



NORTH OGDEN CITY

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MAYOR
Richard G. Harris

COUNCIL
Wade C. Bigler
Ronald B. Flamm
Martha J. Harris
Brent R. Taylor
Carl D. Turner

MEMORANDUM

TO: City Council Members
FROM: Edward Dickie
DATE: October 25, 2011
RE: *Mr. Bruce Hall request to purchase .182 acres of city surplus property near pit*

Dear City Council:

Mr. Hall has paid for a surveyor to survey a portion of City owned property near the pit. Our engineer and planner have validated the survey. The portion that Mr. Hall wishes to purchase is .182 acres for a price of \$4,813.90 (based on property appraisal of \$26,450 per acre). The planning commission approved this on October 19th 2011.

As directed by City Council the \$4,813.90 will go towards paying back the Sewer Enterprise fund balance that was borrowed to pay for the McCormick property.

Respectfully,

Ed Dickie

cc: City Recorder

Ed Dickie

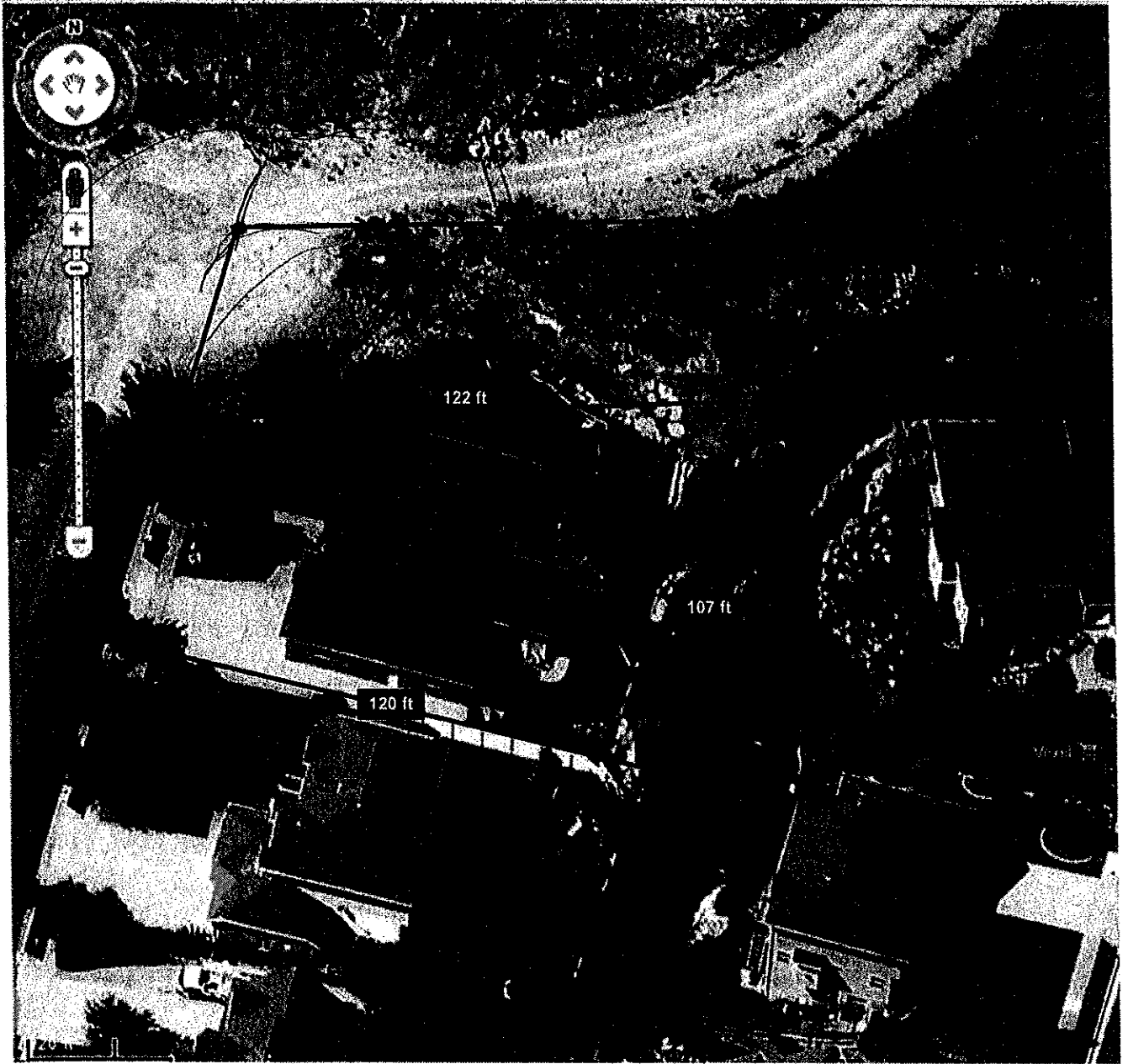
From: Matt Hartvigsen <matth@jonescivil.com>
Sent: Monday, October 24, 2011 12:56 PM
To: Jennifer Thomas; Craig Barker
Cc: Ed Dickie
Subject: RE: Hall Parcel Designation

The proposed sale of surplus property to Bruce J. Hall on 1550 East in the Heritage Grove Subdivision meets the City's engineering standards for subdivision layout. The petitioner has submitted survey information to adequately define the property purchase for recording with the County. The sale should be subject to the letter of understanding submitted with the request which Mr. Hall must sign as well as any other requirements of the planning commission and council. Let me know if you need anything else.

From: Jennifer Thomas [mailto:JThomas@northogdencity.com]
Sent: Monday, October 24, 2011 11:16 AM
To: matth@jonescivil.com
Subject: Hall Parcel Designation

Jennifer Thomas
Planning Technician
North Ogden City
Phone: 801-737-2216
jthomas@northogdencity.com

No virus found in this message.
Checked by AVG - www.avg.com
Version: 10.0.1411 / Virus Database: 1522/3971 - Release Date: 10/24/11



Bruce J. Hall
782-5987
721-9594 cell
2548 N. 1550 E.

Ed Dickie

From: Jennifer Thomas
Sent: Monday, October 24, 2011 1:04 PM
To: Ed Dickie; Annette Spendlove
Cc: Dave Carlson (DCarlson@northogdencity.com); Craig Barker
Subject: FW: Hall - 2548 N. 1550 E.
Attachments: NorthOgdenCity@northogdencity.com_20110831_084935.pdf

Craig asked me to forward this original email to you.

Jennifer Thomas
Planning Technician
North Ogden City
Phone: 801-737-2216
jthomas@northogdencity.com

-----Original Message-----

From: Matt Hartvigsen [mailto:matth@jonescivil.com]
Sent: Wednesday, August 31, 2011 11:28 AM
To: Craig Barker; Jennifer Thomas
Subject: FW: Hall - 2548 N. 1550 E.

I have looked at the attached aerial depicting the property that Bruce Hall would like to purchase from the City. The northwest corner of the property that he desires to purchase is encumbered by a recorded turn-around easement. This easement will need to remain in place until 1550 East is extended to the north. This means that the property will need to remain open for public use as a turn-around. An access road can be seen coming from the end of 1550 East that goes in a northeasterly direction to Mr. Lewis Barker's property. We understand that access through the City's property was granted to Mr. Barker as a general cross easement. The access road currently utilized by Mr. Barker will need to remain open and available should the property be sold to Mr. Hall unless an agreement can be reached with Mr. Barker to have the road moved off the property proposed to be sold to Mr. Hall.

Should the City decide to sell the property we recommend that new property corner markers (rebar and cap) be set and a new description written by a licensed surveyor subject to the existing easements. The proposed northwest property corner maker would be located in the turn-around and would need to be set below grade so that it wouldn't get disturbed by traffic.

At the City's discretion the turn-around could be relocated further to the north and the access to Mr. Barker's property moved so that the property sold to Mr. Hall would not have traffic or be encumbered by easements. This could be shown in a figure prepared by Mr. Hall's surveyor and recorded with the property sale. Before recording such a document we request the opportunity to check it so as to make sure that it meets city standards and is compatible with the future extension of 1550 East.

Let us know if you have any other questions.

-----Original Message-----

From: Jennifer Thomas [mailto:JThomas@northogdencity.com]
Sent: Wednesday, August 31, 2011 9:54 AM
To: matth@jonescivil.com