



Green Springs CEM1

NOTICE ITEM FOR THE BOARD OF
TRUSTEES 6/20/2024

Details

8.61-acre parcel – Identified as CEM1 on Green Springs Master Plan, Zoned Administrative and Professional

10.57-acre parcel – adjacent to CEM1, Zoned Open Space

South of Washington Parkway near Main Street in Washington City

City contemplated future cemetery site in this location

In 2019 LDS church submitted an LOI to purchase 5-acres within the CEM1 parcel at appraised value (\$119,284 per acre), but later rescinded their offer because of the nearby fault zone.

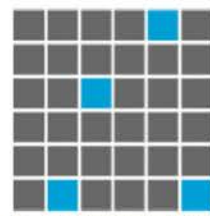


The USGS shows these quaternary faults running through the Green Springs block.

The MHD5 parcel was impacted significantly.

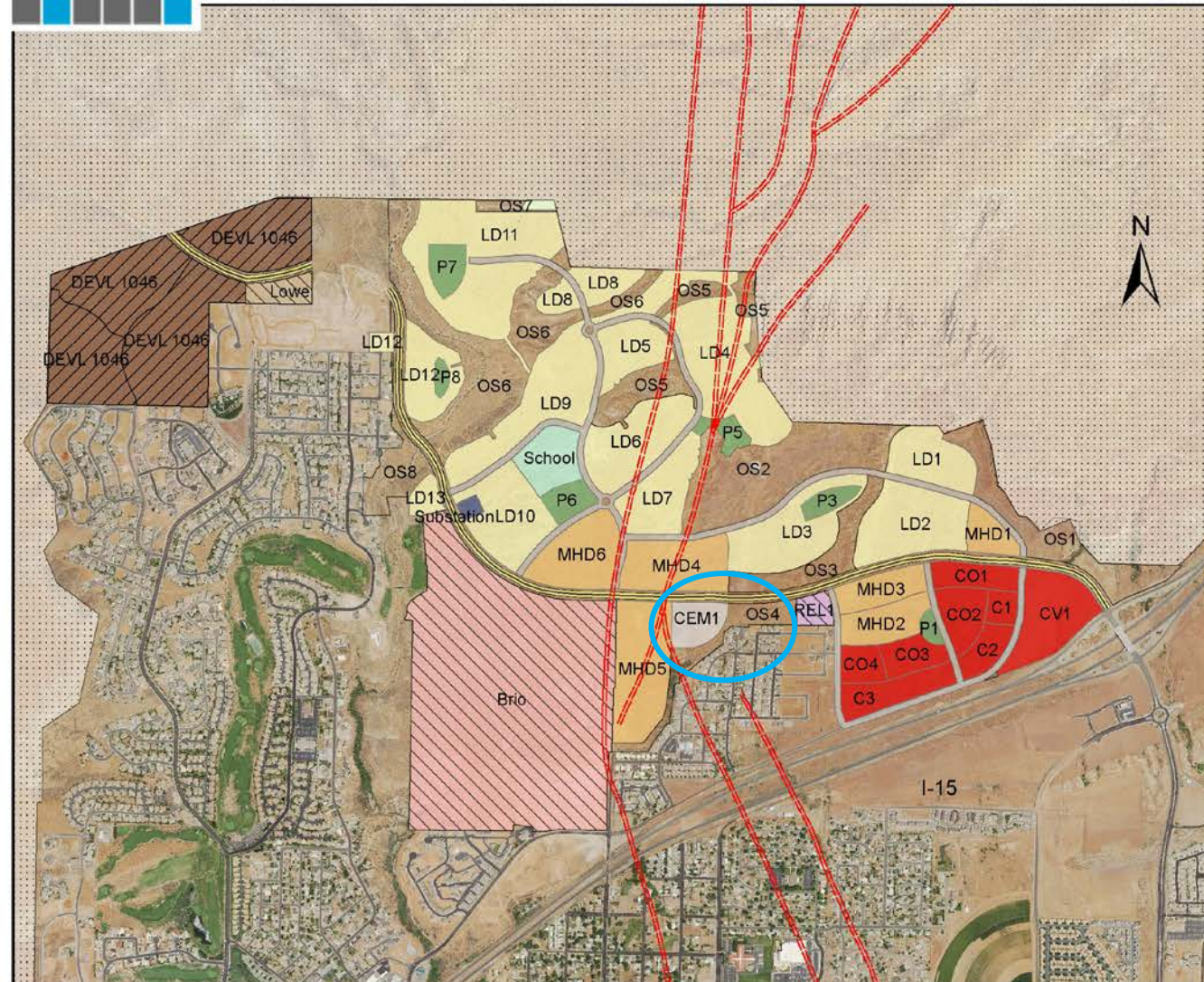
The CEM1 appears to be impacted and needs additional investigation.

Parcel also has access issues and can't be accessed as originally contemplated through the MHD5 parcel.



Green Springs Block

T42S R15W within Sections 12, 11, 10, 9, 4, 3, 2, SLBM
Washington County



Green Springs Block

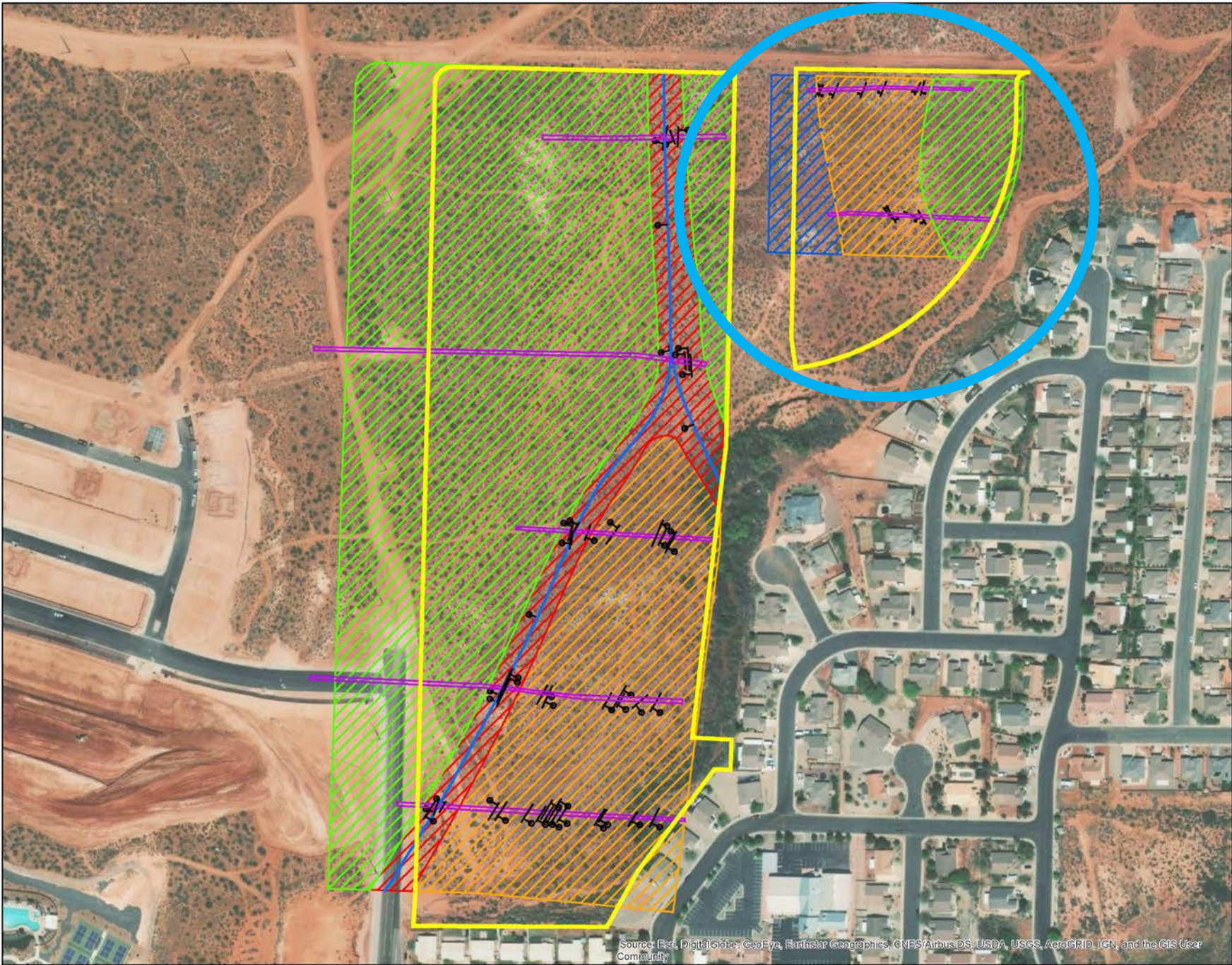
- Cemetery
- Commercial
- Low Residential
- Medium Density
- Open Space
- Park
- Religious Use
- School
- Substation
- Brio
- Development Lease
- Lowe Property
- Desert Tortoise Habitat
- Parkway
- Quaternary Faults

Fault data studied by AGECE in MHD5 parcel in March/April of 2020

Map created on 4/1/2019 by Aaron Langston
All data provided by SITLA
GIS data is for reference purposes only


0 0.25 0.5 1 Miles

CEM1 not
suitable
for
residential
uses



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Green Springs Surface Fault Rupture Hazard Study



State of Utah
School & Institutional
Trust Lands Administration

Faults and Trenches

- Fault - Down Thrown Side
- Washington Fault
- Trench

Trust Lands Applications

- Trust Lands Applications


Surface Fault Rupture Hazard

- Buildable Area
- Restricted Build Area
- Non-Buildable Area
- Additional Study Recommended

N

0 62.5 125 250 Feet

1:2,500



User: kateley
Produced: May 15, 2020 SITLA
Coordinate System: NAD 1983 UTM Zone 12N
Projection: Transverse Mercator
Document Name: GreenSprings_Faults_11x17

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data herein.

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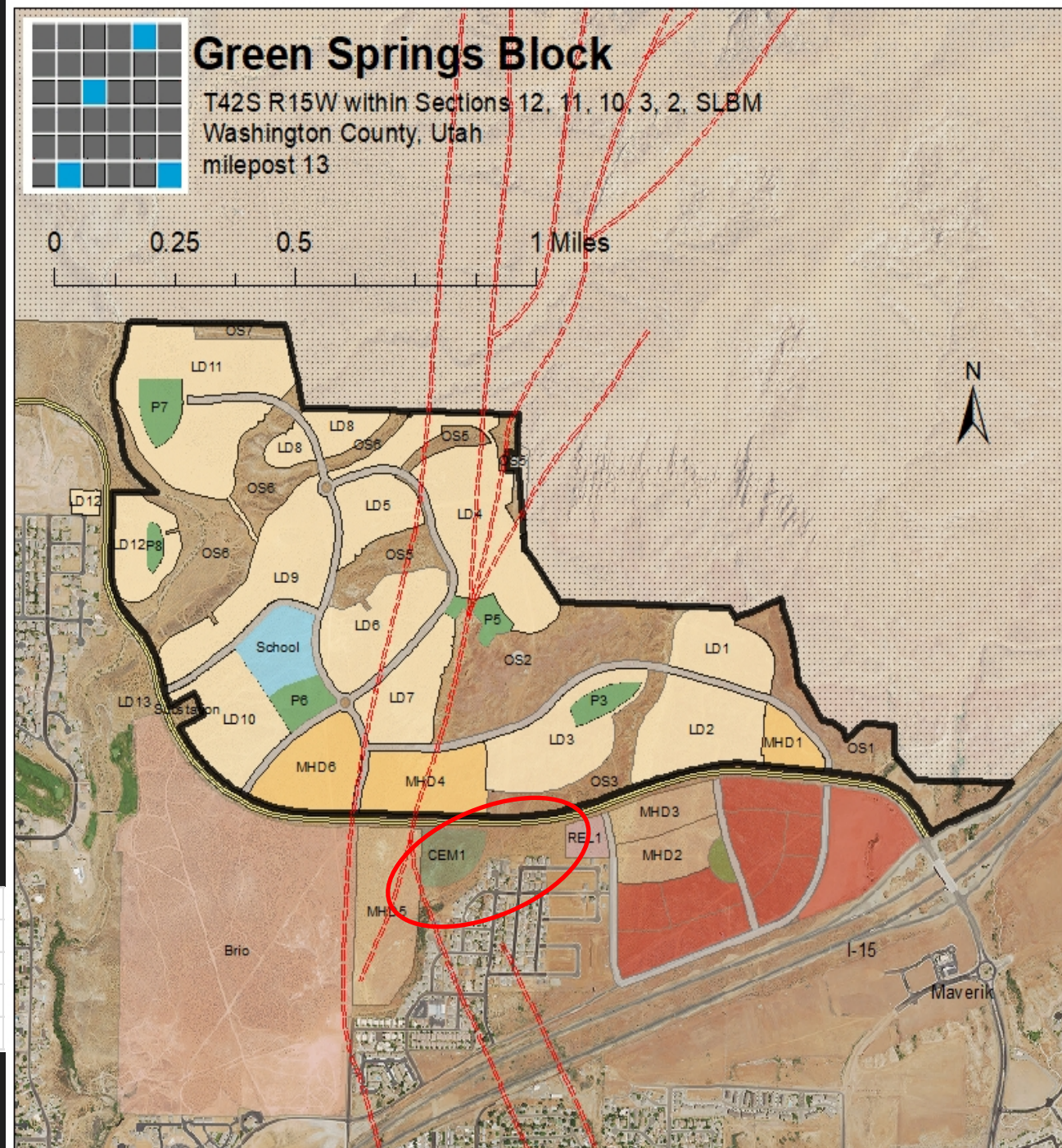
Current Offer (still)

Black Acre Holdings, LLC

- Purchase the CEM1 parcel at appraised value, less \$50,000 for mitigation for the fault zone (which was not contemplated in the appraisal). Appraisal came in at \$199,797 per acre for CEM1. $\$1.72\text{m} - \$50\text{K} = \$1.67\text{ million}$.
- Purchase surrounding open space for \$3,000 per acre (\$31,710)
- Intended use is for mancaves and storage units.
- Buyers would also attempt to channel drainage to reclaim as much land as possible from the OS parcel.
- RFP resulted in no additional offers.

Recommendation:

Dispose of this troubled parcel at appraised value, less \$50K to cover buyers' risk with the fault zone.



6/16/2020 by Aaron Langston
Data provided by SITLA
Fault Data downloaded from Utah AGRC
GIS data is for reference purposes only

Zoning	Acreage	Price	
AP	8.61	1,720,000	
OS	10.57	31,710	
		(50,000)	(fault zone discount)
		1,701,710	