

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 25, 2019**

PRESENT:

Commissioners:

Todd Thorne
Richard Root
Judy Beacco
Nancy Bentley
Jade Powell

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Young, Commissioner Sacco, Commissioner Evans, and Commissioner Holt-Alternate

OTHERS PRESENT: Brad Ling, Josh Patterson and Shari Madrid

1. In the absence of Commissioner Young, Vice Chair Thorne called the meeting to order at 5:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Beacco reminded citizens to remove all of the snow off their vehicles before driving.
4. MINUTES OF January 7, 2019
MOTION. Commissioners Bentley moved to approve the minutes for January 7, 2019. Motion seconded by Commissioner Powell and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any item.
6. GENERAL MUSINESS
 - a. PLANNING COMMISSION TRAINING - Update on the Price City business licensing process presented by Shari Madrid, Treasurer.
Shari Madrid provided a Price City business licensing presentation/training.
7. CONDITIONAL UYSE PERMIT
 - a. Consideration and possible approval of a U-Haul Moving and Storage Center and associated land uses to be located at 610 W Price River Drive, Brad Ling.
A Conditional Use Permit (CUP) application was submitted by Brad Ling for the land use of a truck rental, retail and storage business (U-Haul Center) to be located at 610 W Price River Drive within the Commercial 1 (C-1) zoning district. The business will be occupying the old K-Mart location. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. There are several land uses involved, they include:
 - Retail Sales, Auto Parts, non-mechanical location, Permitted use, Section 11.3.4.1.5 of the Code;
 - Motor vehicle rental dealers; Conditional Use, Section 11.3.4.35 of the Code;
 - Retail Sales, Tires/batteries and accessory, Permitted use, Section 11.3.4.41 of the Code;
 - Services, Business office, Permitted use, Section 11.3.5.1 of the Code;
 - Storage facility, Conditional use, Section 11.3.9.11 of the Code;The Commissioners discussed the CUP in detail. Vice Chair Thorne read aloud the following conditions of approval:
 - Maintain and/or install exterior lighting for the parking and outdoor storage area north of the building structure finding that properly illuminated parking and storage areas mitigate the potential for personal or vehicle accidents. Exterior lighting to be high efficiency LED fixtures. Exterior building lighting, specifically lighting on the east and south elevations to be angled, timed or shielded to prevent light transference onto the residential properties adjoining.
 - Non -sight-obscuring fencing to enclose the proposed outdoor storage areas located in the parking lot finding that fenced outdoor storage is required based on Section 11.3.9.11 of the Code and that securely fenced outdoor storage mitigates the potential for theft.
 - Storage units shall be monitored by an alarm system 24/7 finding that properly monitored alarms mitigate potential theft.
 - Maintain garbage dumpster in an enclosed dumpster location and a service frequency to prevent accumulations of garbage, rubbish or debris and wind-scatter of garbage, rubbish or debris finding that properly located and serviced garbage dumpsters protect the community aesthetic.
 - No changes to existing traffic patterns or site ingress/egress points finding that existing traffic patterns and site ingress/egress points mitigate vehicle and pedestrian accidents.
 - Business signage to be presented to the Price City Planning Department for Code compliance review, consideration and possible approval prior to installation finding that reviewed and approved signage is required by the Code. Temporary signage authorized upon final review also.
 - Maintain and/or install a minimum of 5% area landscaping finding that minimum of 5% area landscaping is required by the Code. Landscaping may be xeriscape and water-wise.

- Maintain not less than the 230 off-street parking spaces identified on the site plan submitted finding that off street parking is necessary for the successful and safe conduct of business and extra parking allows for the oversize nature of vehicles anticipated to be used in the conduct of business at the site. Parking lot striping to be maintained. No structures (temporary or permanent) to be situated in such a manner as to block or impede storm water drains, collection systems or conveyances. Confirm or restrict joint parking lot use agreements with other area and community groups/businesses.
- Building renovation to be completed under the auspices of a Price City building permit finding that properly licensed and inspected building renovations protect the health, safety and welfare of the community. Temporary showroom use authorized upon concurrence by the Price City Building Inspector and Price City Fire Chief. Review of the indoor storage plans by the Price City Fire Chief for capacity and sufficiency for potential build-out fire loading in the structure. Modification of fire safety systems at the building as required, if required.
- Procurement of a Price City Business License prior to business operation finding that all Price City business are required to be licensed.
- Restricted Items: (1) No mechanical repairs or oil/solvent based mechanical work permitted. Activities may be added as a land use upon completion of a Price River Water Improvement District (PRWID) waste water survey and installation (if not already in place) of all required waste water system protection infrastructure including grease traps and sampling manholes; (2) No land/sea type containers authorized finding that containers are restricted by the Code.
- No conditions at the site, building, property that violate the Price City Property Maintenance Code finding that properly maintained buildings and property protect area property values and mitigate nuisance violations.

MOTION. After a detailed discussion with the applicant regarding fencing, security and the storage that will be in the parking lot, Commissioner Bentley moved to strike second bullet #2 finding there are other ways to provide safety. Bullet point #2 was amended to read: Storage units shall be monitored by an alarm system 24/7 finding that properly monitored alarms mitigate potential theft. Motion seconded by Commissioner Root and carried.

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

MOTION. Commissioner Bentley moved to approve a Conditional Use Permit (CUP) application for the land use of a truck rental, retail and storage business (U-Haul Center) to be located at 610 W Price River Drive. Motion seconded by Commissioner Beacco and carried.

8. UNFINISHED BUSINESS – Nick Tatton reminded the Commissioners of the upcoming APA-UT Spring Conference, Tactical Urbanism, scheduled for May 1-3, 2019 at the Carbon County Events Center. Contact Nick Tatton or Sherrie Gordon for registration.

Meeting adjourned at 5:29 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Root and carried.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
City Recorder, Sherrie Gordon