

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Wayne Clausing

Terry Willis

Layne Miller

Rick Davis

Steve Regruto-Sargent

Nick Sampinos-City Attorney

Nick Tatton-Community Director

Miles Nelson-Public Works Director

John Daniels-Human Resources Director

Lisa Richens-Finance Director

Sherrie Gordon-City Recorder

Excused Absence: Bret Cammans-Customer Service Director

Present: R. Chantz Richens, Jennie Fasselin, Willie Ellington, Billy Coleman, Misty Robinett, Steve Robinett, and Colter Motte

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 –  
Mayor Piccolo presented a Price City Community Ambassadors certificate to the Price American Legion Baseball team, the Price City Raptors. The Council thanked Coach Willie Ellington and his team for their positive image presented toward the community. Coach Ellington thanked the team for their commitment towards the game of baseball. The Raptors presented the Mayor and Council with baseball caps.
4. COUNCILMEMBERS REPORT – Councilmembers presented an update on the activities and functions in which they have participated in support of Price City since the last Council meeting.

PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave favorable recommendations for final approval by the Price City Council on the following applications with the conditions indicated.

5. Conditional Use Permit
  - a. 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.

Land Subdivision:

- Apply for and obtain a variance for the land subdivision finding that the subdivided parcel does not meet the minimum lot size in the C-1 zoning district nor does the remaining parcel meet the minimum lot size in the C-1 zoning district.
- Survey and provide easements for infrastructure access as necessary and as identified by the Price City Electric Department and/or Price City Engineer finding that secured public infrastructure access is necessary for maintenance and operation of the public infrastructure.
- Record with the Carbon County Recorder a valid and approved land subdivision plat within sixty (60) days of this approval finding that properly surveyed, platted and recorded land subdivision records prevent misunderstandings in the official records.

Site Development:

- Install substation exterior lighting and security lighting to mitigate unauthorized access and activity at the site finding that well-lit infrastructure locations mitigate unauthorized access and activity.
  - All lighting to be high efficiency LED fixtures.
- Install security fencing to enclose substation of a sufficient height to mitigate unauthorized access and activity finding that security fencing serves to mitigate unauthorized access and activity.
- Perimeter fencing authorized up to a height of eight feet (8'), subject to engineering and inspection.

- Utility connections from the area transmission system connected to the substation compliant with all electric code requirements and prudent utility practices finding that properly connected substations protect the health, safety and welfare of the community.
- Install identification signage and high voltage safety signage at the location in sizes and locations compliant with Chapter 4 of the Code finding that properly identified infrastructure prevents misunderstandings and protects the health, safety and welfare of the community.
- Install a minimum of five percent (5%) landscaping at the development site consistent with code requirements finding that properly landscaped development improves the community aesthetic, particularly on community entrances.
  - Landscaping to be water-wise installations.
- Complete a storm water management plan and provide the plan to the Price City Engineer for review and concurrence and compliance with all storm water management recommendations stemming from the approved plan finding that properly prepared, reviewed and implemented storm water management plans protect the health, safety and welfare of the community.
  - Storm water management plan to address a 100 year storm event.
- Complete a geotechnical study and evaluation and provide the study to the Price City Engineer for review and concurrence and compliance with all recommendations stemming from the review finding that development consistent with geotechnical reports protect the health, safety and welfare of the community.

Other Requirements:

- Provide a file copy of the final transmission system interconnect design to Price City.
- Procure a Price City building permit and all construction completed under the auspices of the Price City building permit and inspection finding that properly permitted and inspected development and infrastructure protect the health, safety and welfare of the community.
- Complete and comply with all the terms and conditions established in the property purchase agreement between Price City and the Price Chapel finding that the terms and conditions of the agreement mitigate impacts of the substation development in the immediate vicinity of the development.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect property values and improve the community aesthetic and is consistent with the Price City General Plan.

**MOTION**. Councilmember Davis moved to provide final approval for a Conditional Use Permit (CUP) application submitted by Bret Cammans for: (1) the subdivision of land; and (2) the development of an electrical substation by the Price City Electric Department for the location at 651 West Price River Drive within the Commercial 1 (C-1) zoning district. Motion seconded by Councilmember Clausing and carried.

b. **SITE PLAN AMENDMENT** - Consideration and possible approval of a site plan amendment for the addition of U-Haul Equipment Rentals to the existing storage shed sales business located at 1416 E Airport Road within the Manufacturing 1 zoning district, Mike DeCaro, Mike's Cumberland Sheds.

- All conditions associated with Mike's Cumberland Sheds Sales Administrative Conditional Use Permit (CUP) to remain in effect, including, but not limited to the following finding that compliance with existing conditions of approval for existing business operating at the site is a prerequisite for additional land uses at the site:
  - Current property condition to be fully mitigated of Property Maintenance Code violations prior to occupancy, including removal of all debris, rubbish, trash, garbage and accumulations.
  - Site Elements:
    - Exterior area lighting to be high efficiency LED fixtures and angled away from all surrounding residential uses and/or shielded from residential uses and/or on timers.
    - All garbage, rubbish, debris to be located in a garbage dumpster; garbage dumpster to be located in a dumpster enclosure; garbage service frequency to prevent accumulation of garbage, rubbish, debris and wind scatter.
    - All site access from existing driveway on Airport Road only.

- All site areas used for display to be surfaced with gravel or hard surfacing to prevent track out of mud onto the public roadway.
  - Hard surfacing of sales area required on or before July 1, 2018 as required by Section 6.7 of the Code.
- No placement of display product within the public right-of-way. All display items to be placed such that no sight visibility conditions are created for vehicular or pedestrian traffic on Airport Road.
- Installation of the minimum 5% landscaping. All landscaping to be water wise.
- All storm water to be maintained on site.
- No nuisance dust to be generated or emanate from the site(s).
- Maintain a minimum of ten (10) off-street parking spaces for employees and customers.
- Display area adjacent to Nelson Lane restricted for placement of U-Haul Equipment (no approved ingress/egress on Nelson Lane) No direct Nelson Lane site and property access. Public improvements required.
- No placement of display product within the public right-of-way.
  - Sign installation to be located as indicated on site plan. Any additional signage to be reviewed and approved before installation.
- No mechanical service or maintenance conducted at the location finding that property service and maintenance facilities area not present at the site including a grease trap for protection of the public wastewater system.
- No conditions at the property or structures, including hillside locations, that violate the Price City Property Maintenance Code finding that properly maintained property and structures mitigate deterioration of community property values and is consistent with the Price City General Plan.
  - All weeds on both Airport Road and Nelson Lane frontages and properties to be controlled.

**MOTION.** Councilmember Willis moved to provide final approval of a site plan amendment to add U-Haul Equipment Rentals to the existing site at 1416 Airport Road within the Manufacturing 1 (M-1) zoning district. Motion seconded by Councilmember Miller and carried.

CONSENT AGENDA - Councilmember Hanna-Smith requested Item 6. b. be removed from the consent agenda for further discussion. Councilmember Hanna-Smith moved to approve consent agenda items 6. a. through 12 with the exception of Item 6. b. Motion seconded by Councilmember Willis and carried.

6. MINUTES -

a. July 27, 2016 City Council Meeting

b. August 5, 2016 City Council Workshop

Bullet point #7: International Days funds up.

Bullet point #7 amended to: International Days revenue increase due to sponsorships, vendor booth fees and carnival was noted.

**MOTION.** Councilmember Hanna-Smith moved to approve Item 6. b. as amended. Motion seconded by Councilmember Clausing and carried.

7. CONSOLIDATED DISPATCH SERVICE IN CARBON COUNTY - Consideration and possible approval of a Cooperative Agreement for Dispatch Services 2016-2017, Jennifer Stefanoff, Price Communications Center.
8. INTERLOCAL AGREEMENT - Consideration and possible approval of an Interlocal Agreement to form the Carbon Addiction Reduction & Elimination (CARE) Coalition.
9. STREET CLOSURE REQUEST - Consideration and possible approval of the closure of 200 N from Carbon Avenue to 50 W for Notre Dame Oktoberfest from 8:00 AM on September 23 to 1:00 AM on September 25, 2016.
10. LOCAL CONSENT - Consideration and possible approval of local consent for a single event beer/wine permit for Notre Dame Oktoberfest on September 23-24, 2016.
11. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Marek Meiesaar/Southwestern Advantage (Solicitor's License) and Chrysalis Utah Inc. at 540 Price River Drive, Suite A.

12. TRAVEL REQUESTS - Consideration and possible approval for:  
Brandon Sicilia, Police Department - The Role of the Police Chief Course, September 12-14, 2016, Salt Lake City, UT  
Shauna Fasset, Police Department - BCI, (TAC), Update, September 21-22, 2016, Provo, UT
13. COMMITTEES – Updates presented.
  - a. COMMUNITY PROGRESS
  - b. CULTURE CONNECTION
  - c. EMERGENCY PLANNING
  - d. INTERNATIONAL DAYS - Mayor Piccolo recommended the appointment of Councilmember Willis to Chair the 2017 International Days celebration.  
**MOTION.** Councilmember Davis moved to approve the appointment of Councilmember Willis as the 2017 International Days Chair. Motion seconded by Councilmember Miller and carried.
  - e. WATER RESOURCES
14. UNFINISHED BUSINESS
  - a. Recycling – Councilmember Davis reported that they are getting things in place and continue to move forward. The next meeting is scheduled for August 11, 2016.

The regular City Council meeting was adjourned at 6:32 p.m. by Mayor Piccolo, pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

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Joe L. Piccolo, Mayor

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Sherrie Gordon, City Recorder