

POLICY TITLE GUIDELINES FOR DISPOSAL OF CITY OWNED PROPERTY—
SMALL PARCELS

POLICY STATEMENT:

Sale of small parcels of City owned property should not be considered if any one of the following applies:

1. The property is a street median or integral part of a street such that it is appropriately maintained by the City.
2. The property is adjacent to a City park and may be properly incorporated into that park.
3. The property would serve well as an access to a park, canyon lands area, or other public facility.
4. The City needs the property as a utility easement.
5. The City is likely to widen the street or realign the street in the future so as to require this property for that purpose.
6. The property would serve well as a safe mini park.
7. There is some other potential public use for this property.

After consideration of the above, the City will consider sale of such small parcels:

If the property is an integral part or potentially an integral party of adjacent privately owned property so that it will be maintained by the potential buyer and if the potential buyer demonstrates clearly a long term ability to maintain the property and use it in a way which will not conflict with public purposes.

In negotiating, the following guidelines shall be applicable:

1. The buyer should pay all processing fees.
2. In the absence of a deed restriction prohibiting building on the City property, the sale price should take into account potential use of the land by the buyer.
3. If the potential buyer offers an amount less than that determined in accordance with the above guidelines, the offer would be brought to the City Council for their determination.
4. As necessary, the City conveyances of such property may reserve to the City rights of way or utility easements.

AUTHORIZATION: Council Policy Manual Update of November 17, 1998