

Present:

Mayor Piccolo	John Daniels, Human Resource Director
Councilmembers:	Nick Sampinos, City Attorney
Kathy Hanna-Smith	Lisa Richens, Finance Director
Rick Davis	Aleck Shilaos, Police Chief
Jeanne McEvoy	Nick Tatton- Community Director
Layne Miller	Bret Cammans, Customer Service Director
Wayne Clausing	Laurie Tryon, City Recorder

Excused Absence: Gary Sonntag, Public Works Director

Others Present: Alan Peterson, Chad Greenhalgh, Travis and Lisa Byrge, Russell, Kendra, Rusty, Lilly and Joel Seeley, Todd Olsen, Ben Logue, Roger and Shelly Barton and Collin Faucett

Mayor Piccolo called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Roll was called with the above Councilmembers and staff in attendance.

1. PUBLIC COMMENT –

Alan Peterson of Peterson Chemical thanked the Mayor, City Council and staff for the Centennial Celebration activities and for making the City of Price such a great place to live. He presented each member with an etched glass that he had created with the City emblem. The Mayor thanked Mr. Peterson for the gifts and for his participation in the celebration activities.

Roger Barton of Castleland Resource Conservation and Development Council (CRCDC) thanked Councilmember McEvoy for being a member of the group by presenting her with a certificate of appreciation for her service on the CRCDC and in the community.

2. COUNCILMEMBERS REPORT-The Councilmembers presented an update on the activities and functions in which they have participated.

3. PRICE RIVER WALK- Request from E. Clampus Vitus, also commonly known as the Clampers to place a plaque at the Price River Trail Walkway-History of 9-mile Canyon- Travis Byrge, President of the local organization.

Travis Byrge asked if a plaque about the history of 9-mile Canyon could be placed somewhere along the Price River Walk Trail. He stated that the plaque is approximately 150 pounds of steel and will be ADA accessible. He stated that he had spoken to the Public Works Director, Gary Sonntag about the location and Mr. Sonntag was o.k. with the project. Councilmember Hanna-Smith stated that the City could possibly incorporate a kiosk by the plaque to advertise different areas within the community to visit. **MOTION.** Councilmember Hanna-Smith moved to accept the project donated by the Clampers for the Price River Trail. Motion seconded by Councilmember Davis and carried.

4. PUBLIC HEARING-To receive input from the community relating to the possible donation of real property from the Creekview Shopping Center to Price City for the possible installation of a trail head and playground at approximately 650 West 200 South.

**MOTION.** Councilmember Davis moved to open the public hearing at 6:12 p.m. Motion seconded by Councilmember Clausing and carried.

Nick Tatton stated that project detail has been sent to surrounding neighbors informing them of the public hearing and the project but the City had not heard from any of them to date. He stated that he had met with the property owners through their management office and reviewed the recreation spot that they would like to donate to the City. He stated that it is approximately 440' x 60' of grass landscaped area near 650 W. 200 S. behind the Kmart shopping center. Mr. Tatton stated that the owners wanted to donate the property for children in the area and to connect the playground with the Price River Trail. He stated that the proposed funding would begin July of 2012 and estimated the land value to represent a \$30,000 contribution and the project would be estimated at approximately \$50,000 in work contribution including the sprinklers. Mr. Tatton stated that he has received some inquiries from community groups that would like to help financially support some of the efforts to help offset costs. He stated that one is the Health Department as this project is one that is towards a healthy community. Councilmember McEvoy stated that she would like to see a restroom added somewhere

near the trail at some point. Mr. Todd Olsen stated that he was at the meeting to share some neighbor concerns as he lives in the area. He stated that the lack of parking, policing of area, increase in traffic and a possible fence are the concerns that several neighbors have with the project. He stated that the area is very congested right now with the Sorenson's building and suggested another area. The Mayor thanked Mr. Olsen for attending the public hearing. Councilmember Hanna-Smith stated that parking will be allowed in the shopping center or along the roadways and that she thinks most people will not be driving to the location but walking from surrounding homes. Mr. Tatton stated that there are no current plans for a fence. **MOTION**. Councilmember Davis moved to close the public hearing at 6:26 p.m. Motion seconded by Councilmember Miller and carried.

5. PUBLIC HEARING-To receive input regarding formation and implementation of the proposed Price City Storm Water Utility Program, Proposed Projects and Fees.

**MOTION**. Councilmember Hanna-Smith moved to open the public hearing at 6:27 p.m. Motion seconded by Councilmember Miller and carried.

Nick Tatton stated that he is preparing a storm water utility program to manage storm water runoff and issues surrounding storm water within City limits. He stated that the Public Works Department deals with most of those issues with their budget and the impact is getting more difficult to manage. He stated that the resolution and ordinance on tonight's agenda will approve the rates and authority to implement the program, collect fees and enforce the program requirements. He stated that the program will start in a little over a year from now, the fees to be collected won't begin until after July of 2012 and are not planned to be used until next year. No public comment was received.

**MOTION**. Councilmember Hanna-Smith moved to close the public hearing at 6:32 p.m. Motion seconded by Councilmember McEvoy and carried.

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

6. Home Occupied Permits

- a. Holistic Healing- 152 E. 200 N.-HOB- Final with conditions:

- a. Compliance with all HOB restriction as indicated in Section 1.13.97 of the Code finding that restrictions, as indicated, protect the residential nature of neighborhoods, protect the health, safety and welfare of the community and is consistent with the Price City General Plan;
- b. No conditions to be present at the property or structure that may place the property or structure out of compliance with the Price City Property Maintenance Code in effect now or in the future finding that properly maintained properties and structures protect property values in neighborhoods and are consistent with the Price City General Plan.

- b. C&E Custom Tees-549 N. Homestead Blvd.-HOB-Final with conditions:

- a. Compliance with all HOB restriction as indicated in Section 1.13.97 of the Code finding that restrictions, as indicated, protect the residential nature of neighborhoods, protect the health, safety and welfare of the community and is consistent with the Price City General Plan;
- b. Completion of a fire and building safety inspection by the Price City Fire Chief and Price City Building Inspector and compliance with all safety mandates and recommendations finding that life safety for occupants and visitors is a primary concern of Price City;
- c. Business inventory stock on hand limited to no more than 12 sq. feet of floor space in the basement of the home finding that home occupied businesses are restricted for the locating of inventory within the Code;
- d. No conditions to be present at the property or structure that may place the property or structure out of compliance with the Price City Property Maintenance Code in effect now or in the future finding that properly maintained properties and structures protect property values in neighborhoods and are consistent with the Price City General Plan.

**MOTION**. Councilmember Hanna-Smith to accept the recommendations from the Planning and Zoning Commission. Motion seconded by Councilmember Davis and carried.

7. Conditional Use Permits

- a. Multi-family Development-260 N. Cedar Hills-Final with conditions:

- a. Development and construction of building #1 is hereby approved finding that building #1 sits in its entirety on one lot presently;
- b. Development and construction of buildings #2 and #3 are hereby approved for installation subject to completion and final occupancy approval of building #1 and final approval and recording of a lot-line adjustment plat effectively removing the lot line between the north and south parcels identified as bisecting building #2 on the site plan and effectively assembling the 2 lots into 1 finding that the multi-family buildings, as contemplated, must sit on one lot of sufficient size to accommodate the buildings, parking and be compliant with the Code;
- c. Development and construction in compliance with site plan, utility connection and capacity plans,

- minimum landscaping requirements, snow removal and loading off of the public right of way, and building renderings submitted finding that development and construction consistent with site plans submitted and approved mitigates development misunderstandings and facilitates timely and orderly development consistent with the Price City General Plan;
- d. Completion of development consistent, and subject to, all planning documents including soil investigation, storm water management plan, environmental review and all direction and recommendations stemming from all planning documents provided by Price City Engineer finding that development in compliance with approved plans promotes high quality development and protects the health, safety and welfare of the community;
  - e. Completion of a public infrastructure development agreement, if necessary and required by the Price City Public Works Department, for replacement and/or installation of public infrastructure serving or abutting the development site and submission of the required financial surety, if necessary and required, finding that properly agreed to and financially secured public infrastructure installations is required by Code and protects the long term financial interest of the community and is consistent with the goals in the Price City General Plan; (Mr. Mortensen stated that this may not be required based on conversations with Mr. Nick Tatton).
  - f. Notification sent to the canal company indicating that the development is proposed at the location indicated and requesting any comments finding that mitigation of any irrigation water impacts is paramount to life and property safety and is required by State Law;
  - g. Submit building plans to the Price City Building Department for plan check and procurement of a valid Price City Building Permit prior to commencement of construction after completion of final site plan approval finding that construction consistent with adopted building codes protects the health, safety and welfare of the community;
  - h. No conditions at the property or structures that place the property or structures in violation with the Price City Property Maintenance Code in effect now or in the future finding that properly maintained properties and structures protect area property values and mitigate instances of violations and nuisances;

**MOTION.** Councilmember Hanna-Smith moved to approve the Multi-Family Development. Motion seconded by Councilmember McEvoy and carried.

**b. Eastgate Apartment Multi-Family Development-1250 E. Main- Preliminary Approval with conditions:**

- a. Completion and submission of all final studies, reports and development planning documents including the following finding that agreement upon and approval of final development documents and plans promotes high quality development within the City and is consistent with the Price City General Plan:
  - i. Final site plan;
    1. Need fire hydrant(s) location(s) indicated;
    2. Need traffic control signage within PUD indicated (MPH, Children present, no parking, etc.);
    3. Indication of emergency access point;
    4. Indication of type of emergency access to gated areas from Main Street and 200 South. Prior submitted information indicated a combination key pad, Fire Chief requested “siren blast” openers.
    5. Garbage dumpster location details – size, screening, gates, etc. and indication that proposed quantity of garbage dumpsters and frequency of service is adequate for development;
    6. Garbage location for clubhouse needs to be identified;
    7. Indicate that parking is provided at the ratio of 1 space per 300 sq. ft. of net usable floor space in the clubhouse, total 3,000 sq. ft. net usable floor space and 10 parking spaces;
    8. Fence should be indicated to be a 6’ vinyl sight obscuring fence not a picket fence. It should be 3’ high for a distance of 50’ south from the Main Street property boundary;
    9. Indication of actual landscaping plan providing details on grass, planters, tree types, etc. and indication of total sq. ft. in compliance with 5% minimum requirement;
    10. Bel-Aire “circle” may be better labeled as Bel-Aire “loop”;
    11. Possible increased width of two-way portions of PUD roads (between gates and intersections at housing loop) to better and more safely accommodate the 2-way traffic. Confirm with planning commission and engineering prior to final approval.
    12. Hammer head type turn-around at east end of clubhouse parking lot;
  - ii. Land subdivision plat, application for subdivision, fee paid (will required a public hearing also);
    1. Lots indicated;
    2. Easement for Overhead Power Line relocation;
      - a. Confirmation from Rocky Mountain Power (RMP) on line relocation availability;
    3. Easement for lot access – east side of development;
    4. Additional existing road right of way identified (only the east side of the road is presently developed, the west side of the road needs to be identified as ROW and/or dedicated to the public);
    5. Plat submitted in Price City signature block format.
  - iii. Actual RMP electrical load sheet(s) for electrical service completed;
  - iv. Sign plan indicating exact location, dimensions, etc. of complex sign identified as the “Eastgate Apartments” Freestanding Sign, Illuminated.

- v. Compliance with all requirements resulting from the PRWID waste water survey.
- vi. Updated soil study/geotechnical report. Report indicates up to a 2 story structure and development plans indicate 3 story structures. Report also indicates poor existing soil conditions.
- vii. Final storm water management plan submitted and approved by the Price City Engineer including floodplain elevation certificate. Storm water management plan must also include consideration of snow dumping areas and details on storm drain proposed detention pond location and ownership of detention pond location.
- viii. Finalized public infrastructure development agreement and surety guarantee calculation and submission to the Price City Public Works Department. Need details on SW road improvement and development between existing 200 S Street and new bridge.
  - 1. All public and private utility and infrastructure to be compliant with applicable Price City minimum standards.
- ix. Written confirmation from UDOT regarding ingress and egress access on Main Street.
- x. Final ability to serve and capacity to serve letters from all required utility providers:
  - 1. Water & Sewer: Price City
  - 2. Electrical: Price City
  - 3. Natural Gas: Questar
  - 4. Communications and Cable TV: Emery Telcom
- XI. Evidence of registered mail notification of all owners of real property within 500' of the development regarding development details and contact information.

Ben Logue spoke on his projects in the community and how much he enjoys working with Price City. He stated this is his second low income housing project in City limits.

**MOTION** Councilmember Hanna-Smith moved to approve the recommendations from the Planning and Zoning Commission for preliminary approval. Motion seconded by Councilmember Clausing and carried.

CONSENT AGENDA-Councilmember Hanna-Smith moved to approve the Consent Agenda items 8 through 19 with items 20, 21 and 22 removed for discussion. Motion seconded by Councilmember Miller and carried.

8. MINUTES

a. February 8, 2012 City Council Meeting

- 9. AGREEMENT-Consideration and possible approval of an Agreement between Price Municipal Corporation, and Creekview Station, Inc. for the Dedication of Real Property to Facilitate Installation of a Playground and Trail Head Access for the Price River Trail, at 650 West 200 South for the Benefit of Underserved Neighborhood Children and Families with Respect to Recreational Opportunities.
- 10. BUSINESS LICENSES- Authorization to approve a business license for ARM Security, Inc. (Reciprocal), Midnight Saddlery-21 E. Main, C & E Custom Tees, LLC.-549 Homestead Blvd.(HOB), Chris's Custom Floors (HOB) 271 N. 400 E. and Castle Country Court Services, LLC, (BTAC)
- 11. RESOLUTION 2012-03-Consideration and possible approval of a Resolution Establishing a Non-Point Source Storm and Flood Water Management Utility Operation as part of the Capital Improvement Plan of Price City.
- 12. ORDINANCE 2012-002-Consideration and possible approval of an Ordinance establishing and adopting Administrative and Financial Management Practices and Policies for the Price City Non-Point Source Storm and Flood Water Management Utility (SWU) within Price City.
- 13. BOARD OF ADJUSTMENT APPOINTMENT-Consideration and possible approval of appointment of Angela Sampinos to the Price City Board of Adjustment for a 5 year term.
- 14. EASY PROGRAM REIMBURSEMENT-Consideration and possible approval of Phase II EE upgrade reimbursement to Maurice's in the amount of \$237.15.
- 15. CAREER LADDER PROMOTION: Brian Judd -- Promotion to Police Officer II in accordance with career ladder guidelines and process - Reference Memo to Council dated February 15, 2012
- 16. CAREER LADDER PROMOTION: Terry Jones -- Promotion to Senior Carpenter in accordance with career ladder guidelines and process - Reference Memo to Council dated February 15, 2012

17. NELCO CONTRACTORS INC.—Fire Station Auxiliary Garage #11C-2011. Final Payment All work has been completed under this contract. Original Contract: \$77,425.00; Change Order #1: \$3,129.20; Change Order #2 \$9,075.68; Final Contract Amount: \$89,407.88. Payments: Partial #1: \$45,890.94, Final #2 \$40,920.64. Total: \$89,407.88
18. TRAVEL REQUEST:  
Nick Tatton-Boundary and Right of Way training, SLC, May 14, 2012.
19. RESOLUTION 2012-04-Authorizing use of tipping/disposal fee savings to enhance recycling and conservation efforts within Price City.

Mayor Piccolo stated that more information was necessary in order to decide on a percentage to contribute to the Green Team or to pass the savings on to consumers. Nick Sampinos suggested tabling the item until more information could be collected. Lisa Richens stated that if we add a donation to the budget before it is approved then the City will not have to hold a public hearing. Mayor Piccolo stated that a donation to the Green Team is also giving back to the citizens by offering more opportunities through recycling. **MOTION**. Councilmember Hanna-Smith moved to table the item for further information until next meeting. Motion seconded by Councilmember Clausing and carried.

20. BID RESULTS – #1E-2012. LONG RANGE PIPE INSPECTION CAMERA AND SUPPORT EQUIPMENT. Bids opened Thursday, Feb 15, 2012. Principal Items: Purchase of Camera and Equipment. Camera will be used to inspect existing and new underground sewer pipe lines. Bids received will reflect the base bid and trade in on a 5 year old camera. Est. \$69,000. Budget (Sewer). Equipment will be reviewed for compliance and then awarded.

Received Bids	Base Bid	Trade In	Total
DW Inspection System	\$60,000.00	None	\$60,000.00
Neverest	\$65,000.00	-\$6,500.00	\$59,000.00
Q Cues	\$64,000.00	None	\$64,000.00

Councilmember Davis asked if the low bid was going to be accepted and if a motion needed to be made on this item. Mayor Piccolo stated that there did not need to be a motion as the Public Works Department would choose a bid based on criteria advertised.

21. HANSEN ALLEN & LUCE ENGINEERS INC.—Emma Park Deep Wells #7C-2010. Final Payment. All work has been completed for this project. Original Contract: \$63,774.00 Change Order #1: 11,615.59, Change Order #2: (-3,189.80). Final Contract Amount: \$72,196.79; Payment: Partial #1: \$4,569.25, #2: \$4,118.89, #3: \$2,069.50, #4: \$3,418.89, #5: \$3,408.75, #6: \$6,724.45, #7: \$7,956.04, #8: \$385.25, #9: \$854.00, #10: \$265.50, #11: \$5,711.80, #12: \$2,414.28, #13: \$4,496.21, #14: \$11,144.17, #15: \$2,205.26, #16: \$1,946.25, #17: \$4,132.10, #18: \$1,794.70, #19: \$649.50, #20: \$1,653.00, #21: \$568.00, Final #22: \$1,711.00. Total: \$72,196.79.  
Councilmember Davis- cost for help with well cost? Mayor is still waiting to hear from CIB. We have to submit bills paid to CIB. There is very little left to submit and Finance will follow rules of CIB and set a accounting sheet and we can meet with them and ask for fulfillment of loan so they can make a decision. possibly 50/50 split. Mayor would like to see report after all bills are in. need 30 to 45 days in advance. **MOTION**. Councilmember Davis moved to approve final payments. Motion seconded by Councilmember Clausing and carried.
22. PRWID- Mayor Piccolo stated that Richard Tatton would remain as the representative for Price City on the PRWID Board and that he would provide a report during the monthly City Council workshops. He asked that the item be removed from Committee Reports on the City Council agendas.
23. EMERGENCY PLANNING-
  - Emergency generator from Carbon County will be taken to the Price Police Station
24. COMMUNITY PROG.-CULTURE CONNECTION
  - Next meeting February 23, 2012
  - Culture Connection performances are 75% scheduled for summer entertainment
25. INTERNATIONAL DAYS
  - Advertising and entertainment scheduling on task

26. UNFINISHED BUSINESS

a. Recycling-Councilmember McEvoy

- Preparing to buy 500 reusable shopping bags- would like to list Price City as a sponsor
- Hoping to provide recycling trailers for all local schools
- Loren Unsworth working on getting a compact bailer for cardboard/plastic

b. Centennial Committee-Mayor Piccolo

- Prepare a certificate of appreciation for the Boys and Girls Club for presentation at the next City Council meeting.

c. Tennis Committee-No report

The regular City Council meeting adjourned at 7:36 p.m. by Mayor Piccolo pursuant to the motion by Councilmember McEvoy.

APPROVED

ATTEST

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Joe Piccolo, Mayor

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Laurie Tryon, City Recorder