

Minutes of the Price City Council Meeting
City Hall
Price, Utah
May 25, 2016 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Wayne Clausing

Rick Davis

Layne Miller

Kevin Drolc, Chief of Police

Nick Sampinos, City Attorney

Nick Tatton, Community Director

Lisa Richens, Finance Director

Miles Nelson, Public Works Director

Bret Cammans, Customer Service Director

Sherrie Gordon, City Recorder

Excused Absence: Councilmember Willis and John Daniels, Human Resources Director

Present: R. Chantz Richens and Rick Sherman

1. Mayor Piccolo called the regular meeting to order at 5:34 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT – No public comment was received on any of the items.
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. Mayor Piccolo attended the Utah Local Government Trust’s annual meeting on May 19, 2016. They announced a large rebate is coming forward. Mayor Piccolo will keep the Council informed as information is released.
Mayor Piccolo reported to the Council that he had the opportunity to meet with Judge Carpenter and other officials to help facilitate employment opportunities for people having difficulty paying court fines released into our community. He will keep the Council updated as progress is made.
Mayor Piccolo attended the DARE graduation programs at Creekview Elementary and Castle Heights Elementary schools. He thanked the Price City Police department for their help in making this a successful program.
Mayor Piccolo informed the Council that Price City applied for a grant from the Union Pacific Foundation for the Miner’s Memorial. \$5,000 was received from the foundation for the memorial and provided to the Miner’s Memorial.
Mayor Piccolo handed out a leadership statement by Mike Vance and discussed leadership values.
5. RESOLUTION NO. 2016-20 - Consideration and possible approval of a Resolution Establishing the Water Rates to be Charged to Drinking Water Customers Inside and Outside the Corporate Limits of Price City.
MOTION. Councilmember Clausing moved to approve Resolution No. 2016-20. Motion seconded by Councilmember Miller and carried.
6. RESOLUTION NO. 2016-21 - Consideration and possible approval of a Resolution Amending Price City Electric Rate Schedule, as Established by Resolution No. 2010-08.
Mayor Piccolo asked the Council to strike this item from the agenda finding the additional financial information not previously available has been analyzed and the change in rates may not be needed.
MOTION. Councilmember Hanna-Smith moved to strike Item 6. Motion seconded by Councilmember Davis and carried.

PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation on Item 7. c.

7. Conditional Use Permit

- a. ASSISTED LIVING FACILITY - Consideration and possible final approval for development of an

assisted living facility at 75 E 500 N within the Public Facilities (PF) zoning district, Beehive Homes, Richard Nuffer.

Nick Tatton advised the Council that the Planning and Zoning Commission tabled Item 7. a. due to Mr. Nuffer's or Mr. Nuffer's agent's or representative's absence. The item will be placed on the June 6th, 2016 Planning and Zoning meeting agenda.

b. SITE PLAN AMENDMENT - Consideration and possible final approval of a site plan amendment for expansion of the bar/lounge at the Ramada Inn, 838 Westwood Blvd., Jim Patel.

Nick Tatton advised the Council that the Planning and Zoning Commission tabled Item 7. b. due to Mr. Patel's or Mr. Patel's agent's or representative's absence. The item will be placed on the June 6th, 2016 Planning and Zoning meeting agenda.

c. PERSONAL STORAGE AND FUTURE OFFICE - Consideration and possible approval of a conditional use permit for current personal storage and possible future professional office space at 30 South 100 West within the Commercial 1 (C-1) zoning district, TH Poloni.

- Personal Storage:
 - Occupancy and use restricted until completion of a building review by a credentialed structural engineer and renovations are completed in accordance with direction from the structural engineer finding that ensuring structural integrity of occupied structures protects the health safety and welfare of the community.
 - All renovations completed under the auspices of a Price City Building Permit and inspection finding that properly permitted and inspected renovations protect the health, safety and welfare of the community.
 - Compliance with all direction/requirements from the Price City Building Inspector and Price City Fire Chief regarding building renovation and safety.
 - No commercial or paid storage to be located in building; personal storage items only; no access by persons other than applicant; finding that restricted use and access protects the health, safety and welfare of the community.
 - Public infrastructure (curb-gutter-sidewalk) at building frontage repaired or replaces as directed by the Price City Engineer and Price City Building Inspector, meeting Price City minimum standards, finding that deteriorated public infrastructure may be a safety hazard.
 - No storage of any items exterior to the building finding that only interior personal storage is herein authorized.
- Professional Office Space:
 - Professional office space use and occupancy restricted until such time as renovation plans for any office space are approved and a Price City Building Permit with inspection is issued finding that restricted use and access protects the health, safety and welfare of the community. Includes both personal use and leased or paid use/occupancy.
- No signage installed on building without review and approval by the Price City Planning Department finding that properly reviewed and permitted signage mitigates the potential for confusion and increases commercial activity in the community.
- All existing signage and markings to be removed.
- Maintain building in a secure manner at all times finding that secured structures and properties that are not occupied mitigate the potential for theft and unnecessary use of the public safety resources in the community.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigate negative impacts to area property values and is consistent with the Price City General Plan.
- Mitigation and removal of all weeds, debris, rubbish from the property.
- Replacement of boarded windows and doors with operating windows and doors.
- Exterior treatment applied (painting, etc.)

MOTION. Councilmember Clausing moved to provide final approval of a conditional use permit for current personal storage and possible future professional office space at 30 South 100 West as recommended by the Planning and Zoning Commission with the conditions indicated and recommended. Motion seconded by Councilmember Hanna-Smith and carried.

CONSENT AGENDA – Councilmember Hanna-Smith moved to approve consent agenda items 8 through 11. Motion seconded by Councilmember Miller and carried.

8. MINUTES

- a. May 11, 2016 City Council Special Workshop - Open and Public Meetings Act Training
- b. May 11, 2016 City Council Meeting

9. PRICE CITY POLICE DEPARTMENT - Consideration and possible approval to train, equip and authorize the use of Naloxone (Narcan) by Price City police officers.

10. CARBON COUNTY FIBER OPTIC LINE EXTENSION - Consideration and possible approval to allow Carbon County to extend their existing fiber optic line currently located on a Price City power pole at the South East corner of 100 North Main Street. Carbon County would like to extend the line

south to a Price City power pole located on 100 North between Main Street and 100 South and into the Carbon County Detectives building. They will be using a licensed contractor and will assure all required clearances are maintained.

11. BUSINESS LICENSE - Consideration and possible approval of a business license for Ranae's Interiors at 167 Hillcrest Drive.
12. COMMITTEES – Updates presented.
 - a. COMMUNITY PROGRESS
 - b. CULTURE CONNECTION
 - c. EMERGENCY PLANNING
 - d. INTERNATIONAL DAYS
 - e. WATER RESOURCES
13. UNFINISHED BUSINESS
 - a. Recycling – No report provided.

The regular City Council meeting was adjourned at 6:09 p.m. by Mayor Piccolo, pursuant to a motion by Councilmember Davis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder