

Minutes of The Price Redevelopment Agency Meeting  
City Hall: Price, Utah  
July 23, 2002, 6:00 p.m.

Present:

Chairman Joe L. Piccolo	Joanne Lessar
Boardmembers:	Nick Sampinos
Betty P. Wheeler	Gary Sonntag
Richard Tatton	Keith Wight
Elizabeth H. Kourianos	Nick Tatton, Executive Director
Don G. Reaveley, Jr.	Aleck Shilaos

Excused: Boardmember Stephen L. Denison  
Pat Larsen

Others Present:

Dave Sorrells	Bob Olson	Gary Anderson	Earlene Anderson
Gaye Norton	Bud Fausett	Shirley Fausett	Roger Nielsen
Lori Nielsen	Ellen Nielsen	Ted C. Nielsen	John B. Angotti
Lori Anderson	Barbara Miller	Nathan Norton	Heidi Miller
Tara Anderson	Aaron Cox	Tamara Gray	Dennis Waldon
Keenan Atwood	Sara Nielsen	Bob Peirce	Art Daniels
Joyce Daniels			

1. MINUTES - June 12, 2002

**MOTION.** Boardmember Wheeler moved that the minutes of the June 12, 2002 meeting be approved as written. Motion seconded by Boardmember Tatton and carried.

2. PUBLIC HEARING - Proposed East Price Redevelopment Agency

Chairman Piccolo opened the Public Hearing at 6:00 p.m. to receive comments on the proposed East Price Redevelopment Agency. Nick Tatton presented a map indicating the proposed Redevelopment Area. It is located south of Price along the east side of Highway 10 up to Airport Road and then on both sides of Airport Road to the Carbon County refuse dump. It is a partnership between the City and Carbon County. The reason for redevelopment in this area is because it has been identified as a zone for growth for both the City and County. The redevelopment is a way to capture the revenues and make them available to the property owners in that area. There are no increases in taxes or no changes other than would normally take place. It is a method to allocate funding to property owners in the area to use on projects or goals for the area and to take care of blight (empty buildings, abandoned structures, old barns, drainage problems and lack of infrastructure).

Bob Olson - Asked if the north part of Airport Road is included? Nick stated that it is on both sides of Airport Road and referred to the map to indicate where it is located.

Virginia Wardle - Asked how to apply for the funds? Nick explained the procedures.

John Angotti - Asked how many years this would last? Nick stated that it would be for 12 years.

Gaye Norton - Asked if it would help get a gas line in the area? Nick indicated that it would. He would work with several property owners on this request.

Orson Anderson - Asked what the word Ablight@ meant? Nick explained that this is the term the Legislature uses to define several factors that include vacant buildings that used to be businesses, old houses that are turned into businesses, poor drainage that creates insect problems, old barns and dilapidated structures and the lack of public utilities. Other factors that can be considered blight that are not part of this area is overcrowding and lack of light. Mr. Anderson asked what action can be taken to get rid of blight? Nick stated that action would only be taken at the property owners request.

A property owner could ask for assistance from the Redevelopment Agency to remove old dilapidated structures or barns. The agency could assist in part of the cost to remove those structures. Mr. Anderson asked about bringing in natural gas. Nick stated that the property owner could apply to the Redevelopment Agency to assist in extending utility lines.

Joyce Daniels - Asked if there was any downside? Nick stated that there was not. If you are a

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property owner and don't want to do anything, then you don't.

DeLynn Fielding - Asked Nick to talk about eminent domain. Nick stated that the taking of properties or eminent domain is not being considered. This has happened before, but it is not in this agency's plan or consideration. However, a property owner can sell to the Redevelopment Agency.

Orson Anderson - Asked if the Redevelopment Agency is buying any property? Nick stated that there are no plans to purchase any property. It would have to be something presented to them as a potential project. Right now there are no funds available. It will be a year before funds are available.

Bob Olson - If an individual owned property that bordered this Redevelopment Agency, could they apply to annex it in? Nick stated that yes, it can happen. There are plans to expand the City limits.

Virginia Wardle - Lived in Green River, Wyoming when they did a Redevelopment Agency. It didn't go well and a year later they bulldozed the area and planted grass. Nick stated that the laws in Wyoming are different than in Utah. It might have been a specific project that was going on. Only property owners can initiate projects.

Verl Smart - Lives within 300 feet of the proposed Redevelopment Agency and wondered what would take place. Nick assured her that essentially nothing would take place. Mrs. Smart stated that she has signed approval for a mineral lease. Nick stated that mineral extractions are excluded from Redevelopment.

Gary Anderson - Lives at 2500 East. The County is starting to develop some of their ground where there are storage sheds for recreation. He asked if they are going to develop anything further. Nick stated that this would have to be answered by the County. Their particular developments don't have any bearing on the Redevelopment other than they own property within it. The Price City Redevelopment Agency has authority only in Price City. Carbon County has given permission to administer Redevelopment activities down the Airport Road corridor so that there is no confusion to one contiguous area. Carbon County is presently doing two similar Redevelopment areas on the Ridge Road corridor, which is for heavier industrial purposes.

Orson Anderson - Does the Redevelopment Agency keep track of the plans of the utility companies? Nick stated that they do the best they can. Utility companies are tight with their information. However, the City has developed a good relationship with Utah Power & Light Co. Mr. Anderson asked about natural gas? He lives behind the Ace Lumber Co. Several in the audience stated that there is gas on both sides of Mr. Anderson. The gas company will not run the line from the road to Mr. Anderson's property. He will have to pay to run the gas line to his house. Mayor Piccolo stated that there are grants available to help in this situation.

Orson Anderson - What is the City's vision in this area in the next 10 years. Nick pointed out a corridor that would be great for industrial and business development and another corridor for exterior landscaping. Chairman Piccolo stated that a business development is important to Price City because of the property tax base. Residential property tax base does not pay for itself. The City actively needs to pursue businesses that are friendly to neighborhoods.

**MOTION.** Boardmember Tatton moved that the Public Hearing be closed. Motion seconded by Boardmember Reaveley and carried. Public Hearing closed at 6:31 p.m.

3. OFFICE EQUIPMENT COMPANY - Commercial Revitalization Grant - Concept Approval

Nick Tatton presented a request from Office Equipment Company for a Commercial Revitalization Grant. They are moving across the street from their present location and are doing some renovation to the building and exterior work on the facade and soffit. **MOTION.** Boardmember Tatton moved that concept approval be given for Office Equipment Company. Motion seconded by Boardmember Wheeler and carried.

4. CREEKVIEW PLAZA (PRICE PARTNERS I, LLC) - Commercial Revitalization Grant - Concept Approval

Nick Tatton presented a request from Creekview Plaza (Price Partners I, LLC) for a Commercial

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Revitalization Grant to do landscaping in the area between the Big O Tires, Oil Express and the road where there are weeds and dirt. This is a partnership between the Redevelopment Agency, Price City and owners of the shopping center. The shopping center owners will provide the maintenance, ongoing watering and mowing. They have received the proper agreements from the Utah Department of Transportation for participation in the right-of-way. Estimated costs are \$47,764.00. **MOTION.** Boardmember Wheeler moved that concept approval be given for the Creekview Plaza. Motion seconded by Boardmember Kourianos and carried.

5. RESOLUTION #2002-07R - Establishing A Formal Finding Of Blight Within A Redevelopment Survey Area, Selecting The East Price Redevelopment Project Area, And Calling For The Preparation Of A Draft Project Area Redevelopment Plan and Draft Project Area Budget

Nick Tatton presented Resolution #2002-07R, a resolution of the Board of the Price City Redevelopment Agency making a formal finding of blight within a Redevelopment Survey Area, selecting the East Price Redevelopment Project Area, and calling for the preparation of a draft project area Redevelopment Plan and draft project area budget. **MOTION.** Boardmember Tatton moved that Resolution #2002-07R be approved and that the Chairman and Deputy Executive Director be authorized to sign the resolution. Motion seconded by Boardmember Wheeler and carried.

**MOTION.** Boardmember Tatton moved that the meeting adjourn and that the Council Meeting reconvene. Motion seconded by Boardmember Kourianos and carried.

Meeting adjourned at 6:37 p.m.

APPROVED:

ATTEST:

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Joe L. Piccolo, Chairman

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Joanne Lessar, Deputy Exec. Director