



**CITY COUNCIL
AGENDA ITEM APPROVAL FORM**

AGENDA ITEM INFORMATION

MEETING DATE: DECEMBER 7, 2022

AGENDA ITEM TITLE:

RESOLUTION NO. 22-35: A RESOLUTION OF THE CITY OF TAYLORSVILLE DECLARING CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 1611 W. DOWRY CT. AS SURPLUS PROPERTY.

PUBLIC HEARING REQUIRED:

YES: _____

NO: X

ORDINANCE REQUIRED:

YES: _____

NO: X

RESOLUTION REQUIRED:

YES: X

NO: _____

PRESENTER:

BEN WHITE, CITY ENGINEER

AGENDA ITEM SUMMARY: LIMIT 150 WORDS

The City owns certain real property at approximately 1611 W. Dowry Ct. The City desires to declare the Property as surplus for the purpose of providing pedestrian access from the private Traditions Neighborhood H.O.A. to the Dowry Court public right of way.

ATTACHMENTS:

EXHIBIT A: WARRANTY DEED
EXHIBIT B: SITE PLAN MAP AND PHOTO OF PROPERTY

TAYLORSVILLE, UTAH
RESOLUTION NO. 22-35

**A RESOLUTION OF THE CITY OF TAYLORSVILLE DECLARING CERTAIN REAL
PROPERTY LOCATED AT APPROXIMATELY 1611 W. DOWRY CT. AS SURPLUS
PROPERTY.**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on December 7, 2022, to consider, among other things, declaring certain real property located at approximately 1611 W. Dowry Ct. (the “Property”) as surplus property; and

WHEREAS, the City owns the Property, a legal description of which is described in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the City desires to convey the Property to Traditions Neighborhood H.O.A. for the purpose of providing pedestrian ingress-egress access to the private neighborhood; 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, 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, 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 \$12,500.00.

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. 22-35, 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

Warranty Deed

Return To:
Taylorsville City
c/o Recorder
2600 W Taylorsville Blvd
Taylorsville, Utah 84129

Tax ID:

WARRANTY DEED

CITY OF TAYLORSVILLE

Grantor(s)

of Taylorsville of Salt Lake County, State of Utah, hereby

CONVEYS and WARRANTIES to

TRADITIONS HOME OWNERS ASSOCIATION

Grantee(s)

of Taylorsville of Salt Lake County, State of Utah,
for the sum of TEN DOLLARS AND NO/100 -----DOLLARS,
and other good and valuable consideration the following described tract of land in Salt
Lake County, State of Utah:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 2 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE ACCURATELY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9 OF THE WIRTHLIN ESTATES PLAT 1
SUBDIVISION AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, THENCE
N87°36'23"E 69.71 FEET ALONG THE NORTH LOT LINE TO A POINT ON THE WEST RIGHT OF WAY
BOUNDARY OF A STREET WITH A 50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING
S04°42'10"E 4.0 FEET); THENCE FEET ALONG THE ARC OF SAID STREET RIGHT OF WAY
BOUNDARY CURVE 4.00 FEET; THENCE S87°36'23"W 69.67 FEET TO THE WEST LOT LINE OF LOT
9; THENCE N05°14'28"W 4.00 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

SUBJECT TO current general taxes, easements, restrictions, and rights of way of record.

SIGNATURE PAGE TO FOLLOW

WITNESS, the hand of said Grantor(s), this _____ day of November, A.D. 2022.

CITY of TAYLORSVILLE

Mayor Kristie S. Overson

Attest:

Jamie Brooks(City Recorder)

Warranty Deed accepted by Traditions Homeowners Association.

TRADITIONS HOMEOWNERS ASSOCIATION

Aaron Masover, President

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the _____ day of November, 2022, personally appeared before me AARON MASOVER, the signer of the within instrument who duly acknowledged to me that he is the President of the Traditions Homeowners Association named in the foregoing instrument, and that he signed the foregoing instrument as duly authorized by a resolution of its members and acknowledged to me that the Association executed the same executed the same.

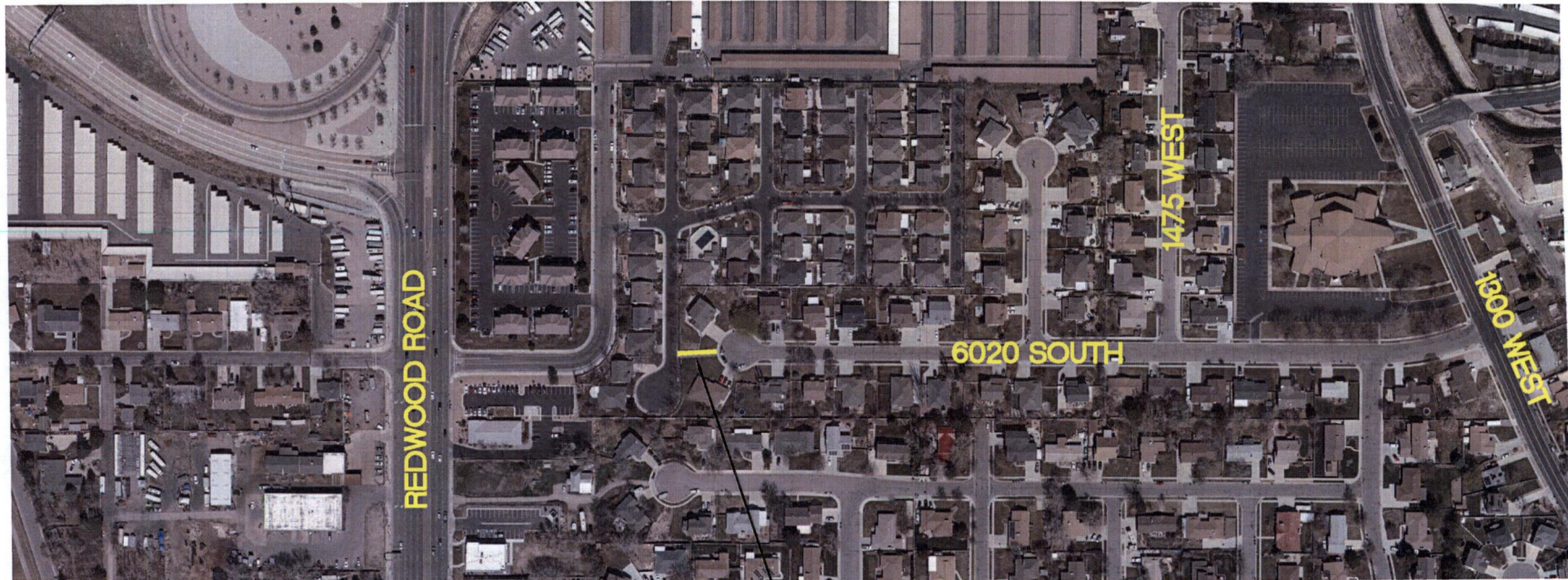
My Commission Expires:

Notary Public
Residing at:

EXHIBIT B

Site Plan Map and Property Photo

6020 SOUTH SAFE ROUTE TO SCHOOL



NEW PEDESTRIAN WALK CONNECTING
DEAD END STREETS TO ALLOW A SCHOOL
BUS STOP TO RELOCATE OFF REDWOOD RD
AND A PRIVACY FENCED



