



SALT LAKE CITY CORPORATION

PUBLIC UTILITIES ADVISORY COMMITTEE

1530 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

Public Utilities Advisory Committee Meeting

Agenda

February 28, 2013

1530 South West Temple Street

7:00 a.m.

1. Approve Minutes of December 12, 2012 Meeting
2. Elect Chairman and Vice-Chairman for 2013
3. Service Break Issue – Alan Mark
4. Financial Report & Proposed Budget for 2013/14 – Jim Lewis
5. Open Meeting Training – Rusty Vetter
6. PUBLIC HEARING at 8:00 am
Concerning City owned property located at 4552 West 150 South

Accept public comments to consider a request for a trade of private property with City owned property located at the above noted address. The requestor is the owner of property located in the same area as the City owned property and is requesting that Salt Lake City Department of Public Utilities consider a proposed exchange of the City owned property for an adjacent parcel of roughly equal size. It is the intention that the exchange of property will be of equal value, as the parcels will be of equivalent size. Given the similarities between the properties, the parties do not believe that appraisals of the parcels would be necessary in order to close the proposed transaction. The purpose of the public hearing is to request a recommendation from the PUAC to continue the process to declare the City owned property surplus for this exchange of property only.

7. Adjourn

Please visit our web page at www.utah.gov/pmn/index.html.

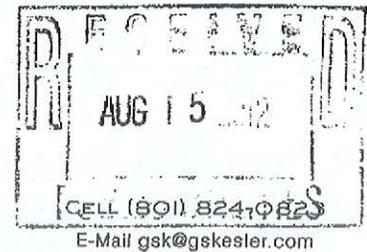
Public Utilities News, Issues and Events are updated weekly

Assisted listening devices or interpreting services are available for all public meetings.

Salt Lake City Corporation complies with the American Disabilities Act (ADA). For Further Information, contact the TDD Number 801-535-6021

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AUG 15 2012

August 15, 2012

Jeff Niermeyer, Director
SLC Department of Public Utilities
1530 South West Temple
Salt Lake City, UT 84115

Re: Salt Lake City property at 4600 West 500 South

Dear Jeff:

On behalf of Okland Industrial Properties, LLC, R.C.R. Management, LC, and JMK Development, LLC I would like to propose a trade of 85.44 acres of property for 84.3 acres owned by Salt Lake City.

The plat map previously submitted shows the properties to be traded. In addition the enclosed plat map shows the location of an additional 1.15 acres that would provide access to Seventh South Street.

We understand that the exchange would be done with the following stipulations and conditions:

- We will obtain an acknowledgement that the right of crossing granted in the 1980's by Western Pacific Railroad (now Union Pacific) will inure to the benefit of Salt Lake City at such time as Salt Lake City is prepared to go forward with the proposed waste water treatment plant.
- We understand there are active faults on both properties and we accept any risk of development associated with them.
- We acknowledge the existence of a sewer main that crosses the property with an attending easement and right of way on behalf of Salt Lake City.
- As the property is developed we will insure that there is a 66-foot wide road to connect existing public roadways to the property to be then owned by Salt Lake City.

- We acknowledge the existence of a private landfill on the property formerly owned by Brown Floral. We intend to do a Phase I environmental study on all of the property involved in the proposed trade and to then proceed to a Phase II environmental study as needed and dictated by the results of the Phase I study. We will disclose any findings regarding those studies to Salt Lake City. To the extent there is remediation needed we will either agree to perform the remediation or abandon the proposed trade.
- We acknowledge the existence of an artesian well on the Salt Lake City property. We understand it is warm (72 degrees) and salty.
- We understand that at the time of development or before there will be, on the property acquired, both a navigation easement and an odor easement as a result of being in the domain of the airport authority and in view of the proposed future plans by Salt Lake City to build a waste water treatment facility.

Please let us know what formalities are necessary to initiate the process of approval for this trade.

Very truly yours,



Grant S. Kesler,

Cc: Brett Okland
Ron Johnson
Karryn Greenleaf

