

RESOLUTION NO. \_\_\_\_\_

ADOPTED: \_\_\_\_\_, 2020

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL APPROVING THE LEASE AGREEMENT OF THE BIG COTTONWOOD REGIONAL PARK BETWEEN SALT LAKE COUNTY AND CREATING EXPERIENTIAL SPACES LLC

RECITALS

A. Salt Lake County owns certain real property in Millcreek, Utah, commonly known as the Cottonwood Regional Park located at 4535 South 1500 East, Millcreek, Salt Lake County, Utah, (the “County Property”). See, Exhibit A, attached to the Lease Agreement, which is attached hereto as Exhibit 1, and made a part of this Resolution by this reference.

B. Historically, the County has leased certain parcels of land in Big Cottonwood Regional Park for equestrian uses. In October of 2019, a new park masterplan was prepared with extensive public involvement. Equestrian uses were included in the park masterplan, including shared riding areas.

C. On February 14, 2022, the County issued an Expedited Request for Proposals RFP# PAR86930-1 (the “RFP”), which was re-issued on March 9, 2022, offering qualified businesses the opportunity to propose highest and best use to operating and maintaining the County Property that provides the best use and benefits to the residents of Salt Lake County.

D. Pursuant to the RFP, the prevailing business would assume full responsibility for operation and management of the County Property, including the entire cost of developing, operating, and maintaining the County Property. The County would have no financial obligations.

E. Pursuant to the RFP, the prevailing business would negotiate the final amount to be paid for the County Property with the County’s Real Estate Department, based on market values and the recreational services being provided to County residents.

F. On or about March 16, 2022, Creating Experiential Spaces LLC fka Finding Our Nature

PLLC (“CES”) submitted a proposal detailing its intended use of the County Property.

G. CES is a woman-owned business that provides therapeutic and consultation services based on experiential therapy principles. CES’ mission is to use evidence-based, solutions focused brief therapy to allow individuals in an outpatient setting to quickly effect change to the struggles they are facing.

H. CES proposed to use the County Property, not only to provide recreational opportunities to county residents, but also to house a small herd of sponsored horses, to provide equine therapy services to individuals and groups, provide a low-rope course experience for therapeutics and team building purposes to the general public, provide space for parenting classes, art classes, sustainable gardening classes, and meditative experiences.

I. On or about March 23, 2022, the Selection Committee met to review and score proposals received for the RFP, and CES was the top-ranked firm. Consequently, CES was awarded by the Committee the opportunity to enter into a lease agreement (the “Lease” and or “Lease Agreement”) with the County for the County Property.

J. The County and CES negotiated and entered into the Lease.

K. The initial term of the Lease is for five (5) years. At the end of the Lease term, the County, at its sole discretion, will either 1) terminate the Lease Agreement, 2) offer another Request for Proposals, or 3) renew the Lease Agreement for two (2) additional five (5) year periods.

L. CES negotiated with the County a rent of five hundred dollars (\$500.00) per month. The low monthly rent rate is a consequence of the poor state of the County Property, the substantial amount of work and money that CES needs to invest to make the County Property acceptable and productive, and the benefits that the residents of the County will derive from the specialized services that CES will be providing.

M. Pursuant to Section 17-50-303(3)(a) of the Utah Code, it has been determined that leasing the County Property to CES contributes to the to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of County residents.

N. It has also been determined that the best interests of Salt Lake County will be served by leasing the County Property to CES as provided in the Lease Agreement.

NOW, THEREFORE, it is hereby resolved by the Salt Lake County Council for the reasons stated in the Recitals that the Lease Agreement between Salt Lake County and Creating Experiential Spaces LLC is hereby approved, and Salt Lake County Council hereby authorizes the Mayor to sign the Lease Agreement on behalf of the County.

APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SALT LAKE COUNTY COUNCIL

By: \_\_\_\_\_  
Laurie Stringham, Chair

ATTEST:

\_\_\_\_\_  
Sherrie Swensen  
Salt Lake County Clerk

Council Member Alvord voting \_\_\_\_\_  
Council Member Bradley voting \_\_\_\_\_  
Council Member Bradshaw voting \_\_\_\_\_  
Council Member DeBry voting \_\_\_\_\_  
Council Member Granato voting \_\_\_\_\_  
Council Member Winder-Newton voting \_\_\_\_\_  
Council Member Snelgrove voting \_\_\_\_\_  
Council Member Stringham voting \_\_\_\_\_  
Council Member Theodore voting \_\_\_\_\_

Reviewed and Advised as to Form and Legality:

\_\_\_\_\_  
John E. Diaz  
Deputy District Attorney  
Salt Lake County

Exhibit 1  
Lease Agreement