

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Wayne Clausing

Terry Willis

Kevin Drolic, Police Chief

Nick Sampinos, City Attorney

Nick Tatton, Community Director

Miles Nelson, Public Works Director

Sherrie Gordon, City Recorder

Excused Absence: Councilmember Miller, Councilmember Davis, John Daniels-Human Resources Director, Lisa Richens-Finance Director, and Bret Cammans-Customer Service Director

Present: Judge John Carpenter, Don Torgerson, Jessee Fausett, John Powel, Michael Resare, Brianna Welch, Janey Campbell, Jennie Fasselin, R. Chantz Richens, Dennis Ardohain, and Frank Markosek

1. Mayor Piccolo called the regular meeting to order at 5:32 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.
Dennis Ardohain and Frank Markosek addressed the Council regarding the transfer of ownership of the Carbon County Miner’s Memorial from the committee to Price City. Three additional benches can be added to the site. The site will be monitored by Price City to ensure no disrespect or vandalism to the memorial. The gentlemen thanked the Council and the community for their support of this project. The Council acknowledged the committee on their success and thanked them.
4. COUNCILMEMBERS REPORTS - 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. EXPANSION OF ADULT COMMUNITY SERVICE WORK PROGRAM - Consideration and possible approval to expand the community service work program for a trial period.
Nick Sampinos led a discussion regarding the expansion of the Adult Community Service Work Program. There has been a significant increase in the number of defendants charged resulting in more cases being filed. Due to the downturn in our economy, many of the defendants are out of work and unable to find employment to pay their fines and fees. This has created a backlog in the payment of fines and fees which has created a problem for the local judicial system and Price City.
In an effort to address that situation the possibility of expanding the adult community service work program was discussed. Janey Campbell coordinates adult community service work for the District Court. Under this proposed revised and expanded program, defendants assigned community service hours to work off fines and fees would be screened for participation in the program. Qualified participants would be required to sign a Waiver of Liability, and would then be scheduled by Janey Campbell to various work projects throughout Price City. The defendants’ work hours would be tracked and reported to the Court. Brianna Welch with Price City will communicate and coordinate directly with Janey Campbell to identify project areas within Price City needing attention. This labor pool will perform various services such as weed removal, general cleanup, enhancement of areas in the parks, cemeteries, etc.
Judge Carpenter addressed the Council. He stated that this is an opportunity to help the defendants pay their fines and assist in holding them accountable for what is required of them. This program will also help provide ownership for the defendants. A letter of reference can be provided for defendants that complete the program to assist them in moving forward. This program will focus on meeting community needs and the areas addressed should see an improvement.
MOTION. Councilmember Clausing moved to approve Price City’s participation in the proposed expansion of the Adult Community Service Work Program on a trial basis beginning August 1, 2016, with review dates of 3 months, 6 months and 12 months from the commencement date and to authorize staff to coordinate implementation with the local District and Justice Courts and to provide program updates and progress reports to the Mayor and Council. Motion seconded by Councilmember Hanna-Smith and carried.

PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation for Item 6. a.

6. Conditional Use Permit

a. HEALTHCARE CLINIC - Consideration and possible approval of a health care clinic and related land uses site and development plan located at 317 E 100 N within the Commercial 1 zoning district, Castlevew Hospital, Mark Holyoak.

- Site Plan
 - Complete and record with the Carbon County Recorder of a real property assembly plat/lot line adjustment plat to create a viable building lot for the development finding that the development transcends current property boundaries at the site.
 - Exterior area and parking-lot lighting to be high efficiency LED fixtures and all exterior lighting to be on timers and/or shielded and/or angled away from neighboring residential uses to avoid light transference across property boundaries finding that conflicts with neighboring land uses is mitigated with lighting transference control measures.
 - Maintain a six foot (6') sight obscuring fence around the perimeter of the development site and around the remaining residential property to separate uses finding that land uses separated by sight obscuring fencing mitigates potential conflicts.
 - Garbage dumpster to be located in a dumpster enclosure and serviced at a frequency to prevent accumulations of garbage, rubbish and debris as well as wind-scatter of garbage, rubbish and debris finding that properly maintained and serviced garbage dumpsters mitigate community aesthetic complaints.
 - No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
 - Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development.
 - Electrical load sheet to be submitted to the Price City electric department in advance of connection request.
 - Provide to Price City all necessary utility easements for access to public utilities, if applicable.
 - Maintain a minimum of not less than fifteen (15) off-street parking spaces compliant with the Code finding that off-street parking mitigates the potential for vehicle and pedestrian conflicts.
 - Maintain red zones and fire safety access lanes at all times. Curbs to be painted red and no-parking fire lane signs posted under the direction of the Price City Fire Chief.
 - Right-turn only posted at all site egress points finding that right-turn only at the site egress on both 100 N and 300 E (2 egress points) mitigates potential traffic and pedestrian conflicts since the development is situated fronting a primary intersection in the community.
 - Business and building signage to only be installed upon completion of submission, review and authorization by the Price City Planning Department finding that properly reviewed signage promotes increased business activity.
 - Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic.
 - All landscaping to be water wise.
 - Expansion area: expansion area approved for expansion of business site finding that pre-authorization of expansion area increases the potential for commercial activity in the community and is consistent with the Price City General Plan.
 - Building permit for expansion required.
- Plans and Documents:
 - Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the study.
 - Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department.
 - Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
 - Completion of a storm water management plan addressing the 100 year flood event and submission to the Price City Engineer for review and concurrence and compliance with all recommendations from the Price City Engineer regarding storm water management.
 - Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety and welfare of the community.
 - Inclusion of fire suppression and alarm systems into building design as recommended by the Price City Fire Chief.
 - Procurement of a Price City business license prior to business operation at the site finding that properly licensed businesses protect the health, safety and welfare of the community.
- No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

MOTION. Councilmember Willis moved to provide final approval for:

1. A Conditional Use Permit (CUP) application submitted by Castlevew Hospital, Mark Holyoak, to locate a health care clinic and related land uses site and development plan located at 317 E 100 N within the Commercial 1 zoning district with all above conditions indicated.

2. A lot assembly plat to combine multiple lots at the development site into one commercial building lot.

Motion seconded by Councilmember Hanna-Smith and carried.

b. LAND SUBDIVISION AND ELECTRIC SUBSTATION - Consideration and possible approval of a land subdivision and electric substation land use at 651 West Price River Drive, within the Commercial 1 zoning district, Bret Cammans, Price City.

Nick Tatton advised the Council that the Planning and Zoning Commission tabled Item 6. b. until the August 8, 2016 meeting pending the completion of review and discussion with the applicant.

CONSENT AGENDA – Councilmember Hanna-Smith moved to approve consent agenda items 7 through 13. Motion seconded by Councilmember Willis and carried.

7. MINUTES

a. July 13, 2016 City Council Meeting

8. HEAT VENDOR CONTRACT - Consideration and possible approval of a HEAT program contact.

9. BID OPENING-PROJECT #3C-2016 CLASS 'C' ROAD IMPROVEMENT-Paint Striping Roads Within the City Limits - RECOMMENDATION: Award to low bidder, Peck Striping, Schedule A (2016) = \$26,089.50 and bid alternate (2017) = \$26,089.50.

10. AGREEMENT - Consideration and possible approval of an agreement of conditions set forth between Price City and Price Chapel Christian Missionary Alliance regarding the purchase of real property by Price City from Price Chapel Christian Missionary Alliance for the siting, development and construction of a public electric substation at 651 W Price River Drive.

11. PRICE CITY PROGRESS COMMITTEE - Consideration and possible approval of the committee's mission statement.

12. GREENLIGHT ENTERTAINMENT CONTRACTS - Consideration and possible approval of contracts with Greenlight Entertainment.

International Days: Price Peace Gardens, Metro Music Club, July 28, 2016

International Days: Washington Park, Rhythm Addicts, July 30, 2016

13. TRAVEL REQUESTS -

William Barnes, Police Department - Utah Narcotics Association Annual Conference, August 22-26, 2016, Mesquite, NV

Mike Adams, Brandon Ratcliffe and Karen Basso, Carbon Metro Drug Task Force - Utah Narcotics Association Annual Conference, August 22-26, 2016, Mesquite, NV

Sherrie Gordon, City Recorder - Utah Municipal Clerks Association Annual Conference, September 28-30, 2016, Vernal, UT

14. COMMITTEES – Updates presented.

- a. COMMUNITY PROGRESS
- b. CULTURAL CONNECTION
- c. EMERGENCY PLANNING
- d. INTERNATIONAL DAYS
- e. WATER RESOURCES

15. UNFINISHED BUSINESS

a. Recycling – Councilmember Willis updated the Council on a meeting she attended along with Councilmember Davis. They are working with Loveless Ash on recycling projects. Recycle bins will be in place for International Days.

The regular City Council meeting was adjourned at 6:20 p.m. by Mayor Piccolo, pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder