Minutes of the Price City Council Meeting
City Hall
Price, Utah
May 9, 2018, at 5:30 p.m.

Present:
Mayor Pro tempore Davis
Councilmembers:
Leif Nelson
Amy Knott-Jespersen
Terry Willis
Layne Miller

Kevin Drolc, Police Chief
Lisa Richens, Finance Director
Sherrie Gordon, City Recorder

MOTION. Councilmember Willis moved to appoint Councilmember Davis to serve as Mayor pro tempore in the excused absence of Mayor Kourianos. Motion seconded by Councilmember Nelson and carried.

1. Mayor pro tempore Davis called the regular meeting to order at 5:30 p.m. Pastor Shawn Clapp with Grace Baptist Church of Castle Country extended a word to open the meeting.

2. Mayor Pro tempore Davis led the Pledge of Allegiance.

3. Roll was called with the above Councilmembers and staff in attendance.

4. PUBLIC COMMENT – No public comment was received on any item.

5. OATH OF OFFICE - Michael Montoya will be sworn in as a police officer by Judge Jon Carpenter.
Chief Drolc introduced Officer Michael Montoya who had been recently hired. Carbon County Justice Court Judge Jon Carpenter administered the oath of office. Officer Montoya was welcomed by the Mayor Pro tempore, Council and staff.

6. UTAH FOSTER CARE - Recognize Foster Mother of the Year and consideration and possible approval to sign a proclamation declaring May Foster Care Month.
Kobi Prettyman, Lead Foster-Adoptive Consultant with Utah Foster Care, introduced Tammi Christensen as the Foster Mother of the Year. Mayor Pro tempore Davis read aloud and signed the proclamation declaring May as Foster Care Month.
MOTION. Councilmember Miller moved to approve the proclamation. Motion seconded by Councilmember Knott-Jespersen and carried.

7. PROCLAMATION for PUBLIC WORKS WEEK 2018 - Consideration and possible approval of a proclamation declaring May 20-26, 2018 as PRICE CITY PUBLIC WORKS WEEK 2018.
Mayor Pro tempore Davis read aloud the proclamation for Price City Public Works Week. After reading the proclamation, Mayor Pro tempore Davis requested that the record show the Public Works Director requested that this proclamation be signed by Mayor Kourianos upon his return.
MOTION. Councilmember Nelson moved to approve the proclamation. Motion seconded by Councilmember Willis and carried.

8. TENTATIVE BUDGET - Presentation of the Fiscal Year 2019 Tentative Budget to the City Council by Mayor Pro tempore Rick Davis.
Mayor Pro tempore Davis presented the tentative budget for FY 2019 to the Council with a printout for review. He stated that the budget was still in draft form and being revised. The final budget will be distributed for review prior to June 30, 2018. Lisa Richens, Finance Director, reviewed the tentative budget.

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

9. Conditional Use Permit -

a. MULTIPLE LAND USE LOCATION - Consideration and possible approval of a multiple land use location including restaurant with alcohol, bar with alcohol, convenience store with drive-up, gasoline sales, retail sales, advertising services, sports activity facility and public information center, at 150 N Hospital Drive, Castle Country Adventure Center, Tony Basso.

- All exterior lighting to be high-efficiency LED fixtures finding that high efficiency fixtures mitigate long term impacts to the public electric system.
- Maintain garbage dumpster in a gated and screened dumpster enclosure with garbage service frequency to prevent accumulations or wind-scatter of garbage, rubbish or debris finding that properly controlled

garbage, rubbish and debris mitigates potential negative impacts to the aesthetic condition of the community.

- Submission of business signage plan to the Price City Planning Department for consideration and possible approval based on compliance with Chapter 4 of the Code prior to installation of signage finding that properly reviewed and approved signage promotes commercial activity in the community. Signs to be installed under the auspices of a Price City Building Permit.
- Installation of a minimum of 5% landscaping on the site of the development consistent with the requirements within the Code.
- Installation of a safety barrier and/or maintain current barrier between the facility and US Highway 6 and Westwood Blvd. finding that roadway barriers mitigate the potential for pedestrian/vehicle accidents and conflicts.
- All parking by business owners, employees and customers to be maintained in the off-street parking lot finding that off-street parking mitigates the potential for pedestrian and vehicle accidents. Maintain a minimum of fifty-four (54) off-street parking spaces for use by employees and customers based on prior development approval and existing off-street parking lot size. All 'for rent' vehicles to be parked so as to not impact the minimum off-street parking requirement. Installation of any bicycle racks and other private adventure center oriented items and infrastructure private property; not in the public right of way. No on-street parking on Westwood Blvd. or Hospital Drive finding that restricted on-street parking mitigates the potential for vehicle and pedestrian accidents. Maintain all on property/internal fire-lanes in a marked and signed condition to restrict parking (curbs painted red and signs posted) as directed by the Price City Fire Chief.
- Inspection of the subject building and property by the Price City Fire Chief and Price City Building Inspector for safety and compliance with all safety recommendations and direction stemming from the inspection finding that properly reviewed and inspected business locations protect the health, safety and welfare of the community.
- Building renovations, if any, to be completed under the auspices of a Price City Building Permit and inspection finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community. Issuance of Certificate of Occupancy (C of O) by the Price City Building Department prior to building business use and occupancy. Specific approval of zip-line towers, cabling, platforms, etc. by the Price City Building Inspector and Price City Fire Chief.
- Obtain Price City business licenses as applicable, including alcohol licenses and local consent approvals, finding that properly licensed and permitted businesses protect the health, safety and welfare of the community and serve to enhance the business climate in the local area. Obtain alcohol permits for the restaurant and the bar land uses from the State of Utah and provide copies of permits to Price City. Southeast Utah District Health Department review and approval of restaurant and bar food service area(s) and provide copy of approval to Price City. RESTRICTION: C-store operation to not subject the C-store operation to the State of Utah and Price City requirements for a smoke or vape shop. Verification of all environmental approvals for gasoline tanks with State of Utah and copy to Price City.
- No authorizations or land uses not specifically identified herein approved finding that restricted authorizations and land uses protect the long-term interests of the community.
- Gasoline sales in conjunction with the C-store to be in place on or before June 30, 2019 to establish the land use.
- 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 Knott-Jespersen moved to approve a multiple land use location including restaurant with alcohol, bar with alcohol, convenience store with drive-up, gasoline sales, retail sales, advertising services, sports activity facility and public information center, at 150 N Hospital Drive, Castle Country Adventure Center. Motion seconded by Councilmember Miller and carried.

b. ASSISTED LIVING AND MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT - Consideration and possible final approval of a multiple family senior and assisted living development at 100 N Fairgrounds Road, PMJ Properties, Freedom Senior Living, Jon Pressett, Kelly Jensen, and Erick Mortensen.

- Approval for all three (3) phases of development finding that no further land use review or approval is necessary unless, in the opinion of Price City, substantive changes to the site plan are made. If substantive changes to the site plan be made prior to final approval or final build-out of all phases an amended site plan must be submitted, considered and approved by Price City. Phase 1: central portion of the development containing the main building; Phase 2: south potion of the development; Phase 3: north portion of the development. Restriction: no real-estate sales of units and property from within development, rentals, only, finding that a subdivision plat has not been prepared, submitted, considered or approved.
- Development consistent with the final civil site plan set submitted to Price City, consistent with the concept site plan previously approved, including the following elements as discussed and required: (1) Installation of curb, gutter and sidewalk meeting Price City minimum standards along Fairgrounds Road, installed to the limit of all constructed development (may be phased with development); (2) Private roadway installation constructed to ensure accommodation of large emergency and other service vehicles. Including roadway width and cross-section; (3) Utility connections for water, sewer, electric, natural gas detailed (size, location, etc.) including any required sampling manholes and grease traps coordinated with the respective utility provider(s). Site plan to accommodate necessary utility easements for both PRWID and Price City water services and utility interconnect location and related valves and equipment.
- Fencing or other appropriate mitigation measure(s) or buffer to restrict canal and cliff access to the east by residents and visitors finding that restricted access to potentially dangerous physical site elements protects the health, safety and welfare of the community.
- Review of development in detail with the Price City Fire Chief and installation of fire safety water lines,

equipment turn-arounds (hammerheads) and internal hydrants as required. Locations to be indicated on final site plan and confirmed as acceptable by the Price City Fire Chief. Hydrant within 100 feet of fire department connection for sprinkler system at main building in Phase 1. Interior water line sizing minimum eight inch (8"). Submission of State Fire Marshall comments to Price City Fire Chief in regard to main building in Phase 1. All weather interior roads and temporary turn-arounds required during combustible construction periods to accommodate emergency equipment.

- Minimum of sixty (60) off street parking spaces, including ADA spaces, identified in the following manner: 18 residential units in main building X 1.5 spaces per unit = 27 spaces; 12 residential units X 2 spaces per unit = 24 spaces; 9 spaces for visitors and employees; total 60 spaces; consistent with Chapter 6 of the Code and as indicated on the concept site plan submitted. Parking lot and exterior area lighting to be high efficiency LED fixtures. Parking lot and exterior area lighting to be angled, shielded or on timers to not negatively impact neighboring residential uses with light transference. Ingress/egress to Fairgrounds Road to be a minimum of thirty feet (30') in width and clearly identified. No sight line visibility impediments by signage or landscaping that may limit vehicular or pedestrian traffic safety within twenty feet (20') of Fairgrounds Road right-of-way.
- Garbage dumpster(s) to be located and clearly identified on final site plan in screened enclosure with gates. Service frequency to prevent accumulations of garbage, rubbish, debris and wind scatter thereof. Garbage dumpster situated to allow garbage truck access mitigating the potential for accidents and collisions. Commercial dumpster for main building structure in Phase 1. Residential can option for the residential structures in Phase 2 and Phase 3.
- Minimum of 5% of area landscaping on site plan. All landscaping to be water wise.
- Business signage review by the Price City Planning Department prior to installation finding that properly reviewed business signage ensures compliance with the Code.
- Development in compliance with the geotechnical study any direction provided by the Price City Engineer regarding the development based on the study finding the development in compliance with geotechnical studies mitigates the potential for development problems.
- Development in compliance with the storm water management plan and any direction provided by the Price City Engineer regarding storm water management finding that development in compliance with storm water management plans mitigates the potential for flooding and damage. Storm water management plan to manage a 100-year storm event. Storm water management plan to utilize a detention basin and designed to release to the drainage (canal) at a rate at ninety percent (90%) or less of the pre-development flows established.
- Completion of a private utility agreement with the Price City public works department, as required and if required, as it relates to culinary water connection, annual fire hydrant testing and general service finding that properly agreed and managed utility connections protect the health, safety and welfare of the community.
- Completion of a public infrastructure development agreement with the Price City public works department, as required and if required, as it relates to the installation of public infrastructure associated with the development and submission of the required financial surety as required finding that properly agreed and secured public infrastructure installations mitigate potential infrastructure replacements and protect the financial interest of the community. Curb, gutter, sidewalk adjacent to developed frontage. Extension of roadway paving to right-of-way line and infrastructure installations. Delayed installation for Phase 2 and Phase 3 of the project to the north and south on elements of public infrastructure if negotiated, arranged and approved by the Price City Engineer.
- Completion of a Price River Water Improvement District (PRWID) waste water survey and submission of the survey to PRWID with a copy to Price City finding that confirmed waste water system usage patterns protect the overall community waste water system.
- Submission of building construction plans to the Price City building department for review and approval finding that properly permitted and inspected construction protects the health, safety and welfare of the community. All construction to be completed under the auspices of a Price City building permit. Building plans consistent with all fire safety requirements by the Price City Fire Chief and State Fire Marshall.
- Notification, in writing, and copy to Price City, to the Carbon Canal Company of development plans, schedules consistent with HB 298, 2010 finding that properly notified development mitigates the potential for misunderstandings. Notification to include details for utility crossings of the canal right-of-way.
- Identification and recording of any necessary easements including water lines, storm water drainage, electrical lines, fire-line access, etc. finding that identified and recorded easements mitigate the potential for future property disputes.
- Application and receipt of Price City business license prior to opening and operation at site finding that Price City requires all businesses operating within the City to be licensed.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect community property values and mitigate negative impacts to the overall community aesthetic.

MOTION. Councilmember Willis moved to approve a multiple family senior and assisted living development at 100 N Fairgrounds Road, PMJ Properties, Freedom Senior Living. Motion seconded by Councilmember Knott-Jespersen and carried.

CONSENT AGENDA – Councilmember Nelson requested Item 12 be removed from the consent agenda for further discussion. Councilmember Nelson moved to approve consent agenda items 10 through 17 excluding Item 12. .Motion seconded by Councilmember Willis and carried.

10. MINUTES

a. April 25, 2018 City Council Meeting
b. May 4, 2018 City Council Workshop

11. 2018-2019 EMPLOYEE BENEFIT PORTFOLIO - Consideration and possible approval of the 2018-2019 employee benefit portfolio and authorization to execute the same.

12. CERTIFIED LOCAL GOVERNMENT (CLG) GRANT CONTRACT - Consideration and possible approval of a historic preservation pass through grant contract between Price City and the Utah Division of State History for stabilization, repair and cleaning of historic art glass windows at the Hellenic Orthodox Church of Assumption (Greek Church).
Father Seraphim and Pam Cha with the Greek Orthodox Church addressed the Mayor pro tempore and Council. They expressed appreciation for the assistance in helping preserve/restore the windows at the church.
MOTION. Councilmember Miller moved to approve Item 12. Motion seconded by Councilmember Knott-Jespersen and carried.

13. ANNUAL ADVERTISING CONTRACTS - Consideration and possible approval of annual print, radio and social media advertising contracts for the 2018-2019 fiscal year.

14. LIBRARY SUMMER FOOD PROGRAM - Consideration and possible of the agreement for the Price City Library to once again host the Summer Food Program.

15. CEMETERY SPACE PAYMENT AGREEMENT - Consideration and possible approval of a Cemetery Space Payment Agreement to be utilized when occasion requires in the transaction of sales of burial rights within the city's cemeteries.

16. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Bring Your Own Broom Cleaners at 152 E 200 N, Capital Enterprises, LLC at 23 S Carbon Ave., #20, The Gaming Guild DBA DM Games at 27 E Main St., and Zylun Insights, LLC DBA Clear Insights Group at 1 E Main St.

17. TRAVEL REQUEST - Consideration and possible approval of travel request for:
Tawnya Kulow, Price City Library - Library UPLIFT Training at Snow College, May 30-31, 2018, Ephraim, UT. (When Tawnya was hired, one of the conditions set by Price City was completion of the Basic UPLIFT training courses.)

18. UNFINISHED BUSINESS – Mayor Pro tempore Davis asked the Councilmembers to present an update on the following:
Culture Connection
Bike Trails
International Days
Community Progress

Mayor Pro tempore Davis called for a motion to close the regular City Council meeting.

MOTION. Councilmember Willis moved to close the regular City Council meeting. Motion seconded by Councilmember Knott-Jespersen and carried.

The regular City Council meeting was adjourned at 6:08 p.m.

APPROVED: ATTEST:

_____ _____

Rick Davis, Mayor Pro tempore Sherrie Gordon, City Recorder