



**CITY COUNCIL
AGENDA ITEM APPROVAL FORM**

AGENDA ITEM INFORMATION

MEETING DATE: AUGUST 17, 2022

AGENDA ITEM TITLE:

RESOLUTION NO. 22-21: A RESOLUTION OF THE CITY OF TAYLORSVILLE DECLARING CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 2183 W. 6200 S. AS SURPLUS PROPERTY.

PUBLIC HEARING REQUIRED:

YES: _____

NO: X

ORDINANCE REQUIRED:

YES: _____

NO: X

RESOLUTION REQUIRED:

YES: X

NO: _____

PRESENTER:

JOHN TAYLOR, CITY ADMINISTRATOR

AGENDA ITEM SUMMARY: LIMIT 150 WORDS

The City owns certain real property at 2183 W. 6200 S. which is a remnant of property left over from the construction of a pedestrian bridge in the vicinity. The property is only reasonably accessible via the adjacent property owner's driveway, and the property is too irregular and small for anyone else to develop. The adjacent property owner, Jake Price, has expressed a desire to purchase the property and, after having a survey conducted on the property, has offered to purchase the property from the City for \$50,000. This resolution declares the property as surplus to facilitate such sale.

ATTACHMENTS:

MAP AND LEGAL DESCRIPTION OF PROPERTY

TAYLORSVILLE, UTAH
RESOLUTION NO. 22-21

**A RESOLUTION OF THE CITY OF TAYLORSVILLE DECLARING CERTAIN REAL
PROPERTY LOCATED AT APPROXIMATELY 2183 W. 6200 S. AS SURPLUS
PROPERTY.**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on August 3, 2022, to consider, among other things, declaring certain real property located at approximately 2183 W. 6200 S. (the “Property”) as surplus property; and

WHEREAS, the Property, a legal description of which is described in Exhibit A, attached hereto and incorporated herein by this reference, is a remnant of property left over from construction of a pedestrian overpass in the vicinity; and

WHEREAS, the Property can reasonably be accessed via the adjacent property owner’s driveway and is too irregular and small for anyone else to use or develop; and

WHEREAS, the adjacent property owner, Jake Price, has expressed his desire to purchase the Property from the City; and

WHEREAS, it is in the City’s best interest to dispose of this property to reduce City maintenance cost and labors and to return said property to the tax roles; and

WHEREAS, the City is retaining a maintenance easement over a portion of the property to enable maintenance of the pedestrian bridge site and structure; and

WHEREAS, in accordance with TAYLORSVILLE MUNICIPAL CODE § 2.32.150(D), the City determined the highest and best economic return to the City via an informal market survey of assessed valuations of similar vacant real property lots in the area; and

WHEREAS, Mr. Price also paid for a survey of the Property to be conducted, and is willing to pay Fifty Thousand Dollars (\$50,000) to purchase the Property from the City; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City to declare the Property as surplus.

NOW, THEREFORE, BE IT RESOLVED by the Taylorsville City Council that the Property is hereby declared as surplus.

BE IT FURTHER RESOLVED that, in accordance with TAYLORSVILLE MUNICIPAL CODE § 2.32.150(C), the minimum bid for the sale of the Property shall be Fifty Thousand Dollars (\$50,000).

BE IT FURTHER RESOLVED that the City administration is hereby authorized to sell the Property based on the highest and best economic return to the City as determined by informal market survey of assessed valuations of similar vacant real property lots in the area in accordance with TAYLORSVILLE MUNICIPAL CODE § 2.32.150(D).

BE IT FURTHER RESOLVED that any monetary proceeds from the sale of the Property shall be credited to the City's general fund in accordance with TAYLORSVILLE MUNICIPAL CODE § 2.32.150(F).

This Resolution, assigned Resolution No. 22-21, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder.

PASSED AND APPROVED this _____ day of _____, 2022.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chair

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Bob Knudsen	Yea	___	Nay	___

PRESENTED to the Mayor of Taylorsville for approval this _____ day of _____, 2022.

APPROVED this _____ day of _____, 2022.

Mayor Kristie S. Overson

ATTEST:

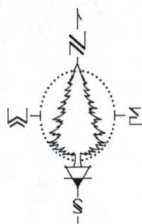
Jamie Brooks, City Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2022.

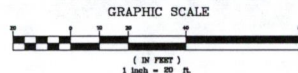
POSTED this _____ day of _____, 2022

EXHIBIT A

Map and Legal Description of Property



SYMBOL LEGEND	
	ADJOINING OWNERS
	SURVEY BOUNDARY
	EASEMENT LINE
	UTAH & SALT LAKE CANAL EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING VINYL FENCE
	20' EASEMENT IN FAVOR OF THE CITY OF TAYLORSVILLE
	SET REBAR WITH CAP (AS NOTED ON DRAWING)
	FOUND SECTION CORNERS (AS NOTED ON DRAWING)



FOUND SALT LAKE COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	18.09'	850.51'	1°05'01"	18.09'	N51°40'05"W	8.04'

SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6854112, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT DURING THE MONTH OF MAY 2022, I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

TROY L. TAYLOR
TROY L. TAYLOR

MAY 31, 2022
DATE



SURVEYOR'S NARRATIVE

I WAS ASKED BY THE CLIENT TO PERFORM A BOUNDARY SURVEY OF THE SUBJECT PROPERTY TO AID IN THE PURCHASE OF THE PROPERTY OWNED BY THE CITY OF TAYLORSVILLE. THE OVERALL BOUNDARY WAS DETERMINED BY FOLLOWING THE TITLE LINES ON THE NORTH, EAST, AND WEST FOR THE JAKE PRICE PROPERTY AND THE TAYLORSVILLE PROPERTY. THE SOUTH LINE WAS DETERMINED BY FOLLOWING THE NORTH LINE OF THE UTAH & SALT LAKE CANAL COMPANY AS SHOWN ON THE SURVEY PERFORMED BY MILLER ASSOCIATES, INC. FOUND ON FILE AND OF RECORD AT THE SALT LAKE COUNTY SURVEYORS OFFICE (DATED DECEMBER 22, 2009, HAVING SALT LAKE COUNTY SURVEYORS MAP NUMBER 52012-04-0128) ALONG WITH THE 20' EASEMENT LINE AS SHOWN ON THIS MAP.

DESCRIPTIONS

NEW JAKE PRICE PARCEL

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF 6200 SOUTH, SAID POINT BEING LOCATED SOUTH 89°56'25" EAST 79.13 FEET AND SOUTH 40.00 FEET FROM THE FOUND SALT LAKE COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°56'25" EAST 81.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 6200 SOUTH STREET; THENCE SOUTH 253.51 FEET ALONG A FENCE LINE TO THE NORTH BOUND OF THE UTAH & SALT LAKE CANAL; THENCE ALONG SAID NORTH BOUND THE FOLLOWING 3 (THREE) CALLS: ALONG THE ARC OF A 850.51 FOOT RADIUS CURVE TO THE LEFT 18.09 FEET (CHORD BEARS NORTH 51°40'05" WEST 16.09 FEET), NORTH 521°2'38" WEST 88.45 FEET, AND NORTH 50°28'33" WEST 47.57 FEET TO THE EAST RIGHT OF WAY LINE OF 2200 WEST; THENCE NORTH 00°01'58" WEST 50.65 FEET; THENCE SOUTH 89°35'18" EAST 50.65 FEET; THENCE NORTH 00°16'30" EAST 102.68 FEET TO THE POINT OF BEGINNING.

AREA = 0.49 ACRES

NEW CITY OF TAYLORSVILLE PARCEL

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF 6200 SOUTH, SAID POINT BEING LOCATED SOUTH 89°56'25" EAST 79.13 FEET AND SOUTH 40.00 FEET FROM THE FOUND SALT LAKE COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°16'30" WEST 102.68 FEET; THENCE NORTH 89°35'18" WEST 45.55 FEET TO THE EAST RIGHT OF WAY LINE OF 2200 WEST STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°01'58" WEST 102.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF 6200 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°56'25" EAST 46.10 FEET TO THE POINT OF BEGINNING.

AREA = 0.11 ACRES

EASEMENT FOR THE CITY OF TAYLORSVILLE FROM PRICE

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF 6200 SOUTH, SAID POINT BEING LOCATED SOUTH 89°56'25" EAST 79.13 FEET AND SOUTH 40.00 FEET FROM THE FOUND SALT LAKE COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°56'25" EAST 20.00 FEET; THENCE SOUTH 00°16'30" WEST 122.80 FEET; THENCE NORTH 89°35'18" WEST 85.45 FEET; THENCE NORTH 00°01'58" WEST 20.00 FEET; THENCE SOUTH 89°35'18" EAST 45.55 FEET; THENCE NORTH 00°16'30" EAST 102.68 FEET TO THE POINT OF BEGINNING.

AREA = 3,364.79 SQ.FT.

BASE OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°01'58" EAST BETWEEN THE FOUND SALT LAKE COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 22 AND THE FOUND SALT LAKE COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



2200 WEST

6200 SOUTH

FOUND SALT LAKE COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NEW JAKE PRICE PARCEL

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