

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF MAY 26, 2015**

**PRESENT:**     Commissioners:

Dale Evans  
Jan Young  
Nancy Bentley  
Robert Oliver  
Nancy Beacco

Nick Tatton, Community Director  
Sherrie Gordon, City Recorder

**EXCUSED:** Commissioner Sacco and Commissioner Root

**OTHERS PRESENT:** Brenda Quick, Clay Larsen, Greg Cook, Mark Holyoak, Ben Heaton, and Wayne Clausing

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 –
  - a. April 20, 2015 Planning and Zoning Meeting  
**MOTION.** Commissioner Bentley moved to approve the minutes of April 20, 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. GENERAL PLAN REVIEW. The Commission held a short discussion regarding Chapter 7, Parks & Recreation, of the Price City General Plan. Commissioner Bentley would like to continue working toward designating additional trails and parks.
  - b. PUBLIC HEARING. Public hearing to receive input regarding the possible designation of surplus and sale of real property owned by Price City located at approximately 150 N 300 E.

**MOTION.** Commissioner Evans moved to open the public hearing at 6:07 p.m. Motion seconded by Commissioner Young and carried.

Nick Tatton, Community Director, reported that no advance comments have been received by staff prior to the scheduled public hearing.

Mark Holyoak, CEO of Castlevue Hospital, addressed the Commissioners. He requested that a parcel of property owned by Price City be declared surplus to the needs of Price City and that it be offered for sale. The purpose of the request is to accommodate a property assembly and development of an urgent care clinic. The property is an odd parcel that is thought to be the result of a metes and bounds discrepancy generated many years ago. Price City Public Works has reviewed the parcel and did not identify any utilities or other known issues that would prevent a potential sale of the property.

Clay Larsen, with Castlevue Hospital, reviewed a drawing of the property. He said they were ready to start construction early next year and that land acquisition is taking place this year.

Nick Tatton, Community Director, stated that in 2007 Price City completed and approved the Price City Real Property Management Policy that includes potential actions for all City owned property. This particular piece of property was not identified in the report; however, the decision tree and policy still apply. He also stated that two steps were required to move forward. First, a new plat plan would need to be finalized and second there would need to be a site plan approval. Mr. Tatton further confirmed that the preliminary property title report did not reveal any encumbrances.

**MOTION.** Commissioner Evans moved to close the public hearing at 6:12 p.m. Motion seconded by Commissioner Young and carried.

- c. SURPLUS AND SALE RECOMMENDATION. Consideration and possible approval of a recommendation for the declaration of surplus of parcel # 01-0541-0000 located at approximately 150 N 300 E.

Nick Tatton, Community Director, stated that in the event the proposal is accepted the additional process for completion of the requested transaction, would include the following:

1. The City Council, upon the recommendation of the Planning Commission, may declare the subject property as being surplus to the needs of the City and may authorize the procurement of bids for purchase of the property.
2. Applicant(s) to complete a survey, if necessary, and identify each parcel of land to be potentially sold with a legal description. From the survey and legal description the applicant(s) will need to have Quit Claim deed prepared that can then be proposed to Price City. Applicant may also need to further verify clear title to the property by Price City.
3. The City Council will hold a public hearing on the potential declaration of surplus and sale of the property, and then potentially accept any bids received and complete the sale.
4. The successful bidder would then remit payment in full and be required to record the approved Quit Claim deed in a timely fashion.

**MOTION.** Commissioner Bentley moved to recommend that the City Council find the subject property surplus to the needs of the City and authorize the process for the sale of the subject property as presented and that the public comment period pursuant to Utah Code Section 10-8-2, remain open until June 4, 2015 at 4:00 P.M. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:18 p.m. pursuant to a motion by Commissioner Evans, seconded by Commissioner Young and carried.

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

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