

PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF April 11, 2016

PRESENT:

Commissioners:

Nancy Bentley	Nick Tatton, Community Director
Jan Young	Sherrie Gordon, City Recorder
Dale Evans	
Frankie Sacco	

EXCUSED: Commissioner Oliver, Commissioner Thorne, Commissioner Holt, Commissioner Beacco, and Commissioner Root
OTHERS PRESENT: Wayne Clausing, Gust Kalatzes and Dan Mower

1. In the absence of Chairman Oliver, Vice Chair Sacco called the meeting to order at 6:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF January 25, 2016 -
MOTION. Commissioner Bentley moved to approve the minutes of January 11, 2016 as presented. Motion seconded by Commissioner Young and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. GENERAL BUSINESS –
 - a. PUBLIC HEARING - Public hearing to receive input on a minor 2 lot planned land subdivision at 205, 207 E 100 N within the Commercial 1 Zoning District.
MOTION. Commissioner Evans moved to open the public hearing at 6:01 p.m. Motion seconded by Commissioner Bentley and carried.
No public comment was presented or received.
MOTION. Finding there were no comments from the public, Commissioner Evans moved to close the public hearing at 6:02 p.m. Motion seconded by Commissioner Bentley and carried.
6. CONDITIONAL USE PERMIT –
 - a. MINOR 2 LOT PLANNED UNIT LAND SUBDIVISION - Consideration and possible approval of a 2 lot planned land subdivision at 205, 207 E 100 N within the Commercial 1 Zoning District.
Mark Morley submitted a Conditional Use Permit application. Nick Tatton advised the Commission that Mr. Morley is developing an office building that will be sold as condominium suites.
MOTION. Commissioner Evans moved to recommend approval of the minor 2 lot subdivision for the office condominium as presented. Motion seconded by Commissioner Young and carried.
 - b. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment to add a 2 lot minor planned subdivision at 205, 207 E 100 N within the Commercial 1 zoning district. (Mark Morley)
An application and information for amendment of an existing Conditional Use Permit (CUP) was submitted by Mark Morley. The existing CUP is for Bedtime Stories Daycare located at the corner of 100 N and 200 E within the Commercial 1 (C-1) zoning district and was issued on September 28, 2015. The original CUP was approved to include a condition that any additional buildings on the site require consideration, review and amendment of the site plan. The site plan ‘reserved’ space for a small office building and that building is now ready for development, hence, the CUP amendment.
Address assignments are: front office – 205 E 100 N, rear office 207 E 100 N.
The Planning Commission discussed the Conditional Use Permit Amendment. Vice Chair Sacco read aloud the following conditions of approval and led a discussion:
Apply for and receive approval by Price City of a planned development land subdivision, per Section(s) 11.3.11.3 and 11.3.11.1 of the Code finding that subdividing the office space(s) from the main lot as a planned development is necessary to accommodate perpetual use of the properties.
 - Provide signage to indicate “Enter Only” on 100 North ingress/egress to parking lot and “Exit Only” on 200 East ingress/egress to parking lot finding that controlled parking lot and traffic circulation mitigates the potential for vehicle and pedestrian accidents in the vicinity of the development.
 - Install a minimum of 5% landscaping as required in the Code on and around the development to include the parking strips in the public-right-of-way finding that landscaping increases the community aesthetic and increases potential for commercial activity and is consistent with the Goals in the Price City General Plan. All landscaping to be water wise.
 - Parking strip landscaping treatments to be consistent with height, tree type, etc. within the Price City policies/Codes.
 - Completion of a public infrastructure development agreement, if required, with the City Public Works Department finding that agreed to and financially secured public infrastructure protects the long term financial interest of the community.

- Each office to have separate utility connections. Water and sewer connections to be made to 200 East and coordinated with the City Water and Sewer Department. Electric connections to be placed and coordinated with the City Electric Department.
- Complete and record in the permanent land records, with the Carbon County Recorder, a deed restriction and covenant that indicates the parking lot area is a common area and cannot be restricted from use by any adjoining property owner or business owner finding that documented and recorded restrictions reduce the potential for misunderstandings regarding land use requirements in the future. Off street parking to have a minimum of 5 parking spaces for the office buildings based on Section 6.4.2 of the Code. (1,868 sq. ft. x .7 usable sq ft / 300 feet per space = 4.3, rounded up to 5).
- Install outside parking lot and area lighting finding that properly lit parking and outdoor areas protect the health safety and welfare of the community. Lighting to be high efficiency LED fixtures. Lighting to be shielded, angled, on times such that it does not transfer to adjoining residential properties.
- Installation of business signage only upon review and approval City Planning Department finding that properly reviewed and approved signage promotes consistency in signage and increased commercial activity in the community.
- Maintain a garbage dumpster on the North side of the daycare building as presented to planning staff in a size and service frequency to serve the daycare building and both office buildings finding that properly placed, sized and serviced garbage facilities prevent the scatter of garbage, rubbish and debris in the community.
- No conditions as the property or structures that violation the Price City Property Maintenance Code finding that properly maintained structures and property protect area property values.

ACCETANCE: Since Mr. Morley was not in attendance at the meeting he will be advised of the conditions of approval and asked to acknowledge that he is aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval. In the event Mr. Morley does not provide acceptance of the conditions of approval the matter may be docketed on a future agenda for further review and consideration by the Planning Commission.

MOTION. Commissioner Young moved to recommend the Price City Council provide final approval for a Conditional Use Permit (CUP) amendment, to include all conditions listed above, to locate approximately 1,308 square feet of office space to the site at 100 N 200 E as previously considered under the Bedtime Stories CUP on September 28, 2015, within the Commercial 1 (C-1) zoning district, based on the conditional land use of Commercial Development within the C-1 zoning district listed in Section 11.3.11.5.1 of the Price City Land Use Management and Development Code (Code) and the permitted land use of Professional Offices listed in Section 11.3.5.1 of the (Code), the general evaluation criteria in Section 11.1 of the Code, the specific land use evaluation criteria/land use checklist in Section 11.1.m of the Code, and subject to the above conditions. Motion seconded by Commissioner Evans and carried.

c. NEW AUTOMOBILE DEALERSHIP - Consideration and possible approval of a Conditional Use Permit (CUP) for a new automobile dealership located at 811 Westwood Blvd., Price Ford, Gust Kalatzes.

An application was submitted by Gust Kalatzes for final approval of a Conditional Use Permit (CUP) for a new automobile dealership. The address assigned for the new dealership is 811 Westwood Blvd. and is located within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is 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. The land use(s) are: (1) auto parts, non-mechanical repair location – a permitted use, Section 11.3.4.1.5 of the Code; (2) motor vehicle dealers – a permitted use, Section 11.3.4.35 of the Code; (3) tires, batteries and accessory – a permitted use, Section 11.3.4.41 of the Code; and, (4) automobile repair services – a conditional use, Section 11.3.5.6. The land development is a conditional use based on Section 11.3.11.5.1, various commercial.

The Planning Commission discussed the Conditional Use Permit and reviewed the site plan with the applicant to a significant level of detail to ensure the understanding of the site plan elements Upon completion of the review and discussion Vice Chair Sacco read aloud the following conditions of approval and led further discussion regarding the condition of approval with the applicant:

- Develop site consistent with all plans and documents submitted to Price City, communications and direction from Price City officials and staff and pre-application meetings finding that development consistent with reviewed, submitted and approved plans mitigates potential development problems and reduces the occurrence of misunderstandings.
 - Install exterior building, parking lot and area lighting as high efficiency LED fixtures. Public street lighting installations to be installed to minimum Price City standard and be LED fixture with photo cell.
 - Water utility connection to site to be coordinated with the Price City Water Department for sizing, locations, metering. Service line to building connection to 10" line. Fire line, as required, to building placed as directed by the Price City Fire Chief. Landscape irrigation water service to be installed with backflow prevention per Price City minimum standard installation.
 - Sewer utility connection to site to be coordinated with the Price City Sewer Department for sizing and location(s). Connection to 800 West and/or Westwood Blvd. Completion and submission of a PRWID Waste Water Survey. Installation of sampling manhole(s) and grease trap required per PRWID specifications.
 - Electric utility connection to be coordinated with the Price City Electric Department. Service to come from the west near the Tesla Supercharger station. Install ground sleeve at roadway. Provide electrical load sheet to Price City Electric Department.
 - Landscaping to be installed as indicated and exceeding the 5% Price City minimum landscaping, and as indicated on plans at 18.9%. All landscaping installed to be water wise. Landscape irrigation water service to be installed with backflow prevention per Price City minimum standard installation. Parking strip landscaping treatments to be consistent with height, tree type, etc. within the Price City policies and Codes.
 - Parking stalls to meet minimum Code requirements for quantity and stall size. Minimum of 204 parking stalls required, as indicated on plans.
 - Other development items: Curb, gutter and sidewalk installations as indicated and under the direction of the Price City Engineer. Asphalt restoration and paint striping of Westwood Blvd. under the direction of the Price City Engineer. UDOT approval and UDOT requirements complied with for crosswalk at eastbound SR-6 ramp.

- Final business signage to be submitted and reviewed by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes increased commercial activity, community signage consistency and is consistent with the Price City General Plan.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the required financial surety finding that properly agreed and financially secured public infrastructure development promotes high-quality long-term infrastructure.
- Completion of a private utility agreement with the Price City Public Works Department finding that properly agreed to and maintained private water systems that connect to the public system protect the health, safety and welfare of the community.
- Procurement of a Price City Building Permit and construction of the structures under the auspices of said permit finding that properly reviewed and inspected construction protects the health, safety and welfare of the community.
- Provision to Price City of copies of all State or Federal permits required, if any, for development and construction of the project finding that properly permitted projects prevent misunderstandings and development delays.
- Development consistent with the storm water management plan submitted and compliance with all storm water management direction received from the Price City Engineer finding that properly controlled storm water mitigates flooding and property damage. Storm water management plan to address a 100 year storm event. Provide maintenance to adjacent drainage to prevent flooding, erosion or blockages. Submission of an elevation certificate to the Price City engineer indicating the development is above the flood zone.
- Development consistent with the geotechnical plan submitted and compliance with all geotechnical development direction received from the Price City Engineer finding that development consistent with approved geotechnical plans mitigates potential development failures.
- Obtain, submit and record any encroachments, easement or rights-of-way necessary to complete the development consistent with the submitted plans finding that properly planned and documented encroachments, easement or rights-of-way mitigate future access misunderstandings.
- Obtain UDOT encroachment permit to conduct work in the UDOT right of way and UDOT approval of infrastructure installed in the UDOT right of way. Relocate and install UDOT right of way fence along east boundary as required, if required.
- Future travel/visitor center pre-approved at location indicated on site plan finding that the overall site is conducive to and convenient for the location of a travel/visitor center. Utility service line stubs to be made such that future street openings may not be required. Price City building permit required at the time of construction. Use or development other than a travel/visitor center not pre-approved.
- No conditions as the property or structures that violation the Price City Property Maintenance Code finding that properly maintained structures and property protect area property values.

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

MOTION. Commissioner Bentley moved to recommend the Price City Council provide final approval for a Conditional Use Permit (CUP) to locate an automobile dealership and related land uses at 811 Westwood Blvd. within the Commercial 1 (C-1) zoning district, including the conditions of approval listed above, and based on the land use(s) of (1) auto parts, non-mechanical repair location – a permitted use, Section 11.3.4.1.5 of the Price City Land Use Management and Development Code (Code); (2) motor vehicle dealers – a permitted use, Section 11.3.4.35 of the Code; (3) tires, batteries and accessory – a permitted use, Section 11.3.4.41 of the Code; and, (4) automobile repair services – a conditional use, Section 11.3.5.6., the conditional Commercial Development within the C-1 zoning district listed in Section 11.3.11.5.1 of the Code, the general evaluation criteria in Section 11.1 of the Code, the specific land use evaluation criteria/land use checklist in Section 11.1.m of the Code. Motion seconded by Commissioner Young and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:29 p.m. pursuant to a motion by Commissioner Young. Motion seconded by Commissioner Evans and carried.

APPROVED: _____
Vice Chair, Frankie Sacco

ATTEST: _____
City Recorder, Sherrie Gordon