

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF APRIL 11, 2011**

PRESENT: Commissioners:

Larry Bruno, Chairman	Nick Tatton, Community Director
Erroll Holt	Laurie Tryon, City Recorder
Judy Beacco	
Rick Davis	
Frankie Sacco	

EXCUSED: Commissioner Clausing, Commissioner McEvoy and Commissioner Richens

OTHERS PRESENT:

1. MINUTES of March 21, 2011

MOTION. Commissioner Holt moved to approve the minutes of March 21, 2011 as read. Motion seconded by Commissioner Beacco and carried.

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

3. COMMITTEE REPORT. Report from the Property Maintenance Code review committee. Commissioner Davis stated that the committee met for the third time to review the Property Maintenance Code. He stated that one more meeting will be held and then the suggestions from the committee on how to implement sections of the code into Price City's code would go for legal review by the City Attorney. He stated that it would then be sent to the City Council as an ordinance for possible adoption into the City code.

4. CONDITIONAL USE PERMIT, CONCEPT ONLY. Consideration and possible approval of a concept only CUP for EA Mortensen for multiple family residential development at 260 North Cedar Hills Drive within the C-1 Zoning District.

Erick Mortensen requested a Conditional Use Permit (CUP), *concept only*, for a proposed multiple family development at approximately 260 North Cedar Hills Drive, north of the O'berto Apartments, South of Pinnacle Care Center on the east side of the road. The site is situated within the Commercial 1 (C-1) zoning district. The land use, multiple family developments, may be permitted in the C-1 zoning district based on Section 11.3.2.1.3.1 of the Price City Land Use Management and Development Code (Code). A limited site plan to provide the conceptual review was included in the packet for the Commissioners review. Chapter 6 of the Code requires a minimum of 2 parking spaces per residential unit, each 4-plex unit must be accompanied by a minimum of 8 parking spaces. The south lot, proposed as Phase 1 of the development will consist of one 4-plex residential building and is situated on an existing legal non-complying lot. The development on the north property, Phase II, may require a new plat, depending on the exact nature of that development. Staff recommended concept approval only to the applicant at this time. Erick Mortensen stated that a new survey would be done on the property. He stated that he would not encroach into the wetlands that are located to the back of the property. Mr. Mortensen stated that there is enough square footage for the 4-plex units and if the lots are combined for the R211 zoning. Nick Tatton stated that the public infrastructure is in place already and Mr. Mortensen will work closely with public works to make sure everything is followed to City standards. Mr. Mortensen stated that he would not need to dig into the main road for any utilities as there are connections at the property's location. Nick Tatton stated that all of the preliminary and final details would be worked out as the project continued to preliminary and final approval. Commissioner Sacco stated that the 4-plex units will be a good addition to City.

Chairman Bruno read aloud the following conditions of concept approval:

- a. Complete new CUP application for preliminary and/or final site plan approval and submit to Price City, with the required application fee, prior to preliminary and/or final approval finding that properly completed and submitted applications mitigate the potential for misunderstandings and provide a more efficient and effective land use review and potential approval;
- b. Schedule a pre-application meeting with Price City Planning Department and Public Works department staff to evaluate development requirements and implement recommendations into preliminary and/or final approval application(s) finding that pre-evaluated development promotes efficient development and mitigates unforeseen circumstances that may negatively impact the proposed development;
- c. Determine the preferred course of action as it relates to Phase II and potentially Phase III of the development in regard to lot and plat needs and submit necessary plats for lot line adjustment, if needed or warranted, finding that properly reviewed and approved plats promote improved land record accuracy;
- d. Complete and submit a detailed site plan indicating final proposed building placement, parking locations, setbacks, ingress and egress, lighting, fencing, garbage collection, snow loading/storage, landscaping, easements, utility connection points, public infrastructure, etc. finding that detailed and reviewed and approved site plans mitigate misunderstandings and confusion relating to the development;
- e. Completion and submission of a vicinity map for the development finding the overall vicinity knowledge and evaluation improve relevancy of mitigating conditions of approval;
- f. Submission of written confirmation of utility connectivity and capacity to service from all utility providers serving the development finding that properly sized and serviced utility development improve development quality and protect the health, safety and welfare of the community;
- g. Completion of an environmental review statement/comment consistent with Code requirements finding that properly evaluated environmental impact of development promotes accurate mitigating conditions of improvement and is consistent with the Price City General Plan;
- h. Complete a geotechnical study of the development site and submit to the Price City Engineer for review and development in compliance with all recommendations stemming from the review of the study finding that development in compliance with engineering reports and standards mitigate potential detrimental matters at the development site;
- i. Completion of a storm water management plan and submission of the plan to the Price City Engineer for review and recommendations; development in compliance with the approved storm water management plan and all recommendations stemming from the City Engineers' review of the plan finding that properly maintained and managed storm water runoff protects life and property and is in the best interest of the health, safety and welfare of the community;
- j. Verification of all necessary easements, permits, etc. required for development at the site, including comments from, and compliance with, instructions or recommendation from the Corps of Engineers relative to any wetlands at or adjacent to the development site finding that mitigation of any wetlands is consistent with the Price City General Plan;
- k. Notification of all owners of real property within 300' of the proposed development that the development is taking place; placement of a 'development pending' sign at the location finding that proper notification of the community of potential development mitigates potential unknown impacts and protects the development from outside challenges;
- l. Notification sent to the canal company indicating that the development is proposed at the

- location indicated and requesting any comments finding that mitigation of any irrigation water impacts is paramount to life and property safety and is required by State Law;
- m. Submit building plans to the Price City Building Department for plan check and procurement of a valid Price City Building Permit prior to commencement of construction after completion of final site plan approval finding that construction consistent with adopted building codes protects the health, safety and welfare of the community.

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval of the land assembly plat and development approval conditions, understand the conditions of approval and intend to comply with the conditions of approval.

MOTION. Commissioner Sacco moved to provide concept approval only on the 260 North Cedar Hills Drive multiple residential development as applied for and presented. Motion seconded by Commissioner Davis and carried.

5. UNFINISHED BUSINESS:

Meeting adjourned at 6:23 p.m. pursuant to a motion by Commissioner Holt.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon