

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF MARCH 22, 2021**

**PRESENT:**

Commissioners:

Judy Beacco  
David Black  
Dale Evans  
Daniel Hinckley  
Jade Powell  
Richard Root  
Todd Thorne  
Jan Young

Sherrie Gordon, City Recorder  
Nick Tatton, Community/Human Resources Director

**EXCUSED:** Commissioner Holt-Alternate

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

1. Chair Young called the meeting to order at 5:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Black stated that spring is just around the corner and people should take precautions and use ear protection when using outdoor equipment. Ear muffs are easy to use as are foam inserts. He left samples of foam inserts on the table for anyone to take and use for ear protection.
4. MINUTES OF January 11, 2021

**MOTION.** Commissioner Thorne moved to approve the minutes for January 11, 2021. Motion seconded by Commissioner Evans and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS – The following business owners addressed the Commissioners: Linda Johnson with Linda’s School of Dance, Kari Richardson with Apply Country Crafts, Tammy Sherman with the Coffee Shop, Carolyn Vasquez and Karrie Jaramillo with The Mane Place, and Karen Martino-Basso with Sun Somewhere Real Estate Station, LLC.  
They voiced the following concerns regarding Price Dermatology building a new building at 30 North Carbon Avenue. Price Dermatology purchased a building lot from a private seller for a new building plus part of the parking lot. Other area business are concerned about overall downtown parking and voiced an issue regarding the removal of parking for construction of the building on the private property that the former owner allowed to be used as a public parking lot. The area business persons are concerned that their customers won’t have anywhere to park. These business owners assumed that all of the parking lot belonged to Price City.  
They stated the following concerns regarding losing some of the parking spaces: parking on Main Street is limited, during tax season H&R Block takes up a lot of parking on Main Street, and customers shopping at business that are located across the street also park in this parking lot. Price City has asked business owners and business employees to park in the mid-block lots rather than on Main Street.  
Vic Arnold, agent for the owner of Price Dermatology, addressed the business owners. They are taking their parking concerns into consideration. Mayor Kourianos noted that the Price City substation is also located in this parking lot. Nick Tatton arranged for a conference room for Mayor Kourianos and Mr. Arnold to discuss the new business plans with the concerned business owners.
6. GENERAL BUSINESS:
  - a. PLANNING COMMISSION TRAINING - Presentation by Layne Miller about the upcoming walking district tourism app.  
Layne Miller, Price City Councilmember, presented information regarding the new walking district tourism app. He presented a hand-out explaining the new app.
  - b. DEVELOPMENT PRESENTATION - Presentation of a possible multi-family development at approximately 450 W 200 S, within the R2-7 zoning district, Levi Young, Chris Young, Jesse Sloan.  
Levi Young addressed the Commissioners via a virtual meeting call. Graphics were presented on a screen. Their goal is to create duplexes for multi-family units at 415 West 200 South. The units are two-story rental units. The bottom units will be ADA accessible. Each unit will have two off street covered parking stalls.  
No GEO tec study has been started. They are looking into income targeted rentals. Their next step is the formal

application for a conditional use permit.

- c. DEVELOPMENT PRESENTATION - Presentation of the potential housing development located at approximately 750 N 1400 E, within the R1-6 and R1-8 zoning districts, Andrew Peterson, DR Horton Homes. Adam Loser, Vice President of Land Acquisition for DR Horton Homes, addressed the Commissioners. He presented a power point and a video describing DR Horton Homes. They are working towards providing affordable housing.

Andrew Peterson, Project Manager with DR Horton Homes, addressed the Commissioners. He reviewed several of the slides showing pictures of some of the DR Horton Homes. The site plan shows 65 units that would be available in three phases. He reviewed the current stub road improvements, the master road map and the 2008 land use map. He touched on possible issues that may arise but they will be addressed as the project moves forward. The goal is to bring development forward by mid-May. The build out period may close out in 2024. Commissioner Thorne stated that Carbon County supports this potential project and they look forward to being a partner. The Commissioners thanked the gentlemen and stated they look forward to working on this potential project.

## 7. CONDITIONAL USE PERMIT

- a. MEDICAL OFFICE/CLINIC AND LIMITED ATHLETIC ACTIVITY LAND USE - Consideration and possible approval of a medical office/clinic and limited athletic activity land use development at 30 N Carbon Avenue within the Commercial 1 zoning district, Vic Arnold, Agent for the owner.

A Conditional Use Permit (CUP) application was submitted by Vic Arnold, agent for the owner, from Price Dermatology to develop and establish a medical clinic, outpatient and gymnasium/athletic services land use at 30 North Carbon Avenue within the Commercial 1 (C-1) zoning district. The location is presently a privately owned parking lot. The general land use evaluation criteria are 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 identified in Section 11.1.m of the Code. The land use is medical clinic, outpatient, identified in Section 11.3.5.25 of the Code, a conditional use and gymnasium/athletic services, identified in Section 11.3.10.6.1 of the Code. *Note that the CUP application indicates 58 N Carbon Avenue, however, 30 North Carbon Avenue was the address assigned.* Also, while not a development requirement, it is requested that the potential for a negotiated use of surface parking on the private property for public use was discussed and recommended as a benefit to Price City.

Mr. Arnold stated that a valuable meeting was held with the business owners present. Price Dermatology wants to be a good member of the community. He hopes that Price City can come to an agreement with the business owners regarding the parking spaces. He will discuss these issues with the business owners and perhaps they can wait two weeks before moving forward. This business will require approximately nine parking spaces.

The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant. Chair Young read aloud the following conditions of approval:

- Completion of the following site plan elements finding that completion of the elements to the minimum standard(s) mitigates the community impact of the development and is consistent with the Price City General Plan:
  - All exterior lighting to be high efficiency LED fixtures.
  - Relocation of existing parking lot light poles, and associated lot lighting, to be completed by developer at the direction of the Price City Electric Department and Price City Public Works Department. All finished grades to direct storm water away from relocated poles.
  - Light poles, curbs, mow strips, etc. not permitted within fifty feet (50') of the west side of the Price City owned electrical substation.
  - Building to be no closer than twelve (12) feet from any high voltage conductors, measured as a radius around the conductors.
  - South ingress/egress to be painted and signed no parking for the fire lane. Exception is authorized site parking on the immediate south side of the building. No blocking of the overall area ingress/egress locations.
  - Minimum five percent (5%) area landscaping.
  - Installation of new and relocated storm water management waterways, curbs, catch basins.
  - Garbage dumpster to be located in such a manner as to allow garbage truck access.
  - Off-street parking minimum of ten (10) parking spaces including ADA spaces as required.
  - Restriping of new parking & adjoining public parking by developer in conjunction with the Price City Public Works Department concurrence.
  - Sampling manhole and grease trap installed on sewer connection.
- Planning documents required finding that properly planned and engineered development protects the long-term viability of the development.
  - Storm water management plan that addresses and controls a 100-year storm event.
  - Development site geotechnical study.
- Other:
  - All snow loading and other site maintenance to be maintained on site finding that on site snow loading mitigates the potential for conflicts and accidents.
  - Obtain a Price City business license prior to operation of the business finding that properly licensed businesses protect the health, safety and welfare of the community.
  - No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.
  - Budling signage to be submitted and reviewed/approved by the Price City Planning Department prior to installation pursuant to Code.
  - Submission of a Price River Water Improvement District (PRWID) waste water survey and compliance with requirements stemming from completion of the survey.

- Building plans to be prepared and submitted to Price City and structure construction completed under the auspices of said permit and inspection finding that property permitted and inspected construction protects the health, safety and welfare of the community.
- Submission of an on-site materials list to the Price City Fire Chief (MSDS List) finding that known on-site chemicals and materials mitigates potential hazardous safety matters.

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 Thorne moved to approve a Conditional Use Permit of a medical office/clinic and limited athletic activity land use development at 30 N Carbon Avenue within the Commercial 1 zoning district. Motion seconded by Commissioner Evans and carried.

**MOTION.** Commissioner Thorne moved to request that the owner meet with the downtown area businesses and report back to the planning commission at the April 12, 2021 meeting the status of the area parking arrangements. Motion seconded by Commissioner Root and carried.

8. UNFINISHED BUSINESS – Chair Young thanked Price City for seeding the area behind the homes near the new bike park. The seeding has helped eliminate the dust due to the bike park activities. Nick Tatton informed the Commissioners that Mike Bryant with SEUALG will review the legislative sessions decisions regarding land use at the April 12<sup>th</sup> and April 26<sup>th</sup> Planning and Zoning Commission meetings.

Chair Young called for a motion to close the regular Planning and Zoning Commission meeting.

**MOTION.** Commissioner Evans moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner a Powel and carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 6:42 P.M.

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

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