

1. Public Hearing Notice (PDF)

Notice is hereby given that the Millcreek Council will hold one public hearing at approximately 7:00pm on Monday, May 23, 2022, at City Hall, 3330 S. 1300 E., Millcreek, Utah, to consider a monetary appropriation of up to \$10,000 to Trails Utah. Pursuant to the requirement of Utah Code Ann. §10-2-8 a study regarding the appropriation was performed and is available for review by interested parties at City Hall during regular business hours between 8:00am-5:00pm, Monday through Friday. A copy of the associated information for the hearing is on file for review at Millcreek City Hall or on the City's website at <https://millcreek.us/agendacenter>. The meeting will be live streamed via the City's website at: <https://millcreek.us/373/Meeting-Live-Stream>. Following the public hearing, the City Council may adopt an ordinance/resolution authorizing the appropriation. Public comment can be submitted via the City's website at: <https://millcreek.us/FormCenter/Contact-Us-5/Public-Comments-61>. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearing should notify the ADA Coordinator at khansen@millcreek.us or 801-214-2751 two days prior to the meeting date.

Documents:

[MILLCREEK TRAILS UTAH 10.8.2 LET 5.04.22.2.PDF](#)



Bonneville Research

May 4th, 2022

Introduction:

This analysis intends to provide Millcreek, a Utah Municipality, and the Millcreek City Council with the information required by the Utah Code Section **10-8-2**. Appropriations -- Acquisition and disposal of property -- Corporate purpose -- Procedure.

Reason for the Study:

Utah Code § 10-8-2 and case law require a more rigorous review and approval process before the City can provide grants to nonprofit organizations. The process requires that the City complete a Study before awarding the grants.

Key Elements of the Study:

The Study shall consider the following factors:

1. Completion of a study that addresses the following:
 - a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.
 - b. An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of Millcreek residents.
 - c. Whether the appropriation is necessary and appropriate to accomplish goals and objectives of the City, such as:
 - i. Removing blight or underdeveloped properties;
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.
 - d. Completing a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.
2. A finding by the Council that the development will promote safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of the Millcreek residents shall be adopted by Resolution citing the Study as evidence to support that finding.
3. **The processes outlined in Utah Code Ann. § 10-8-2h will complete the final appropriation:**
 - a. If the appropriation is made as an amendment to the current year's fiscal budget, then the appropriation shall be approved according to the process outlined in Utah Code Ann. § 10-8-2(3)(d).
 - b. If the appropriation is made as part of a future fiscal year budget, then the appropriation shall be approved during the regular annual budget process.

Millcreek Agreement - Millcreek proposes to make the following monetary appropriation for the Fiscal Year 2021/2022:

- Trails Utah - Up to \$10,000.00

“Trails Utah” Proposal:

- Trails Utah is a 501(c)(3) nonprofit dedicated to improving trail-based recreation and transportation in Utah.
- Trails Utah will construct two miles of new Bonneville Shoreline Trail (BST) on the west flank of Grandeur Peak.
- This new trail section will connect the west end of the Pipeline Trail in Millcreek Canyon to the Grandeur Peak Trailhead.
- This trail extension will create a continuous BST segment from Millcreek Canyon to Parleys Canyon within the Millcreek city boundary.
- Construction will be completed from August through October 2022.
- This new trail connection from the community below Grandeur Peak into the Millcreek Trail system will be highly valued.
- Convenient Millcreek residents' access to a well-designed and constructed trail that connects trail users to National Forest system trails will provide many physical and mental health benefits to the surrounding community. It will increase the neighborhood's desirability, thus directionally increasing home values.
- Increased trail users coming into the area may also increase business at nearby stores such as Smiths, REI, IME, Level 9 Sports, and Momentum Climbing.

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Proposed “Trails Utah” Budget:

- The total project cost is estimated at \$110,000, of which \$10,000 will be 'in-kind' volunteer labor, \$50,000 is from an approved Utah Office of Outdoor Recreation matching grant, and \$50,000 remains to be raised.
- Trails Utah requests that Millcreek consider appropriating \$10,000 toward constructing this trail.

ANALYSIS:

Utah code 10-8-2: Completion of a study that addresses the following:

- a. The benefit the City will receive—tangible or intangible—in return for appropriated funds.

Millcreek will receive a significant new recreational trail with ten-to-one funds leveraging. Salt Lake County has agreed to take on the long-term maintenance costs as most of the trail will be on Salt Lake County Open Space property.

- b. **An analysis of how the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or the convenience of Millcreek residents.**

This new significant trail section will directly improve the health and well-being of **Millcreek residents through outdoor recreation. Millcreek residents will be able to safely** access the USFS Millcreek trail system without having to drive vehicles up Millcreek Canyon.

- c. Whether the appropriation is necessary and appropriate to accomplish any of the goals and objectives of the City, such as:
 - i. **Removing blight or underdeveloped properties;**
 - ii. Increasing the City's tax base;
 - iii. Creating jobs;
 - iv. Retaining jobs, and
 - v. Any other identified public purpose that the appropriation might serve.

Adding a new trail supports Millcreek's theme of "Connected by Nature" and directionally supports outdoor recreation businesses in Millcreek.

- d. **Completion of a financial analysis showing projected financial returns to the City, if any, and the period over which the City will recoup the appropriation amount.**

No direct financial return is expected, but indirect business improvements may well occur. Increased local property desirability and values may also occur.

CONCLUSION AND REQUIRED FINDINGS:

The municipality of Millcreek's purpose for the appropriation to Trails Utah provides:

1. EDUCATION:

The Bonneville Shoreline Trail will directly support Millcreek's "Connected by Nature" Theme.

2. HEALTH AND SAFETY:

This new significant trail section will directly improve the health and well-being of **Millcreek residents through outdoor recreation.**

Millcreek residents will also be able to safely access the USFS Millcreek trail system without driving vehicles up Millcreek Canyon.

2. ECONOMIC WELL-BEING:

All Millcreek residents have opportunities to access a significant new recreational trail with a ten-to-one leveraging of trail development funding. Salt Lake County has agreed to take on the long-term maintenance costs as most of the trail will be on Salt Lake County Open Space.

Convenient access to a well-designed and constructed trail that connects trail users to National Forest system trails will provide many physical and mental health benefits to Millcreek and the surrounding community. It will increase the neighborhood's desirability, thus increasing home values. Increased trail users coming into the area may also grow business at nearby stores such as Smiths, REI, IME, Level 9 Sports, and Momentum Climbing.

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The appropriation is necessary and appropriate to accomplish Millcreek's reasonable goals and objectives, a Utah Municipal Corporation, in economic development, job creation, affordable housing, blight elimination, job preservation, and preservation of historic structures and property for any other public purpose.

GENERAL LIMITING CONDITIONS :

Every reasonable effort has been made to ensure that this Study's data reflects accurate and timely information, and it is believed to be reliable.

- The Study is based on estimates, assumptions, and other information developed by Bonneville Research from its independent research effort, general knowledge of the region, primary data sources including Millcreek, the Utah State Tax Commission, and the Utah State Auditor's Office, and consultations with the Client's representatives.
- No responsibility is assumed for inaccuracies in reporting by the Client, its agents, or any other data sources used in preparing or presenting this Study. This report is based on information collected in May of 2022, and Bonneville Research has not undertaken any update of its research since that date. Bonneville Research makes no warranty that any of the values or results contained in this Study will be achieved. This report is not to be used with any public or private offering of securities or other similar purposes. This Study is qualified in its entirety and should be considered considering these limitations, conditions, and considerations.

Robert Springmeyer

Robert Springmeyer, the Principal of Bonneville Research, performed this 10-8-2 Appropriations Study.

Mr. Springmeyer is actively involved in the redevelopment and other economic impact projects. He has supplied independent financial and redevelopment analysis for numerous urban renewal agencies within the State and completed "Fair Value Analyses" for Holladay and South Salt Lake Cities. Mr. Springmeyer is the Chairman of Bonneville Research. He has directed the Economic Analysis/Tax Studies completed for the Downtown Alliance, the Utah State Tax Review Commission, Salt Lake County, Brigham City, Salt Lake, Sandy, Bountiful, and South Jordan Cities, including the Urban Renewal Agencies of Salt Lake, Taylorsville, Holladay, South Salt Lake, Draper, West Jordan, Ogden, South Jordan, Sandy, and Murray. He is educated in Political Science, Economics, and Business Management and has consulted with local governments for over 40 years. He has been listed in Who's Who in Finance and Who's Who in the West.