

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF FEBRUARY 26, 2018**

**PRESENT:**

Commissioners:

Richard Root  
Todd Thorne  
Judy Beacco  
Dale Evans  
Frankie Sacco  
Jan Young  
Nancy Bentley

Nick Tatton-Community Director  
Sherrie Gordon-City Recorder

**EXCUSED:** Commissioner Oliver and Commissioner Holt-Alternate

**OTHERS PRESENT:** Rick Davis, Leif Nelson, Amy Jespersen, Jon Pressett, and Kelly Jensen

1. Vice Chair Young called the meeting to order at 6:02 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES –
  - a. January 22, 2018 Planning and Zoning Training Workshop  
**MOTION.** Commissioner Bentley moved to approve the minutes for January 22, 2018. Motion seconded by Commissioner Evans and carried.
  - b. January 22, 2018 Planning and Zoning Meeting  
**MOTION.** Commissioner Bentley moved to approve the minutes for January 22, 2018. Motion seconded by Commissioner Evans and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. CONDITIONAL USE PERMIT –
  - a. SENIOR LIVING COMPLEX - Consideration and possible concept approval of a senior oriented living complex located at 100 N Fairgrounds Road, within the Commercial 1 zoning district, Freedom Senior Living, PMJ Properties: Jon Pressett, Kelly Jensen, Erick Mortensen.  
An updated Conditional Use Permit (CUP) application was submitted by Erick Mortensen, Jon Pressett and Kelly Jensen (PMJ Properties LLC.) to develop and locate a senior living project at 100 N Fairgrounds Road (new address assignment) within the Commercial 1 (C-1) zoning district. This matter was previously reviewed in concept in November of 2016. Since that time the site plan has changed substantially enough to require the process to start over. Additionally, the prior process has expired in terms of time for completion based on the Code. The land use evaluation criteria for the C-1 zone district are in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist for the C-1 zone district are in Section 11.1.m of the Code. The actual land use, Assisted Living Facility, is conditional and listed in Section 11.3.2.1.5.7 of the Code, Single or Multiple Housing is also a conditional use and listed in Section 11.3.2.1.3.1 of the Code.  
The Planning Commission thoroughly discussed the land use and development plan with the applicant. A pre-application and development meeting was held between the developer and Price City on February 6, 2018 and the topics of that meeting were discussed between the applicant and the planning commissioners. Safety matters as they relate to the canal and cliff access and Fairgrounds Road ingress/egress were discussed.  
Nick Tatton reviewed the following recommended conditions of ***concept approval only***:
    - a. Approval for three (3) phase of development to be completed finding that no further land use review or approval will be necessary unless 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.
      - i. Phase 1: considered the central portion of the development containing the main building.
      - ii. Phase 2: considered the south potion of the development containing a total of five (5) multiple residential buildings.
      - iii. Phase 3: considered the north portion of the development containing a total of seven (7) multiple residential buildings.

- iv. Restriction on sale of units and property from within the development, rentals, only, finding that a land subdivision plat has not been prepared, submitted, considered or approved.
- b. Final comprehensive final civil site plan set to be prepared and submitted to Price City consistent with the concept site plan submitted and considered herein, and to include the following elements as discussed and required:
  - i. 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).
  - ii. Private roadway installation plan to be detailed for 'build' to ensure accommodation of large emergency and other service vehicles. Including roadway width and cross-section.
  - iii. Utility connections for water, sewer, electric, natural gas detailed (size, location, etc.) including any required sampling manholes and grease traps.
    - 1. Determination by developer, prior to final approval, and indicated on civil utility connection site plans, of master utility metering or individual unit utility metering (water and electric).
    - 2. Procurement and submission of capacity and willingness to serve letters from each utility provider.
    - 3. Provide electrical load sheet to Price City electric department. Price City electric utility to provide service to all phases of development.
    - 4. All utility crossing under the canal to be in casings.
    - 5. Water line connection under canal to be 8" connection to line at surgical center.
    - 6. Phase 1 and Phase 2 of development to be served by PRWID water service; Phase 3 of development to be served by Price City water service.
      - a. Site plan to accommodate necessary utility easements for both PRWID and Price City water services and utility interconnect location and related valves and equipment.
      - b. Written confirmation from PRWID and Price City regarding potential development of water utility interconnection at site.
    - 7. Details on sewer connection to PRWID waste water collection system and letter from Price City Engineer authorizing such connection based on reasonable ability to serve.
  - iv. Fencing or other appropriate mitigation measure(s) or buffer to restrict canal and cliff access to the east by residents and visitors. Must be indicated on site plans submitted for final approval.
  - v. Review of development in detail with the Price City Fire Chief and installation of fire safety water lines and internal hydrants as required. Locations to be indicated on final site plan and confirmed as acceptable by the Price City Fire Chief.
    - 1. Hydrant within 100 feet of fire department connection for sprinkler system at main building in Phase 1.
    - 2. Interior water line sizing minimum eight inch (8").
    - 3. Submission of State Fire Marshall comments to Price City Fire Chief in regard to main building in Phase 1.
    - 4. All weather interior roads and temporary turn-arounds required during combustible construction periods to accommodate emergency equipment.
  - vi. 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.
    - 1. 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.
    - 2. Ingress/egress to Fairgrounds Road to be a minimum of thirty feet (30') in width and clearly identified.
    - 3. 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.
  - vii. 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.

1. Commercial dumpster for main building structure identified for development in Phase 1.
  2. Residential can option for the residential structures identified for development in Phase 2 and Phase 3.
- viii. Detail on curb, gutter, sidewalk, street light, and other public infrastructure installations including interior roadway cross-sections and details.
  - ix. Indicate minimum of 5% of area landscaping on site plan. All landscaping to be water wise.
  - x. Indicate locations of business and internal way-finding signage proposed on final site plan.
- c. Completion of a geotechnical study and submission of the study to the Price City Engineer for review and concurrence and potential further development requirements and recommendations.
  - d. Completion of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence and potential further development requirements and recommendations including on site detention.
    - i. Storm water management plan to manage a 100-year storm event.
    - ii. 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.
  - e. 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.
  - f. 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.
    - i. Curb, gutter, sidewalk adjacent to developed frontage. Extension of roadway paving to right-of-way line and infrastructure installations.
    - ii. Delayed installation on 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.
  - g. 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.
  - h. Submission of building construction plans to the Price City building department for review and approval. All construction to be completed under the auspices of a Price City building permit.
    - i. Building plans to be consistent with IBC 2015.
    - ii. Building plans consistent with all fire safety requirements by the Price City Fire Chief and State Fire Marshall.
  - i. Notification, in writing, and copy to Price City, to the Carbon Canal Company of development plans, schedules consistent with HB 298, 2010. Notification to include details for utility crossings of the canal right-of-way.
  - j. Identification and recording of any necessary easements including water lines, storm water drainage, electrical lines, fire-line access, etc.
  - k. Application and receipt of Price City business license prior to opening and operation at site.
  - l. Business signage to be submitted to the Price City planning department for review and potential approval prior to installation.
  - m. Completion and submission of a preliminary environmental site review consistent with Section 3.3.3 of the Code and any mitigation plans for conditions noted.

**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.

A further discussion regarding the anticipated schedule for submission to the planning commission for final approval was held. The applicant intends to submit final site plan documents and request final approval within the next 30 days. The applicant indicated that they plan to begin construction approximately May 1, 2018. Nick Tatton indicated that building construction plans, consistent with the concept site plan approval, can be submitted for review and possible issuance of a building permit concurrently with the application process for final site plan approval by the planning commission.

**MOTION.** Commissioner Root moved to provide *concept approval only* of a senior oriented living complex located at 100 N Fairgrounds Road, within the Commercial 1 zoning district, Freedom Senior Living, PMJ Properties including the recommended conditions of approval. Motion seconded by Commissioner Beacco and carried.

6. UNFINISHED BUSINESS – No unfinished business was discussed.

Meeting adjourned at 6:17 p.m. pursuant to a motion by Commissioner Thorne. Motion seconded by Commissioner Root and carried.

APPROVED: \_\_\_\_\_  
Vice Chair, Jan Young

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon