

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL AUTHORIZING
AND APPROVING PROCEEDINGS IN EMINENT DOMAIN AS NECESSARY
FOR PROPERTY OWNED BY RON CASE

RECITALS

A. Salt Lake County (“County”) works with the United States Army Corps of Engineers (“USACE”) as the non-federal sponsor of the Surplus Canal, a project that consists of two levees approximately 18 miles in length, which is designed to divert water from the Jordan River to control flood flows.

B. As the non-federal sponsor, the County is solely responsible for the operation and maintenance of the Surplus Canal.

C. In order to maintain federal certification of the Surplus Canal, to comply with the demand of the USACE to remove identified encroachment violations that affect the structural integrity of the Surplus Canal levee, and to safely comply with federal mandates associated with the contractual obligations to operate and maintain the Surplus Canal, the County has determined that it is necessary and in the public interest to clarify and clean up its real property interests along the Surplus Canal (“Surplus Canal Project”).

D. Ron Case (“Owner”) owns a parcel of real property located approximately 2715 West 500 South, Salt Lake City, Utah (Parcel No. 15-04-451-004) that is adjacent to the Surplus Canal where the interests of the County need to be clarified and encroachments removed (“Case Parcel”).

E. The County has identified a 54,747 square-foot portion of the Case Parcel, as more particularly described in the attached Exhibit A, and an access easement over other portions of the Case Parcel, as more particularly described in the attached Exhibit B (collectively, the “Subject Property”), as necessary to the Project and has: i) provided required notifications to the Owner pursuant to Utah Code 78B-6-504, ii) has had the Subject Property and property interests appraised

by independent appraisers, iii) has offered appraised amounts to the Owner; and iv) has offered to engage in mediation and further negotiations.

F. Despite these efforts, the County has not yet been able to acquire the Subject Property by negotiation and voluntary purchase; instead, negotiations with the Owner have stalled, and the County is facing construction and other deadlines for commencing and completing the Project.

G. The County is a political subdivision of the State of Utah and is authorized to acquire private property for public use through the exercise of eminent domain.

H. On August 15, 2023, the Salt Lake County Council (“Council”) met in regular session to consider, among other things, this resolution authorizing and approving proceedings in eminent domain as necessary.

I. The County has the necessary funding to complete the project and expects to be able to complete work on the Subject Property within a reasonable time after title to the Subject Property is acquired.

J. It has been determined that the best interests of the County and the general public will be served by authorizing the use of eminent domain to acquire a fee interest in the Subject Property.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Council to find, approve and direct as follows:

1. The Council finds and determines that: i) the Project and uses to which the Subject Property will be put are legitimate public uses; ii) the acquisition of the Subject Property is necessary for construction of the Project and is authorized by law; iii) acquisition, construction and use of the Subject Property will commence within a reasonable time; iv) the proposed location of the Project and associated improvements are planned and located in a manner that will be most

compatible with the greatest public good and the least private injury; and v) considering the equities involved and relative damages that may accrue to the parties, occupancy of the Subject Property pursuant to negotiation or by court order may be necessary prior to final acquisition of the Subject Property.

2. Accordingly, the Council directs County staff and the Salt Lake County District Attorney’s Office, on behalf of the County: a) to initiate formal proceedings in eminent domain in accordance with Utah law and to prepare and prosecute the necessary condemnation in the proper court having jurisdiction thereof as is necessary for acquisition of the Subject Property; and b) if necessary, to obtain by agreement or by court order permission to take immediate possession and use of the Subject Property for the purposes herein described.

APPROVED and ADOPTED this _____ day of _____, 2023.

SALT LAKE COUNTY COUNCIL

By: _____
Aimee Winder Newton, Chair

ATTEST:

Lannie Chapman
Salt Lake County Clerk

Council Member Alvord voting _____
Council Member Bradley voting _____
Council Member Bradshaw voting _____
Council Member Granato voting _____
Council Member Harrison voting _____
Council Member Stewart voting _____
Council Member Stringham voting _____
Council Member Theodore voting _____
Council Member Winder Newton voting _____

REVIEWED AS TO FORM AND LEGALITY:

R. Christopher Preston
Deputy District Attorney

EXHIBIT A

MAP AND LEGAL DESCRIPTION OF PROPERTY TO BE ACQUIRED

EXHIBIT "A"

500 SOUTH STREET

NOTE 2:

Caldwell Richards & Sorenson (CRS) Engineers established the landside toe location using field survey methods in July 2021.

SLC CORP
15-04-451-005

L.A. & S.L. RAILROAD (UNION PACIFIC RAILROAD)

JRC INVESTMENTS, LLC
15-04-452-025

JARAD PROPERTIES LLC
15-04-452-023

JACKSON-ROCK SPRINGS INC
15-04-452-005

LEVEL 3 COMMUNICATIONS
15-04-452-009

MK COMMERCIAL
15-04-452-031

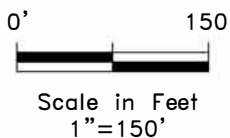
NOTE 3:
Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

3751.140:C
54,747 sq. ft.

RON CASE
15-04-451-004
E#7661214, B:8368, P:7856

NOTE 1:
Southwesterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961.
See Record of Survey Plat S2018-08-0579

Section 4
Section 9



LEGEND

- Tract Boundary
- Centerline of Surplus Canal
- Existing Jordan River & SL Surplus Canal ROW
- Adjacent Parcel
- Section Line
- Westerly Top Bank Canal
- 10.0' Offset Landside Toe
- QUITCLAIM AREA - 3751.140:C**

Page 3 of 3
Prepared: July 29, 2021



RON CASE
JORDAN RIVER & SURPLUS CANAL
Quitclaim Deed - 3751.140:C
Prepared for:
S.L. Co. Flood Control Engineering
Section 4, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226 Real Estate No.: 3751.140

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor
2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

EXHIBIT B

MAP AND LEGAL DESCRIPTION OF ACCESS EASEMENT TO BE ACQUIRED

EXHIBIT "B"

NOTE 3:

Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

500 SOUTH STREET

POB

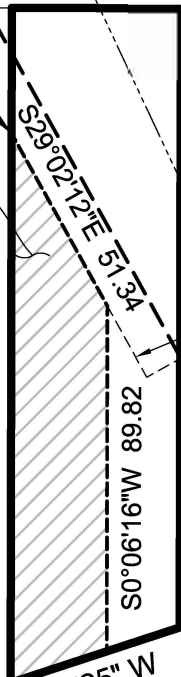
3751.140:E
2,909 sq. ft.

CRESTWOOD WEST
COAST LLC
15-04-379-002



Scale in Feet
1"=40'

N0°06'16"E 142.90



S 71°51'25" W
26.32'

EXISTING EASEMENT
E#1633881,
BK:1581, PG:423

SLC CORP
15-04-451-005

EASEMENT - E# 1648583, 83,
BK:1605, PG:330

LEGEND

- Tract Boundary
- Centerline of Surplus Canal
- Existing Jordan River & SL Surplus Canal ROW
- Adjacent Parcel
- Westerly Top Bank Canal
- 10.0' Offset Landside Toe
- Access Easement Area - 3751.140:E

NOTE 1:

Southwesterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961. See Record of Survey Plat S2018-08-0579

NOTE 2:

Caldwell Richards & Sorenson (CRS) Engineers established the landside toe location using field survey methods in July 2021.

POB

3751.140:2E
3676 sq. ft.

MARCH STREET
MEMBERS, LLC
15-04-380-004

N71°51'25"E 141.41

S71°51'25"W 152.71

RON CASE
15-04-451-004
E#7661214, B:8368, P:7856

LINE TABLE

LINE #	LENGTH	BEARING
L1	25.19	S25° 07' 11"E
L2	26.32	N0° 06' 16"E

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Prepared: August 20, 2021



RON CASE
JORDAN RIVER & SURPLUS CANAL
Access Easement - 3751.140:E, 140:2E

Prepared for:
S.L. Co. Flood Control Engineering

Section 4, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226 Real Estate No.: 3751.140

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