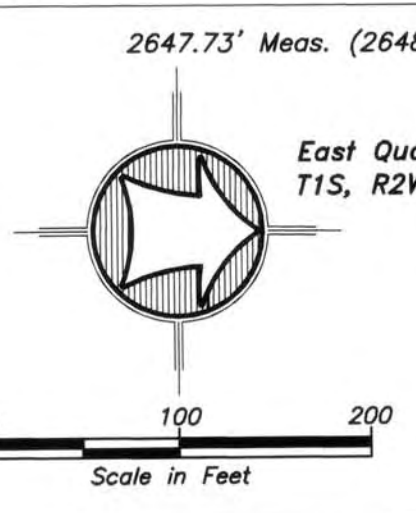
S 0°01'23" W NAD 83 Meas. (S 00°01'17" W ARP)

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 1300 SOUTH STREET AND THE WEST LINE OF THE U.P.&L. 130 FOOT WIDE RIGHT-OF-WAY FOUND IN BOOK 2371 AT PAGE 20 AS ENTRY NO. 2107655 LOCATED NORTH 89°41'53" WEST (STATE PLANE UTAH CENTRAL GRID BEARING) 1539.11 FEET (±1533' BY RECORD) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°11'34" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING 130.00 FEET NORTH 89°41'53" WEST OF THE SOUTHWEST CORNER OF LEGACY INDUSTRIAL PARK; RUNNING THENCE NORTH 89°41'53" WEST 102.59 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE KERN RIVER GAS TRANSMISSION COMPANY 50 FOOT WIDE EASEMENT FOUND IN BOOK 6317 AT PAGE 1957 AS ENTRY NO. 5068795; THENCE NORTH 00°28'39" EAST 2024.77 FEET ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF THE U.P.&L. 150 FOOT WIDE RIGHT-OF-WAY FOUND IN BOOK 8-H AT PAGE 237 AS ENTRY NO. 319231; THENCE ALONG SAID U.P.&L. EASEMENT THE FOLLOWING TWO (2) COURSES; (1) SOUTH 28°11'09" EAST (SOUTH 28°25' EAST BY RECORD) 52.84 FEET; (2) NORTH 61°48'51" EAST (NORTH 61°35'00" EAST BY RECORD) 76.63 FEET TO WEST LINE OF SAID U.P.&L. RIGHT-OF-WAY BEING A LINE 130.00 FEET WEST OF AND PERPENDICULAR TO THE WEST LINE LOT 6 OF SAID LEGACY INDUSTRIAL PARK; THENCE SOUTH 00°11'34" WEST (SOUTH 00°02'17" EAST BY RECORD) 2014.86 FEET ALONG SAID U.P.&L. RIGHT-OF-WAY LINE AND PARALLEL TO THE WEST LINE OF SAID LEGACY INDUSTRIAL PARK TO THE POINT OF BEGINNING.  
CONTAINING 4.478 ACRES.

**LEGEND**

- PURCHASE PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING POWER LINE
- EXISTING GAS
- EXISTING WATER
- EXISTING FENCE

**West**



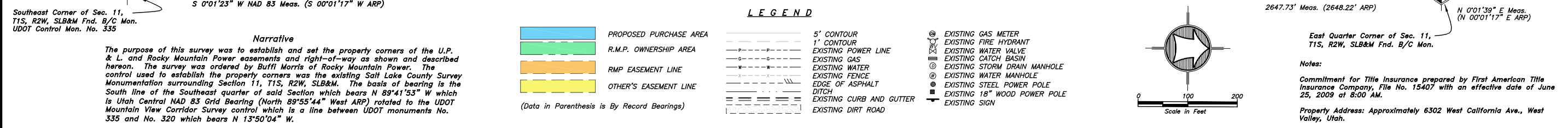
2647.73' Meas. (2648.22' ARP)


N 0°01'39" E Meas. (N 00°01'17" E ARP)

EXHIBIT DRAWING FOR:		Drawn By: XGH Date: 7/29/09	
Designed By:		Checked By:	
Approved By:		Scale: 1"=100'	
Drawing File: 09-3-71AREA1UDOT~		JOB NUMBER: 09-3-71	
Rocky Mountain Power Co.		Hansen & Associates, Inc.	
5800 West and 1300 North		Consulting Engineers and Land Surveyors	
Salt Lake County, Utah		538 North Main	
A PART OF THE EAST HALF OF SECTION 11,		Brigham City, Utah	
TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B. & M.		(435) 725-5461	
		Ogden	
		(801) 399-4905 (435) 752-8272	
		Logan	
		(435) 725-7663	
		No.	
		Date	
		By	
		Revision	







SHEETS	OF	3	SHEET	1	ALTA/AXSM SURVEY FOR  <b>Rocky Mountain Power Co.</b>  5800 West and 1300 North Salt Lake County, Utah  A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B. & M.	Drawn By: KGH    Date: 7/29/09 Designed By: _____ Checked By: _____ Approved By: _____ Scale: 1"=100' Drawing File: 09-3-ZIAREA1\JDDOT~ JOB NUMBER: 09-3-71	 <b>HANSEN &amp; ASSOCIATES, INC.</b> Consulting Engineers and Land Surveyors 538 North Main    Brigham City, Utah    84302 Brigham City,
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