



# City Council Report

**Date:** December 12, 2016  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Beth Huning, City Engineer  
Rob Kidder, Assistant City Engineer  
**Subject:** Sale of a portion of City-owned Assessor Parcels 302-05-027 and 302-05-366C, located adjacent to SRP Western Canal, lying between South Carriage Lane and Dobson Road.  
Council District #3

**Strategic  
Initiatives**



## Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to sell portions of City-owned property (APN's 302-05-027 and 302-05-366C) located in Tract B of Carriage Lane II (recorded in Book 173, Page 28 MCR) and Tract A of Knoell East (recorded in Book 171, Page 26 MCR), approximately one half mile west of Dobson Road adjacent to the north side of the Western Canal to Salt River Project (SRP).

## Background

The City acquired APN's 302-05-027 and 302-05-366C from Continental Homes and Knoell Brothers Construction in 1975 and 1986, respectively, for use as public retention areas. The City properties are adjacent to a 50' x 50' (2,500 square foot) tract of land acquired by SRP in 1929. SRP had acquired the 2,500 square foot parcel for the purpose of constructing a wellsite.

## Discussion

SRP proposes to expand their existing wellsite in this area. However, it was discovered their wellsite was not constructed on their 2,500 square foot parcel. The wellsite was constructed approximately 15-feet to the east on City-owned property. SRP is requesting that the City sell a portion of its parcels, approximately 11,618 square feet, to allow SRP to obtain title to the land on which their existing wellsite is constructed and for additional land to expand their wellsite.

SRP proposes to retain 520 square feet of its 2,500 square foot parcel. The remaining 1,980 square feet of this parcel will be conveyed to the City as a credit for the land they want to purchase from the City. The total square feet that SRP wants the City to convey is 11,618 square feet for their expansion of the wellsite. The following is a breakdown of the calculations for this land exchange and sale:

- City-owned property (Exhibit A): 11,618 s.f.
- SRP-owned property: 2,500 s.f.  
Less area retained by SRP: - 520 s.f.  
Net area to be conveyed to the City (Exhibit B): 1,980 s.f.
- **Net land purchased by SRP: 9,638 s.f.**

The land was appraised at \$3.70 per square foot. Based on that valuation, the purchase price of the net land (9,638 square feet) to be sold is \$36,000.00 (rounded).

With the expansion of their wellsite, SRP has committed to constructing an aesthetically pleasing enclosure wall around the expanded wellsite that will be approximately eight feet (8') tall. The wall design will be a combination of masonry block, wrought iron and stone accents and shall conform to the elevations shown in Exhibit C.

### **Alternatives**

The City could elect not to sell this land to SRP. Choosing this alternative would result in the City not receiving sales income and the SRP wellsite would continue to be located on City-owned property.

### **Fiscal Impact**

The City will receive \$36,000.00 for this land transaction.

### **Coordinated With**

Engineering Department concurs with this recommendation.