

PLANNING AND ZONING COMMISSION-Nick Tatton reported that the Planning and Zoning Commission gave the following recommendations on the applications for Conditional Use Permits:

5. STATEWIDE AUTO AND RV LIQUIDATORS-Conditional Use Permit-410 E. Main Street-Final with conditions:
- a. No work in progress vehicles, vehicle parts, etc. or other equipment or items stored or displayed outside of the building visible from Main Street or 400 East Street finding that the storage of inoperable vehicles, work in progress vehicles, parts, etc. visible from street frontages negatively impacts community aesthetics and may negatively impact surrounding property owners and property values;
 - b. No parking or storage of vehicles on-street or within the public right-of-way surrounding the property finding that freely open public rights-of-way are a necessary community need and improve both pedestrian and vehicle circulation;
 - c. No accumulation of garbage, debris, clutter, rubbish (old tires, etc.) beyond that capable of being maintained in a typical commercial garbage dumpster, dumpster to be maintained on a schedule to accommodate business needs (number of times emptied per week and size of dumpster, dumpster to be located in an enclosure) finding that accumulations of garbage, debris, clutter, rubbish create a negative community aesthetic and may negatively impact surrounding property owners and property values;
 - d. Obtain a valid Price City building permit for any and all renovations or improvements taking place at the property finding that properly completed and inspected renovations protect the health, safety and welfare of the community;
 - e. Dedication of a minimum of 1 parking space for each 200 sq. ft. of net usable floor space at the facility to accommodate employees and customers finding that available on-site parking mitigates impacts on the public right-of-way, accommodates business activity and is required by Chapter 6 of the Code;
 - f. Completion of licensing and bonding, as required, with the State of Utah and provision of a copy of said license and bond to Price City finding that properly licensed and bonded motor vehicle dealers protect the community from the negative impact of unprofessional business practices;
 - g. Placement of vehicles on the sales lot not to exceed the maximum safe capacity of the lot finding that maximizing the safe capacity of the sales lot increases the potential for commercial and business activity and mitigates safety impacts to employees, customers and the general public;
 - h. Review and approval of all business signage by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes consistency and increased commercial activity in the community;
 - i. No condition(s) at the property or structure that may subject the property or structure to a violation of the Price City Property Maintenance Code effective now or in the future finding that properly maintained properties and structures promote increased community valuations, mitigate impacts on neighboring property owners and is consistent with the goals in the Price City General Plan.

Councilmember Davis and Councilmember Hanna-Smith disclosed that they both work for Tony Basso but have no direct association with this business and that they will not receive any monetary gain from a decision on this matter.

MOTION. Councilmember Davis moved to approve the Conditional Use Permit for Statewide Auto and RV Liquidators. Motion seconded by Councilmember Miller and carried.

6. UTAH POWER & LIGHT CREDIT UNION- Conditional Use Permit- 390 E. 100 N.-Final with conditions.
- a. Completion of development in compliance with final site plan approved and in compliance with all other documents and plans (PRWID survey; geotechnical report; storm water management plan; etc.) submitted and in compliance with all direction from Price City officials and staff finding that development consistent with approved plans mitigates development confusion, mitigates potential negative impact of development on neighboring and area land uses and is consistent with the Price City General Plan;
 - b. Installation of business signage only after review and approval of signage plan by the Price City Planning Department finding that properly reviewed and approved signage plans promote consistency in signage throughout the community and improve the economic capacity in the community;
 - c. Development in compliance with the site plans provided and all utility connections in compliance with direction from utility providers, including Price City utility services finding that coordinated and planned utility connections protect the long-term interest of the utility;
 - d. Completion of a public infrastructure development agreement with the Price City Public Works Department, if necessary and required, and submission of the required financial surety, if necessary and required, finding that formally agreed to and secured public infrastructure development protect the long-term interest of the community and reduce long-term maintenance costs to the community;
 - e. Submission of building plans to the Price City Building Department for review and procurement of a valid Price City Building Permit prior to construction at the site finding that properly permitted and reviewed building plans protect the health, safety and welfare of the community;
 - f. No conditions at the structure or property that place the structure or property in violation of the Price City Property Maintenance Code in effect now or in the future finding that properly maintained structures and property protect property values and the health, safety and welfare of the community;
 - g. Removal of tree on north side of road in park strip is allowable to accommodate the landscaping plan and no wall needs to be placed on the south side of the property.

MOTION. Councilmember Davis moved to approve the Conditional Use Permit for Utah Power & Light Credit Union. Motion seconded by Councilmember McEvoy and carried.

CONSENT AGENDA-Councilmember Hanna-Smith moved to approve the Consent Agenda items 7 through 16 with item 17 and 18 removed for discussion. Motion seconded by Councilmember Davis and carried.

7. MINUTES
- a. January 25, 2012 City Council
 - b. February 3, 2012 City Council Workshop

8. RESOLUTION 2012-01-Consideration and possible approval of a resolution adopting the mid-year amendment to the 2012-2013 Price City Capital Improvement Plan and subsequent 4 year plan.
9. RESOLUTION 2011-02-A Resolution amending Resolution 2011-10 and setting forth the revised budget of Price City, Utah for the fiscal year ending June 30, 2012.
10. FINANCE DEPARTMENT - Authorization to approve budgeted mid-year fund transfers.
 Transfer to General Fund \$10,000 from E. Price RDA
 Transfer to I.S. Fund \$200,000 from Capital Improv. Fund
 Transfer to General Fund \$1,142,175 from Electric Fund
 Transfer to Swim Pool Fund \$236,400 from General Fund
 Transfer to Drug Task Force \$66,784 from General Fund
 Transfer to Deb Service \$40,000 from General Fund Sales Tax
 Transfer to Debt Service- CRD Rev \$110,000 from General Fund CRD Rev
11. EXTENSION OF ENERLYTE EE PROGRAM FOR 1 YEAR-Consideration and possible approval of a letter to Enerlyte extending the efficiency program for a period of 12 months.
12. I.T. DEPARTMENT-Approval to purchase Server Memory, Cash Drawers and Receipt Printers to support the Tyler Software installation.
13. POOL- Authorization to approve a Price City Desert Wave Pool Open House and free swim night to display facility enhancements and pool program on February 22nd from 4:00pm to 8:00pm.
14. PRICE RIVER TRAIL PARKING LOT-Jones & Demille Engineering-Addendum #01-12 to the General Engineering Service Agreement to complete work on the Price River Trail parking lot. This is for the parking lot, road access, curb, gutter, sidewalk, and lighting and spur to trail. The extent of work with Jones & Demille will be to take the existing design, revise to APWA format and put it into a bidding package (plans & specifications) for bidding. Surveying and materials testing as needed would be in addition to this addendum. The City will administer, manage and inspect the project. Est cost: \$ 5,500. Budget, ZAP tax.
15. PRICE CITY 'WATER MANAGEMENT & CONSERVATION PLAN' 2012-Periodic Update. Necessary for funding applications.
16. TRAVEL REQUEST:
Laurie Tryon- Utah Municipal Clerks Association Conference- April 16-20, 2012- Cedar City
Debbie Worley- SWAVO- Crime Victim Reparations-March 7-8, 2012- Moab
Bret Cammans-EMT Instructor Recertification Class-March 14-16, 2012-Southern Utah University in Cedar City, Utah
John Daniels-UCMA Spring Training Conference, St. George, April 9-11, 2012
17. BUSINESS LICENSES- Authorization to approve a business license for National Auction and Sales Management (temp)-655 E. Main and Crescent Hotels & Resorts (dba Holiday Inn)-838 Westwood Blvd.
 Nick Sampinos explained the urgency to provide a business license and local consent approval for Crescent Hotels and Resorts relating to a proposed purchase of the Holiday Inn in Price on February 25, 2012 by the applicant. He stated that the company wants the Utah Department of Alcohol Beverage Control (DABC) to issue liquor licenses for the hotel, its restaurant and bar but they need local consent from the City of Price in order to proceed. He stated that the City is assisting the applicant in their quest to receive their local approval in a timely manner in order for them to obtain license from DABC. The DABC licenses would be contingent on applicant becoming the new owners and the City granting business license and local consent for liquor sales. Mr. Sampinos stated that the City and DABC have strived to facilitate a seamless transition and to accommodate the new company purchasing the hotel. **MOTION**. Councilmember Hanna-Smith moved to approve the issuance of a business license subject to the applicant obtaining full ownership and possession of Holiday Inn property. Motion seconded by Councilmember Clausing and carried. **MOTION**. Councilmember McEvoy moved to approve issuance of a business license to National Auction and Sales Management. Motion seconded by Councilmember Hanna-Smith and carried.
18. LOCAL CONSENT- Authorization to approve "On-Premise Banquet, Club and Full Service

Restaurant Liquor Licenses" Local Consent for Crescent Hotels & Resorts, LLC. 838 Westwood Blvd.

MOTION. Councilmember Hanna-Smith moved to grant to Crescent Hotels & Resorts, LLC subject to applicant obtaining full ownership and possession of the Holiday Inn property. Motion seconded by Councilmember Miller and carried.

19. COMMUNITY PROG.-CULTURE CONNECTION

- Kathy Sherman is a new member of Community Progress
- New projects for parks and memorials upcoming
- New member to Culture Connection is Pastor Drury
- Peace Garden stage

20. INTERNATIONAL DAYS

- Next meeting is February 14, 2012- 12 Noon.

21. UNFINISHED BUSINESS

a. Recycling- Update by Councilmember McEvoy

- Fastpass grant-Loren Unsworth- waiting for information
- April 2012 plans for recycling being decided
- Next meeting is February 21, 2012
- Budget request from Mayor for City Council review

b. Tennis Courts- No report

c. Centennial Committee-Update by Mayor Piccolo

- Eagle Scout project and time capsule project on Price River Trail-use leftover funding to finish those projects.
- CEU Psychology student request to use Price River Trail on March 31, 2012

MOTION. Councilmember McEvoy moved to go into the Community Redevelopment and Renewal Meeting at 6:43 p.m. Motion seconded by Councilmember Hanna-Smith and carried.

The regular City Council meeting adjourned at 6:52 p.m. by Mayor Piccolo pursuant to the motion by Councilmember McEvoy.

APPROVED

ATTEST

Joe Piccolo, Mayor

Laurie Tryon, City Recorder