

Minutes of the Price City Council Meeting
City Hall
Price, Utah
April 13, 2016 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Layne Miller

Wayne Clausing

Terry Willis

Rick Davis

Kevin Droic-Police Chief

Nick Sampinos-City Attorney

Nick Tatton-Community Director

John Daniels-Human Resources Director

Miles Nelson-Public Works Director

Bret Cammans-Customer Service Director

Sherrie Gordon-City Recorder

Excused Absence: Councilmember Hanna-Smith and Lisa Richens-Finance Director

Present: R. Chantz Richens, Trenton Bennett, Kate Kilpatrick-Miller, and Janey Campbell

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –
Miles Nelson, Public Works Director, addressed the Council. He attended the Tree City USA ceremony celebrating Arbor Day. Price City received an award. Price City has been a qualified member for 26 years. This is significant since very few communities in the State have reached this accomplishment. More than 3,400 communities have made the commitment to becoming a Tree City USA nationally.
4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated in support of Price City since the last Council meeting.
5. RECOGNITION - Recognition of Trenton Bennett for excellent work and community service as the Price City Building Inspector.
Mayor Piccolo and the City Council acknowledged Mr. Bennett's professionalism in dealing with customer service. His approach has made a constructive and positive difference in the community. Mayor Piccolo presented Mr. Bennett with a letter acknowledging his contribution to the community.
6. OATH OF OFFICE-Community Progress Committee - Swearing in of new member, Janey Campbell. The City Recorder provided the Oath of Office to Janey Campbell. The Mayor and City Council thanked Ms. Campbell for volunteering to serve on the Community Progress Committee.
7. HELPER ARTS & CRAFT FESTIVAL - Presentation and request for donation by Kathryn Kilpatrick-Miller.
Ms. Kilpatrick-Miller presented information to the Council regarding the 2016 Helper Arts, Music & Film Festival scheduled for August 18-21, 2016 in Helper, Utah. She stated that Price City has sponsored this event in the past and they would appreciate a \$1,500 sponsorship again this year. Sponsorship for the festival is a budgeted item and the funds are available.
MOTION. Councilmember Clausing moved to approve a \$1,500 sponsorship to the 2016 Helper Arts, Music & Film Festival. Motion seconded by Councilmember Willis and carried.
8. PUBLIC HEARING - Public hearing to receive input on a minor 2 lot planned land subdivision at 205, 207 E 100 N within the Commercial 1 Zoning District.
Nick Tatton informed the Council that no comments were received from the public by staff in advance of the meeting. He also reported to the Council that the Planning and Zoning Commission held a public hearing on April 11, 2016 and no public comment was received.
MOTION. Councilmember Davis moved to open the public hearing at 6:09 p.m. Motion seconded by Councilmember Miller and carried.

No public comment was presented or received.

MOTION. Councilmember Davis moved to close the public hearing at 6:10 p.m. Motion seconded by Councilmember Willis and carried.

PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation on the following applications:

9. Conditional Use Permit

a. **SITE PLAN AMENDMENT** - Consideration and possible approval of a site plan amendment to add a 2 lot minor planned subdivision at 205, 207 E 100 N within the Commercial 1 Zoning District.

- Apply for and receive approval by Price City of a planned development land subdivision, per Section(s) 11.3.11.3 and 11.3.11.1 of the Code finding that subdividing the office space(s) from the main lot as a planned development is necessary to accommodate perpetual use of the properties.
- Provide signage to indicate “Enter Only” on 100 North ingress/egress to parking lot and “Exit Only” on 200 East ingress/egress to parking lot finding that controlled parking lot and traffic circulation mitigates the potential for vehicle and pedestrian accidents in the vicinity of the development.
- Install a minimum of 5% landscaping as required in the Code on and around the development to include the parking strips in the public-right-of-way finding that landscaping increases the community aesthetic and increases potential for commercial activity and is consistent with the Goals in the Price City General Plan. All landscaping to be water wise.
- Parking strip landscaping treatments to be consistent with height, tree type, etc. within the Price City policies/Codes.
- Completion of a public infrastructure development agreement, if required, with the City Public Works Department finding that agreed to and financially secured public infrastructure protects the long term financial interest of the community.
- Each office to have separate utility connections. Water and sewer connections to be made to 200 East and coordinated with the City Water and Sewer Department. Electric connections to be placed and coordinated with the City Electric Department.
- Complete and record in the permanent land records, with the Carbon County Recorder, a deed restriction and covenant that indicates the parking lot area is a common area and cannot be restricted from use by any adjoining property owner or business owner finding that documented and recorded restrictions reduce the potential for misunderstandings regarding land use requirements in the future. Off street parking to have a minimum of 5 parking spaces for the office buildings based on Section 6.4.2 of the Code. (1,868 sq. ft. x .7 usable sq ft / 300 feet per space = 4.3, rounded up to 5).
- Install outside parking lot and area lighting finding that properly lit parking and outdoor areas protect the health safety and welfare of the community. Lighting to be high efficiency LED fixtures. Lighting to be shielded, angled, on times such that it does not transfer to adjoining residential properties.
- Installation of business signage only upon review and approval City Planning Department finding that properly reviewed and approved signage promotes consistency in signage and increased commercial activity in the community.
- Maintain a garbage dumpster on the North side of the daycare building as presented to planning staff in a size and service frequency to serve the daycare building and both office buildings finding that properly placed, sized and serviced garbage facilities prevent the scatter of garbage, rubbish and debris in the community.
- No conditions as the property or structures that violation the Price City Property Maintenance Code finding that properly maintained structures and property protect area property values.

MOTION. Councilmember Miller moved to provide final approval for the minor 2 lot planned subdivision and for a Conditional Use Permit (CUP) amendment to locate approximately 1,308 square feet of office space to the site at 100 N 200 E as recommended by the Planning and Zoning Commission with the conditions indicated. Motion seconded by Councilmember Clausing and carried.

b. **CONDITIONAL USE PERMIT - A LAND USE OF:** An automobile dealership located at 811 Westwood Blvd., within the Commercial 1 (C-1) Zoning District. (Gust Kalatzes)

- Develop site consistent with all plans and documents submitted to Price City, communications and direction from Price City officials and staff and pre-application meetings finding that development consistent with reviewed, submitted and approved plans mitigates potential development problems and reduces the occurrence of misunderstandings.
 - Install exterior building, parking lot and area lighting as high efficiency LED fixtures. Public street lighting installations to be installed to minimum Price City standard and be LED fixture with photo cell.
 - Water utility connection to site to be coordinated with the Price City Water Department for sizing, locations, metering. Service line to building connection to 10” line. Fire line, as required, to building placed as directed by the Price City Fire Chief. Landscape irrigation water service to be installed with backflow prevention per Price City minimum standard installation.
 - Sewer utility connection to site to be coordinated with the Price City Sewer Department for sizing and location(s). Connection to 800 West and/or Westwood Blvd. Completion and submission of a PRWID Waste Water Survey. Installation of sampling manhole(s) and grease trap required per PRWID specifications.
 - Electric utility connection to be coordinated with the Price City Electric Department. Service to come from the west near the Tesla Supercharger station. Install ground sleeve at roadway. Provide electrical load sheet to Price City Electric Department.
 - Landscaping to be installed as indicated and exceeding the 5% Price City minimum landscaping, and as

indicated on plans at 18.9%. All landscaping installed to be water wise. Landscape irrigation water service to be installed with backflow prevention per Price City minimum standard installation. Parking strip landscaping treatments to be consistent with height, tree type, etc. within the Price City policies and Codes.

- Parking stalls to meet minimum Code requirements for quantity and stall size. Minimum of 204 parking stalls required, as indicated on plans.
- Other development items: Curb, gutter and sidewalk installations as indicated and under the direction of the Price City Engineer. Asphalt restoration and paint striping of Westwood Blvd. under the direction of the Price City Engineer. UDOT approval and UDOT requirements complied with for crosswalk at eastbound SR-6 ramp.
- Final business signage to be submitted and reviewed by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes increased commercial activity, community signage consistency and is consistent with the Price City General Plan.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the required financial surety finding that properly agreed and financially secured public infrastructure development promotes high-quality long-term infrastructure.
- Completion of a private utility agreement with the Price City Public Works Department finding that properly agreed to and maintained private water systems that connect to the public system protect the health, safety and welfare of the community.
- Procurement of a Price City Building Permit and construction of the structures under the auspices of said permit finding that properly reviewed and inspected construction protects the health, safety and welfare of the community.
- Provision to Price City of copies of all State or Federal permits required, if any, for development and construction of the project finding that properly permitted projects prevent misunderstandings and development delays.
- Development consistent with the storm water management plan submitted and compliance with all storm water management direction received from the Price City Engineer finding that properly controlled storm water mitigates flooding and property damage. Storm water management plan to address a 100 year storm event. Provide maintenance to adjacent drainage to prevent flooding, erosion or blockages. Submission of an elevation certificate to the Price City engineer indicating the development is above the flood zone.
- Development consistent with the geotechnical plan submitted and compliance with all geotechnical development direction received from the Price City Engineer finding that development consistent with approved geotechnical plans mitigates potential development failures.
- Obtain, submit and record any encroachments, easement or rights-of-way necessary to complete the development consistent with the submitted plans finding that properly planned and documented encroachments, easement or rights-of-way mitigate future access misunderstandings.
- Obtain UDOT encroachment permit to conduct work in the UDOT right of way and UDOT approval of infrastructure installed in the UDOT right of way. Relocate and install UDOT right of way fence along east boundary as required, if required.
- Future travel/visitor center pre-approved at location indicated on site plan finding that the overall site is conducive to and convenient for the location of a travel/visitor center. Utility service line stubs to be made such that future street openings may not be required. Price City building permit required at the time of construction. Use or development other than a travel/visitor center not pre-approved.
- No conditions as the property or structures that violation the Price City Property Maintenance Code finding that properly maintained structures and property protect area property values.

MOTION. Councilmember Willis moved to provide final approval of a Conditional Use Permit (CUP) to locate an automobile dealership and related land uses at 811 Westwood Blvd. as recommended by the Planning and Zoning Commission with the conditions indicated. Motion seconded by Councilmember Clausing and carried.

CONSENT AGENDA – Councilmember Davis requested Item 15 be pulled from the consent agenda for further discussion. Councilmember Clausing moved to approve consent agenda items 10 through 19 with the exception of Item 15. Motion Seconded by Councilmember Miller and carried.

10. MINUTES

- a. March 23, 2016 City Council Meeting
- b. April 1, 2016 City Council Workshop

11. FIRE DEPARTMENT - Consideration and possible approval to apply for the 2016 UFDAG Grant. This grant is for wildland firefighting supplies. There will be no matching dollars required.

12. PUBLIC SURPLUS - Consideration and possible approval of proposal for Drug Task Force properties that are no longer of value to the task force be declared surplus and sold at auction. See attached "Task Force Surplus Inventory List - 2016.pdf". The services of 'Public Surplus' company, www.publicsurplus.com, will be used to facilitate the sale with all proceeds forwarded to the city.

13. AMENDMENT TO DRUG TASK FORCE INTERLOCAL AGREEMENT - Consideration and possible approval to amend Price City's interlocal agreement relative to the Carbon Metro Drug Task Force. This amendment changes language in the agreement that will make the agreement compliant

with Utah State Auditor standards. See the attached document, "CMDTF Interlocal Agmt - 1st Amendment.pdf", for more information.

14. 400 NORTH SEWER 400 SOUTH WATER REPLACEMENT PROJECT (13C-2015) - Approval of Assignment Order 1507-098 with Jones and DeMille Engineering for Construction Engineering Services for the construction management, engineering, and staking for the 400 North Sewer 400 South Water Replacement Project. Contract Amount: \$90,000 (Budgeted).
15. MEMORANDUM OF UNDERSTANDING/CARBON SCHOOL DISTRICT - Consideration and possible approval of a Memorandum of Understanding between Price City and Carbon School District for the use and maintenance of the property known as the "Girls Softball Field" which the school district recently acquired from the city through a property transfer (see attached).
Miles Nelson, Public Works Director, reviewed the terms and conditions contained in the MOU with the Council.
MOTION. Councilmember Davis moved to approve consent agenda item 15. Motion seconded by Councilmember Willis and carried.
16. LOCAL CONSENT FOR ALCOHOL SALES - Consideration and possible approval of local consent for a liquor license for Southeastern Integrative Healing Arts Center at 1340 East 800 North.
17. LOCAL CONSENT FOR SINGLE EVENT ALCOHOL SALES. Consideration and possible approval of local consent for single event alcohol sales, Greek Festival Days, July 8th & 9th, 2016 at 61 S 200 E.
18. BUSINESS LICENSES - Consideration and possible approval of business licenses for: CleanTech Cleaning and Restoration, LLC at 856 East 100 North, Neat and Tidy Solutions at 1680 East 300 South and Chrysalis Utah Inc. at 128 North 400 West Rear.
19. TRAVEL - Consideration and possible approval for:
Brian Judd - Police Department, Forensic Interview Training, March 29-31, 2016, Salt Lake City, UT
Debbie Worley - Police Department, Annual Crime Victim's Conference, April 20-22, 2016, Midway, UT
20. COMMITTEES – Updates presented.
 - a. COMMUNITY PROGRESS
 - b. CULTURAL CONNECTION
 - c. EMERGENCY PLANNING
 - d. INTERNATIONAL DAYS
 - e. WATER RESOURCES
21. UNFINISHED BUSINESS -
Recycling – The next meeting will be April 14, 2016.

The regular City Council meeting was adjourned at 6:30 p.m. by Mayor Piccolo, pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder