

**PRICE CITY PLANNING AND ZONING SPECIAL MEETING  
MINUTES OF APRIL 8, 2024**

**PRESENT:**

**Commissioners:**

<b>Judy Beacco</b>	<b>Nick Tatton, Community/Human Resources Director</b>
<b>David Black</b>	<b>Jaci Adams, City Recorder</b>
<b>Kyle Heffernan</b>	<b>Miles Nelson, Public Works Director</b>
<b>Renee Swinburne</b>	
<b>Todd Thorne</b>	
<b>Chris Wood</b>	

**EXCUSED: Chair Young, Commissioner Root, Commissioner Holt**

**STAFF/OTHERS: See Public Meeting Sign-In Sheet**

**1. PLEDGE OF ALLEGIANCE**

**Vice Chair Thorne called the meeting to order at 5:00 p.m. Vice Chair Thorne led the Pledge of Allegiance.**

**2. ROLL CALL**

**Roll was called with the above Commissioners and staff present.**

**3. SAFETY SECONDS**

**Nick Tatton, Administrative Director shared with everyone that April is Distracted Driving Awareness Month and the danger of texting while driving.**

**4. MINUTES of 01-08-2024.**

**MOTION. Commissioner Heffernan moved to approve the minutes for January 08, 2024. Commissioner Beacco seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any item.**

**6. GENERAL BUSINESS**

**a. PRICE CITY PUBLIC WORKS UPDATE. Miles Nelson, Price City Public Works Director, presentation on upcoming public works projects for the year.**

**Miles Nelson, Price City Public Works Director gave everyone a handout and explained the Capital Improvement Plan city projects, such as Class C Road Improvements, canal crossing replacements and possible developments anticipated to be completed or started this year.**

## **7. CONDITIONAL USE PERMIT**

**a. DANCE STUDIO LAND USE. Consideration and possible approval of a Conditional Use Permit for a dance studio land use at 14 E Main Street within the C-1 zoning district, Dance Technica, Tori Frandsen.**

**The Commissioners thoroughly discussed land use for a dance studio with the applicant, Tori Frandsen and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding parking in front and behind business, number of students, etc. Frandsen informed the commissioners about a street lamp in the alley way behind the business that is not working.**

**Vice Chair Thorne reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.**

- ☐ All exterior areas to be lighted during all dark hours when students, employees may be accessing the building finding that properly lighted access areas mitigate the potential for accidents. All exterior lighting to be high efficiency LED fixtures.**
- ☐ Prior land use authorization for same land use(s) located at 264 S Carbon Avenue are vacated and terminated finding that the land use(s) are no longer taking place at that location and are planned to be located at 14 East Main Street.**
- ☐ No food preparation or service on site finding that required infrastructure protection systems, including grease traps and sampling manholes, and state food safety licensing is not included in the application. Additional approval and building renovations may be necessary for inclusion of food preparation or service.**
- ☐ Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris.**
- ☐ Installation of 5% minimum landscaping as the site can accommodate.**
- ☐ Building and fire safety inspection for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community. Occupancy limit of the subject site not to exceed the safe occupancy level determined by the building inspector and fire chief. Compliance with all building safety direction provided by the building inspector and fire chief stemming from the safety inspections. Completion of any building renovations under the auspices of a building permit and inspection finding that properly permitted and inspected commercial building improvements protect the health, safety and welfare of the community.**
- ☐ No students or parents to loiter or gather outside of the building finding the location is situated within a high-traffic commercial area.**
- ☐ All Student drop-off and pick-up to be conducted in such a manner that drop-off and pick-up mitigates the potential for vehicle-pedestrian accidents finding that restricted drop-off and pick-up protects the health, safety and welfare of the community. Student drop-off and pick-up area to be accessed from Main Street only or an area public parking lot. No parking or stopping or travel lane impediments allowed (no double parking). No drop-off and pick-up in the Alley way. Drop-off and**

**pick-up area to be maintained clear of snow and other obstacles and drop-off and pick-up area to be lighted at all times finding that such requirements protect the health, safety and welfare of the community. All exterior lighting to be high efficiency LED fixtures and bulbs.**

- ☐ No on-street parking by owners or employees; all owners or employees must park off street and/or in public mid-block lots finding that open on-street parking facilitates community commercial activity. No parking of any type in alley way.**
- ☐ Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.**
- ☐ Restrictions: (1) no overnight occupancy of the building; (2) no outdoor activities at the site (typical sidewalk activity only); (3) no other land uses or occupancy types permitted.**
- ☐ No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.**

**ACCEPTANCE: The applicant acknowledged she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.**

**MOTION. Commissioner Black moved to approve a dance studio land use at 14 E Main Street within the C-1 zoning district, Dance Technica, Tori Frandsen. Commissioner Swinburne seconded and motion carried.**

**b. MULTIPLE FAMILY LAND USE. Consideration and possible approval of a multiple family development at 558 E 200 S within the Residential 2-7 zoning district.**

**The Commissioners thoroughly discussed land use for a multiple family development with the applicants, Dustin Carr, Braden Seegmiller and Austin Seegmiller with Kairos Land Development and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding size and structure of townhomes, parking, playground, HOA regulated, possibility to add more open space, prevention of light pollution to adjoining neighbors, etc. Erich Wright, Price resident and property owner next to anticipated development was in attendance to inform the developers that there is a small piece of the property that is in litigation.**

**Vice Chair Thorne reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicants.**

- ☐ All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.**

- Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs.**
- Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. All garbage, rubbish and debris during construction to be controlled and removed from the site.**
- Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings. Electrical Specific: Load Sheet for each unit required. Identify service requested and contact Price City Electrical Department: 120/240-volt single phase or 120/208 volt 3-phase land overhead or underground service. Must pay cost of moving existing overhead power lines and utility poles for installation of revenue meters. If line not relocated unit #10 cannot be constructed due to clearances required by the NEC. Electrical services to be located within 10 ft. of front corner of each structure in an unobstructed location. Contact Price City Electric Department regarding option for developer paid and installed street lighting to assist with area lighting that can be turned over to Price City for long-term O&M.**
- Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments.**
- All exterior areas to be lighted during resident and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- Sight obscuring fencing installed on the east, west and south property boundaries in a height of six (6) feet; three (3) feet from property boundaries back thirty (30) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.**
- All vehicle site ingress/egress to be from 200 S Street only utilizing the existing approach.**
- Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping requested.**
- Not less than twenty-two (22) off street parking spaces, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents. Code requirement for minimum parking is two (2) spaces per unit minimum.**

**□ 200 S Street and all related public infrastructure, such as roadway, curb, gutter, sidewalk to be installed and extended to connect to and match current existing infrastructure in the area finding that fully installed public infrastructure mitigates accident risk.**

**Plans, Permits and Documents:**

**□ Final electrical load sheet completed and supplied to Price City. Compliance with requirements of the Price City electrical department in regard to electrical utility infrastructure (re)locations, service points, code compliant electrical service upgrades, transmission and distribution pole (re)locations, procurement of valid estimates by owner/developer required.**

**□ Completion of a public infrastructure development agreement with the Price City Public Works Department and submit the required financial surety finding that property agreed and secured public infrastructure protects the financial interest of the community.**

**□ Obtain a building permit and all construction completed under the auspices of a building permit and inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community. Contact the Carbon County Building Department.**

**□ Storm water control and management plan, all development and construction in compliance with the approved and accepted plan. Must control, retain and release, to pre-development flow rates, a 100-year storm event for a minimum of a 1-hour duration.**

**□ Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.**

**□ Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license.**

**Restrictions:**

**□ Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.**

**□ No track out of mud or dirt onto 200 S Street during construction. Use of track mats required.**

**□ Construction Access – from east via 200 S only.**

**□ No authorized on-street parking along public streets.**

**□ No land uses other than the applied for 11-unit multiple family townhomes.**

**□ No parking in fire lanes, must install signage and curb painting.**

**□ No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).**

**□ No Home Occupied Businesses permitted within development finding that the development has limited parking and access.**

**□ No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.**

**ACCEPTANCE:** The applicants acknowledged they are aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

**MOTION.** Commissioner Black moved to approve a multiple family development land use at 558 E 200 S within the Residential 2-7 zoning district, in addition to open space in the North East corner of the property. Commissioner Wood seconded and motion carried as follows:

**Commissioner Beacco: AYE**

**Commissioner Wood: AYE**

**Commissioner Heffernan: NAY**

**Commissioner Swinburne: AYE**

**Commissioner Black: AYE**

**8. UNFINISHED BUSINESS**

**Commissioner Wood** inquired about the progress at 355 East Main where Asian Bistro was located. He noticed trusses on the property, which is in process.

**Vice Chair Thorne** asked for a motion to close the regular Planning and Zoning meeting.

**MOTION.** Commissioner Swinburne moved to close the regular Planning and Zoning meeting. Commissioner Beacco seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 6:15 p.m.

**APPROVED:** \_\_\_\_\_

**Vice Chair, Todd Thorne**

**ATTEST:** \_\_\_\_\_

**City Recorder, Jaci Adams**