

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF FEBRUARY 9, 2015**

**PRESENT:**     Commissioners:  
                  Judy Beacco                                 Nick Tatton, Community Director  
                  Nancy Bentley                             Sherrie Gordon, City Recorder  
                  Dale Evans  
                  Robert Oliver  
                  Richard Root  
                  Frankie Sacco  
                  Jan Young

**EXCUSED:** None

**OTHERS PRESENT:** Wayne Clausing, Michael Bryant, Craig Daniels, Terry Houser, Kerry Jensen, and Shauna Daniels

1. Chairman Oliver called the meeting to order at 6:00 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. **MINUTES** of January 26, 2015.  
**MOTION.** Commissioner Young moved to approve the minutes of January 26, 2015 as presented. Motion seconded by Commissioner Evans and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS.** No public comment was received.
5. **GENERAL BUSINESS.**
  - a. **REAL PROPERTY SURPLUS AND SALE REQUEST.** Consideration, review and discussion regarding a request to surplus and sell a portion of the Price City owned real property at approximately 850 N 100 E, commonly referred to as the "Old Olsen Reservoir", Kerry Jensen representing property owners request.

Chairman Oliver invited Mr. Kerry Jensen to the podium to present and explain the property purchase request on behalf of the several property owners requesting the possible real property sale. Mr. Jensen acknowledged that he, along with Craig Daniels and Terry Houser, have been encroaching on the property since 1989. He stated he worked with Mayor Art Martinez to obtain use of the property, however none of the property owners or the City have been able to find any record or agreement regarding the encroachment. The several property owners would like to purchase Price City property and are willing to obtain an appraisal and pay fair market price for the property. The Commission asked about the odd shape of the property proposed to be purchased and the angles it may create that may negatively impact the remaining parcel and its utility. Property owners are willing to purchase more property than they have encroached on to help square boundary lines and accommodate any other needs or requirements of the City. The property owners will take responsibility for all expenses. Nick Tatton stated that the property is identified to be retained for internal use or for proposed for sale in the Price City Real Property Management Policy and that Price City has no current future plans regarding the property. Price City won't spend any money on the property sale request and any expenses incurred would belong to the requesting parties. The Title Report didn't show any issues. Mr. Jensen will need to have a current appraisal completed to assist in determining the value of the property requested for purchase.

Commissioners requested that Kerry Jensen obtain a current survey of the property and have some maps prepared showing several purchase request scenarios. The Commission requested that existing fence lines, property lines and proposed new property lines be included. When this is completed he will present the survey to the Commissioners for further discussion. Additionally, the Commission requested that staff request an opinion letter from the City Attorney regarding the legality of any recommended sale action, a preliminary value estimate on the property and invite Mr. Gary Sonntag, Price City Public Works Director and Mr. Russell Seeley, Price City Engineer, to provide comments on the matter when it is docketed for further consideration and discussion by the Commission. The Commission would like to consider the additional information and options before making any recommendation for approval or denial of the sale to the City Council.

- b. **GENERAL PLAN REVIEW.** The Commission held a short discussion regarding Chapter 3 of the General Plan. Comments regarding urban forestry and the inclusion of the various types of trees allowed in the park strip as well as comments from USU-E regarding the types of trees that thrive in our area for yard be included was made by Commissioner Evans. The Commission also discussed the improvement of sidewalks to mitigate trip and fall hazards in the downtown area. Mr. Bryant from the SEUALG recommended that the Commission also

specifically review and consider including actual design standards referenced in Goal 2 and the streetscapes listed in Goal 3 of the Chapter.

6. UNFINISHED BUSINESS. No unfinished business discussed.

Meeting adjourned at 6:46 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Beacco and carried.

APPROVED: \_\_\_\_\_  
Chairman, Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon