

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

DATE \_\_\_\_\_

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL AUTHORIZING EXECUTION OF A REMAINDER PROPERTY PURCHASE AGREEMENT BETWEEN SALT LAKE COUNTY AND WALLGREN INVESTMENTS, LLC, REGARDING PROPERTY THAT IS A REMAMINDER PORTION OF A WHOLE PARCEL AFTER THE ESTABLISHMENT OF A PUBLIC RIGHT-OF-WAY ACROSS OTHER PORTIONS OF THE WHOLE PARCEL IN AN AREA KNOWN AS CAMP KEARNS

#### RECITALS

A. Salt Lake County (the “County”) owns several parcels of real property within an area of the Kearns Metro Township known as Camp Kearns.

B. After World War II, Camp Kearns was sold to various commercial interests; however, the roads in Camp Kearns, though heavily used, remained unimproved. Much of the area where the roads are located was eventually struck to the County at tax sale.

C. In 2017, the County entered into discussions with all of the property owners adjacent to the roads in Camp Kearns (“Camp Kearns Owners”) to discuss improving the roads within Camp Kearns.

D. The County and the Camp Kearns Owners entered into a Road Dedication Plat Agreement (“Agreement”) to formally dedicate and designate the roads as public rights-of-way and to grant permission for the construction of roads within the right of way funded by the County to pave and improve the unimproved roads within Camp Kerns (“Project”).

E. Pursuant to the Agreement, the County constructed the roads and prepared the Camp Kearns Road Dedication Plat (the “Plat”).

F. The Plat was approved by the Kearns Metro Township Planning Commission on April 28, 2021, and the Plat was recorded with the Salt Lake County Recorder’s Office on May 3, 2021, as Entry No. 13650698, Book 2021, Page 107.

G. Wallgren Investment, LLC (“Wallgren” and/or “Owner”), owns real property within the Project located at 5213 West Lightning Ln., Kearns, Utah 84118, Parcel No. TS2:5Q; #20-12-127-009- 0000, 20-12-127-010-0000, 20-12-127-013-0000, and 20-12-127-024-0000.

H. In the Agreement, the County acknowledged that the County may retain property interests outside of the Platted right-of-way that could be transferred to the nearest adjacent and connected property owner.

I. After the improvement of the roads in Camp Kearns and the recording of the Plat, there is a portion of property owned by the County between the Owner’s property and the public’s right-of-way (the “Remainder Property”).

J. The Remainder Property has little or no practical value to the County. In addition, the conveyance of the Remainder Property will clarify ownership of land adjacent to the right-of way, provide mutual benefit to the citizens of the County and Kearns Metro Township for better access to the Project, eliminate further financial outlay by the County to maintain the Remainder Property, and return the Remainder Property to the tax rolls. For these reasons, no other consideration shall be required from the Owner.

K. In order to effectuate the transfer of the Remainder Property, the County and the Owner have entered into a Remainder Property Purchase Agreement, attached hereto as Exhibit “1”.

L. It has been determined that the best interests of the County and the general public will be served by executing the Remainder Property Purchase Agreement attached to this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the Remainder Property Purchase Agreement is hereby approved, and the Mayor is authorized and

directed to execute the Remainder Property Purchase Agreement, attached hereto as Exhibit 1 and to sign any other documents necessary to accomplish the purposes of the Remainder Property Purchase Agreement, including but not limited to the Quitclaim Deed attached as an exhibit to the Remainder Property Purchase Agreement.

APPROVED AND ADOPTED in Salt Lake City, Salt Lake County, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SALT LAKE COUNTY COUNCIL

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

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
John E. Diaz  
Deputy District Attorney

EXHIBIT 1

(Remainder Property Purchase Agreement)