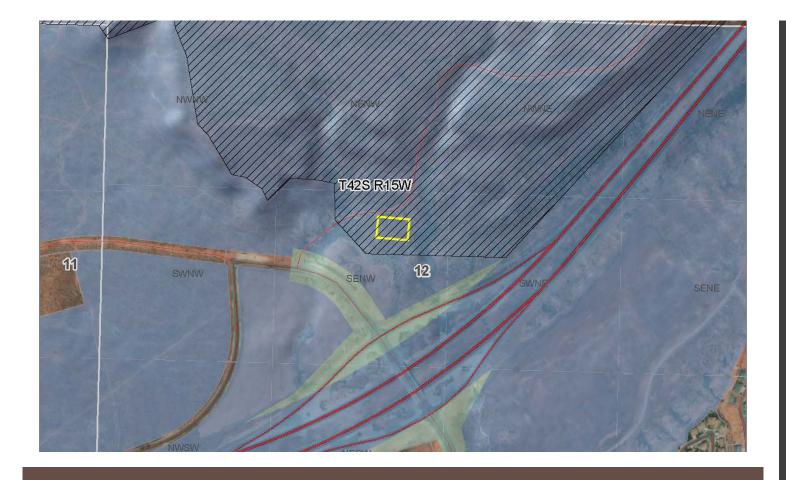


State of Utah School and Institutional

Trust Lands Administration

SALE OF 1 ACRE PARCEL SUBSTATION SITE IN GREEN SPRINGS

Board Presentation January 25, 2022

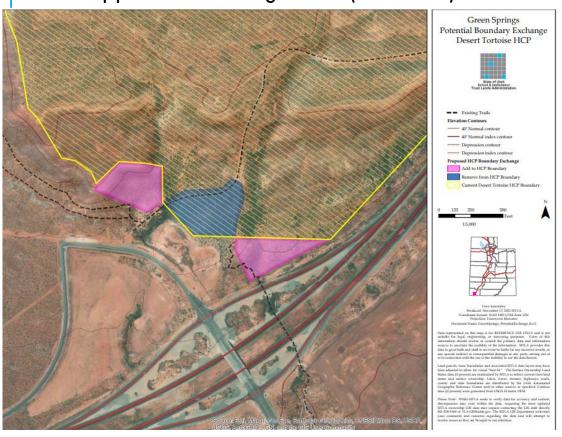


BACKGROUND

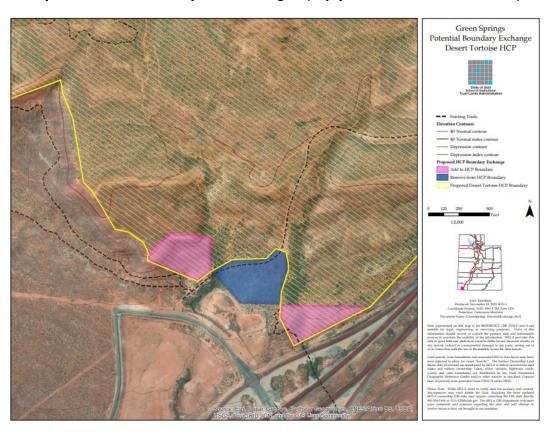
- A NEW SUBSTATION IS NEEDED TO SUPPORT ECONOMIC GROWTH WITHIN WASHINGTON CITY
- THE SUBSTATION WILL SERVE THE COMMERCIAL AREA OFF THE INTERCHANGE OF MILEPOST 13 INCLUDING THE NEW HOSPITAL
- BECAUSE THE SUBSTATION IS LOCATED WITHIN THE CURRENT HCP BOUNDARIES, SITLA PROPOSED A BOUNDARY EXCHANGE.
- WASHINGTON CITY PLANS TO PURCHASE THE 1-ACRE SITE NEEDED FOR THE SUBSTATION WHILE HCAC FINALIZES THE APPROVAL OF THE BOUNDARY EXCHANGE.
- THE SUBSTATION WILL SHARE A PARKING LOT WITH THE GRAPEVINE CROSSING TRAILHEAD.

BOUNDARY EXCHANGE

Current approximate configuration (4.5 inside)



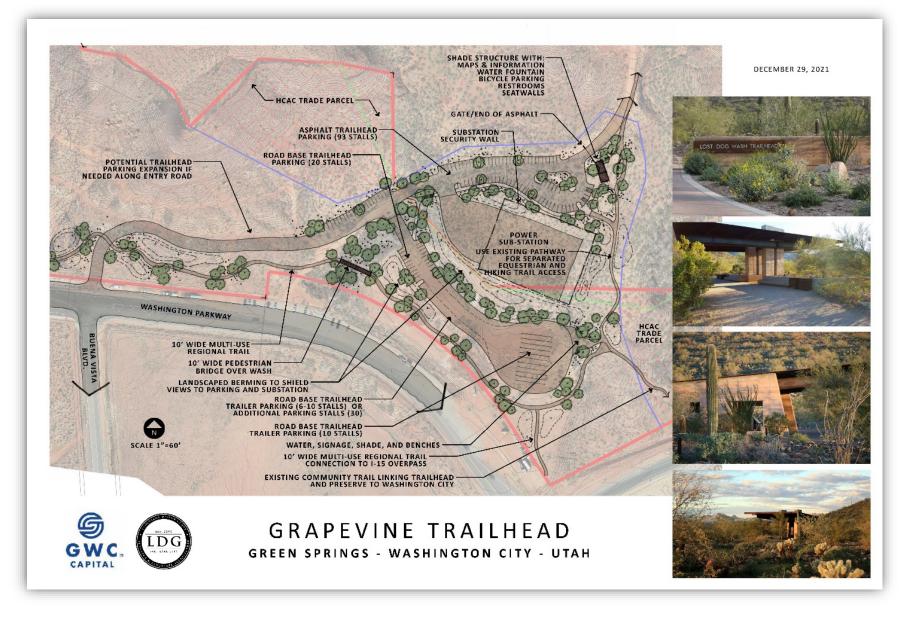
Proposed Boundary Exchange (approximate 6 inside)



Proposed boundary exchange approved by HCAC on 11/23/2021

GRAPEVINE TRAILHEAD-SUBSTATION SHARED PARKING

- 70+ VEHICLES ARE CONSISTENTLY PARKED ALONG THE SHOULDER OF WASHINGTON PARKWAY IN ORDER TO ACCESS THE MULTI-USE TRAIL SYSTEM WITHIN THE RESERVE.
- UDOT PLANS TO COMPLETE WASHINGTON PARKWAY TO A FULL 6 LANES PLUS MEDIAN WHICH WILL ELIMINATE PARKING (ON THE SHOULDER) FOR THE TRAILHEAD
- WITH THE PROPOSED EXCHANGE 3.5
 ACRES WILL BE ALLOCATED FOR A SHARED PARKING LOT FOR BOTH THE SUBSTATION AND TRAILHEAD.
- PARKING LOT WILL BE BUILT AFTER UDOT COMPLETES THE FULL BUILDOUT FOR WASHINGTON PARKWAY



Parking lot design is in draft form only. Minor revisions will still be made.

Staff Recommendations



- SELL PROPOSED 1 ACRE
 SUBSTATION SITE INSIDE THE
 RESERVE FOR THE
 NEGOTIATED PRICE OF
 \$316,000.
- EXCHANGE WITH THE RESERVE.
- DEVELOPMENT PARTNER WILL PURCHASE THE LANDS FOR THE PARKING LOT (REQUIRES FUTURE APPROVALS) WHEN THE PARKING LOT IS NEEDED.