

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 10, 2014**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Judy Beacco

Nancy Bentley

Frankie Sacco

Todd Olsen

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Commissioner Robert Oliver

OTHERS PRESENT: Dave Levanger and Wayne Clausing

1. MINUTES OF JANUARY 6, 2013.

MOTION. Commissioner Evans moved to approve the minutes of January 6, 2014 as presented. Motion seconded by Commissioner Beacco and carried.

2. PUBLIC COMMENT ON AGENDA ITEMS- No public comment was received.

3. **CONDITIONAL USE PERMIT AMENDMENT-**Consideration and possible approval of an amendment to the Conditional Use Permit for the Carbon County Courthouse at 751 East 100 North to change a parking lot area to a wash down area.

Dave Levanger presented an application for an amendment to the previously issued Conditional Use Permit (CUP) for the Carbon County Courthouse at 751 East 100 North within the Commercial 1 (C-1) Zoning District. The nature of the amendment request was to find that the area north of the storage building is not a parking lot that requires surfacing, but rather a wash down area. The wash down area may be considered an accessory use to the storage building. In this instance a variance was not the preferred method to accommodate the request, the CUP amendment is the preferred method. Dave Levanger stated that the steel building will be built in the far corner of the property to store equipment for the Carbon County Recreation Department and will include such items as the climbing wall and rafts etc. He stated that the staff would use this building to wash down the muddy rafts and outdoor equipment and will not be using any detergents. He stated that occasionally vehicles from the rafting trips would be rinsed off and there would be nothing washed with grease runoff. Mr. Levanger stated that Curtis Page from Carbon County has been working closely with the Price City Engineer, Russell Seeley on the project and Mr. Seeley does not foresee any issues with storm water or run off or any negative effect on the building footers and foundation from the wash down area. He stated that the area would have large gravel and gravel surface would be refreshed and replaced as needed.

MOTION. Commissioner Sacco moved to recommend that the Price City Council approve an amendment to the Conditional Use Permit issued for the Carbon County Courthouse at 751 East 100 North within the Commercial 1 (C-1) zoning district as it relates to an equipment wash down accessory land use, subject to the following conditions of approval. Motion seconded by Commissioner Olsen and carried. The conditions were read aloud by Chairman Bruno:

- a. Only the area immediately north of the storage building may be considered as a wash down area and not a parking lot. All other areas of the site are considered parking lot and must be surfaced as required in Chapter 6 of the Code.
- b. Approval by the Price City Engineer of the drainage plan and water source and location provided by Carbon County for the wash down area indicating that all water used will not have a negative effect on the parking lot, structures or other installed infrastructure and

landscaping at the site.

- i. Concurrence by the Price City Engineer of the findings contained in the water and soil report for the wash down area prepared by Mr. Ariotti.
- ii. Concurrence by the Price City Engineer on the surfacing type, thickness and edge where the wash down area will meet the permanent surfacing.
- c. No long term or permanent parking of vehicles or equipment in the wash down area.
- d. No outdoor storage of vehicles or equipment in the wash down area finding that outdoor storage is restricted and additional conditions of approval are required.
- e. No use of chemicals in the wash down area. Use of clear water only.
- f. No wash down of machinery, vehicles or equipment whereby oils, greases or other contaminants may become washed into the soils.
- g. No track out of mud or other debris from the wash down area to the parking areas within the site or to the public roadways surrounding the site.

APPROVAL. The applicant, applicants agents and representatives, are aware of the conditions of approval for the amendment, understand the conditions of approval for the amendment and intend to comply with the conditions of approval for the amendment.

4. UNFINISHED BUSINESS:

Meeting adjourned at 6:12 p.m. pursuant to a motion by Commissioner Beacco. Motion seconded by Commissioner Evans and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon