

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF MAY 9, 2011**

**PRESENT:** Commissioners:  
Larry Bruno, Chairman            Nick Tatton, Community Director  
Erroll Holt                            Laurie Tryon, City Recorder  
Judy Beacco  
Rick Davis  
Wayne Clausing  
Alfred Richens  
Grady McEvoy, Alt.

**EXCUSED:** Commissioner Sacco

**OTHERS PRESENT:** Ray Morley

1. MINUTES of April 25, 2011  
Chairman Bruno stated that the minutes of April 25, 2011 would be approved at the next Planning and Zoning Commission. The minutes were not available for review.
2. PUBLIC COMMENT ON AGENDA ITEMS-No public comment was received.
3. PARKING ORIENTATION-Consideration and possible approval of a request to establish possible angled parking north of 100 North on 100 West instead of parallel parking at the request of adjacent businesses via the BEAR program.  
Commissioner McEvoy stated that after reviewing the parking request, he did not see the benefit of angled parking versus parallel parking in that area. He stated that the change would not add additional spaces and may cause a dangerous corner. He stated that large vehicles turning into the gas station need more space to maneuver their vehicle and did not see a reason to approve the request. Commissioner Holt asked why the parking alteration was being requested and Nick Tatton stated that an area business request for increased parking was the reason. Commissioner Davis stated that because there was no benefit to the request he did not see a reason to approve the request. Chairman Bruno stated that he concurred with the discussion. **MOTION.** Commissioner McEvoy moved to deny the request finding possible safety issues and no additional parking spaces resulting from a change. Motion seconded by Commissioner Clausing and carried.
4. RAY MORLEY PLANNED UNIT DEVELOPMENT, APPROX 450 WEST 200 SOUTH, R2-7 ZONING DISTRICT. Consideration and possible approval of a Conditional Use Permit for a Planned Unit Multiple Residential Development.  
Ray Morley requested a Conditional Use Permit (CUP) for development of a Planned Unit Development (PUD) located at approximately 450 West 200 South, parcel ID # 01-2041-001. The site is situated within the Residential 2-7 (R2-7) zoning district. The PUD is an available development land use listed under Section 10.3.14 of the Price City Land Use Management and Development Code (Code) and the multiple family (4 family) dwelling(s) are an available land use under Section 10.3.3.4 of the Code. Additionally, the development is consistent with Section(s) 2.2.A.i, 6.1.D.i, and 6.4.A.i of the Price City General Plan. A pre-development meeting was held between Price City staff, utilities and the developer previous to the meeting. The notes and comments from the meeting were provided to the Commission members and incorporated into the development plan and staff recommendations.

Mr. Morley stated that he had notified the adjoining property owners and had not received any negative feedback. He stated that he would provide a 100' foot cul-de-sac (asphalted with 4' concrete drainage area) with a space for emergency vehicles to turn around in. He stated that he would change the elevation

of the ground at the north end of his project to mitigate storm water runoff and propose that neighbors build up their ground at that section to match the work he does for the emergency vehicles and drainage. He stated that there will be signs to say no parking and fire lanes will be on both sides. Mr. Morley stated that it wouldn't impact the parking for Wedgewood Villa, only the grade as he will have a slope toward 200 South to direct any water from the property. He stated that the landscaping will be on 200 South in front of each unit and that each unit would have a double garage for double car parking inside and two car parking in front of each garage, giving each unit 4 spaces of parking. Mr. Morley stated that he would like to subdivide each lot so that the units can be sold separately. He stated that if the lots do not look like they will sell, then they will remain apartments for rent and continue to be subject to the Home Owner Association rules. He stated that each duplex will be built side by side with common walls with the first phase closest to 200 South, then if all utility services are in he will build additional units as the market demands. He stated that the end wall will be common wall which will be sheeted and then when next unit is built the sheet will be removed. Nick Tatton stated that the utility plan is to run the sewer lines back to the East with a private line down to 200 South and then to 400 West. He stated that if basements are installed they will have to have pumps. He stated that all of those items have already been worked out with the City Engineer and Building Inspector. He stated that an extra fire hydrant is necessary for the farthest four units and all utilities will stay private and Price City will not acquire the infrastructure.

Commissioner Clausing asked about exterior lighting for the area and homes. Mr. Morley stated that he had not thought of that yet but he would look into a few street lights. He stated that the units would be between 2570 and 1800 sq. feet. He stated that he had not chosen a demographic type of person that the units would be built for but that no steps would be added to the homes.

Mr. Morley asked if the City could remove the patches of asphalt near the project so that he could add concrete to make it look better and if they would be allowed to clean out the weeds near the project for approval to dig test pits at the front and back of property to see if basements are possible and if they can be authorized to clean out the two lots north of the project area to keep the entire area looking good. He stated that he would throw rye grass down so that dust does not become a problem when all of the big items are removed such as trees. Nick Tatton stated that those three requested items could be done through the City Engineer and Public Works Departments. Mr. Morley asked if they could add a base of compacted asphalt tailings to the driveway during construction and when they are done replace it with asphalt. The Commissioners agreed to the idea with the condition of a one year time allowance from today's date to finish the drive lane. Nick Tatton suggested that the same one year time frame was set for the entire project so they don't have to come back. Mr. Morley stated that the exterior of the units would match the Sorenson building that is adjacent to the project and showed the Commission renderings of the proposed structures. Chairman Bruno read aloud the conditions of the project:

- a. Development to be consistent with plans, diagrams, information presented to Price City and discussions with Price City staff finding that development in compliance with submitted, contemplated and understood information mitigates misunderstandings relating to the development of real property and is in the best interest of the community.  
Site plan elements to include:
  - i. Construction and development of lane subsurface build-up, surfacing, curbing, utility connections, installation of fronting and internal public and private infrastructure to meet minimum city standards finding that minimum city standards promote long-term high quality development within the community and is consistent with the Price City General Plan;
  - ii. Four (4) foot high split rail style vinyl fence to be placed on west property boundary beginning at back of sidewalk and terminating 50 feet from retaining wall at north of property finding that definition of the west property boundary protects the rights of area property owners;
    1. Emergency vehicle **only** turn around to utilize open 50 feet in fence, signed and posted as such;

- a. No residential, service or other use of the turn around;
  - b. No parking in, or on the turn around zone, signed as such;
- 2. Grade/elevation change at west property line to be developed in conjunction with property owner to the west and/or internal on subject property only;
  - a. Final design and installation of ramping and storm water management at turn around to be reviewed and approved by the Price City Engineer.
- iii. Landscaping and curb/waterway to be placed along west property boundary finding that landscaping improves neighborhood aesthetic conditions and curbing/waterways mitigate potential negative storm water impacts;
- iv. Private lane to be marked as such with signage and marked “no parking, fire lane only” with signage and painted curbing subject to final approval by the Price City Fire Chief finding that posted and open fire lanes protect the health safety and welfare of the community;
- v. Relocation of electrical guy wire, if necessary, to be completed under the direction of the Price City electric department and subject to all engineering and relocation standards finding that the electrical infrastructure requires careful planning, engineering to accommodate changes without impacting the overall distribution system;
- vi. Sewer installed per narrative submitted and subject to pumping, if required finding that properly developed waste water systems protect the health safety and welfare of the community;
- vii. Water service to be connected between 200 South Street and the commercial development at the North of the property with an 8” water line and a fire hydrant installed at the mid-point of the north-south line at the west property boundary along the fire lane finding that properly sized water lines and fire hydrant placement protect the health, safety and welfare of the community;
  - 1. Laterals to individual homes to be minimum ¾” connection;
- viii. All water lines within the development boundaries to be private lines finding that PUD necessitates private utility lines and infrastructure by definition;
- ix. Sewer service to back (east) of constructed homes and running south to 200 South then east to 400 West, all sewer lines within the boundaries of the development to be private lines finding that proper waste water development protects the health safety and welfare of the community;
- b. Completion of submission of actual land subdivision plat and application for individual lots within the PUD within thirty (30) days of development approval contemplated herein finding that properly prepared, evaluated and approved subdivision plats mitigate confusion regarding real property records;
- c. All construction and development to be consistent with the findings and recommendations of soil test pits and investigations completed, concurred with by the Price City Engineer, finding that development compliant with soil investigations protects the health safety and welfare of the community;
- d. All construction and development to be consistent with direction provided by the Price City Engineer as it relates to storm water collection and management finding that development compliant with approved storm water management protects the health safety and welfare of the community;
- e. Snow removal and loading to be directed to the north of the development and not loaded onto 200 South Street finding that large snow deposits from parking and lane areas of development deposited in 200 South Street may negatively impact safe pedestrian and vehicular circulation on 200 South Street;

- f. Installation of minimum front, side and rear landscaped yard areas, as indicated on the site plan, adjacent to each completed structure within thirty (30) days of structure completion finding that aesthetic landscaping installation protects neighboring residential property values and maintains the residential nature of the neighborhood wherein the project is located;
- g. No outdoor storage or parking of trailers, recreational vehicles, ATV's at location for more than eight (8) hours in duration and no parking of any type on the lane as it is considered a fire lane finding that limited parking and no parking on the fire lane impedances to emergency services;
- h. Installation of temporary cul-de-sac turn-around areas as development moves to the north from the south in such a manner to accommodate emergency service vehicles and under the direction of the Price City Public Works Department finding that controlled turn-around's for emergency services and others promotes vehicle and pedestrian safety;
- i. Completion of an environmental site review statement consistent with the requirements of the Price City Land Use Management and Development Code finding the identification and mitigation of any physical environmental conditions at the site protects the natural environment and promotes responsible development;
- j. Addressing scheme to be as follows finding that clear addressing promotes efficiency in service connections and improves public safety:
  - i. Property/Unit #1      460 West 200 South
  - ii. Property/Unit #2     462 West 200 South
  - iii. Property/Unit #3    464 West 200 South
  - iv. Property/Unit #4    466 West 200 South
  - v. Property/Unit #5     468 West 200 South
  - vi. Property/Unit #6    470 West 200 South
  - vii. Property/Unit #7    472 West 200 South
  - viii. Property/Unit #8   474 West 200 South
- k. Submission of a copy of the Home Owners Association (HOA) covenants to Price City prior to sale, rent or occupancy of any structure at the development and recording of a copy of the HOA covenants with the final plat and with each lot sale or rental occupancy finding that full knowledge of all conditions of occupancy by all interested or concerned persons mitigates potential misunderstandings and promotes harmony in the neighborhood;
- l. Authorization to begin construction of building #1 (South 4-plex building) prior to completion of subdivision plat but no occupancy of structures permitted until final subdivision plat is recorded finding that properly recorded property records protect land values and promote the orderly growth and development of the community as indicated in the Price City General Plan;
- m. No construction of building #2 (north 4-plex building) until verification of properly sized water line (8") along lane and installation of fire hydrant at mid-point is completed and inspected by Price City finding that fire safety is a primary concern of Price City and it protects the health, safety and welfare of the community;
- n. Dust control and mitigation active on site to avoid airborne dirt during construction including property moisture control on site finding that prevention of dust in the neighborhood during construction reduces incidents of dirt impact on neighboring land uses;
- o. Procurement of a valid Price City building permit for construction of the structures finding that properly permitted and inspected construction protects the health, safety and welfare of the community;
- p. Completion of a public infrastructure development agreement with the Price City Public Works Department for all necessary public infrastructure installations including curb,

gutter, sidewalk, electrical system, signage, water and sewer connections and valves and submission of the required financial surety finding that agreed and secured public infrastructure protects the financial interest of the citizens of the community;

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

**MOTION.** Commissioner Davis moved to recommend final approval by the Price City Council of a Planned Unit Development (PUD) for multiple family land use and dwellings to be located at approximately 450 West 200 South within the Residential 2-1 (R2-1) zoning district based on Section(s) 10.3.14 and 10.3.3.4 in the Price City Land Use Management and Development Code and Section(s) 2.2.A.i, 6.1.D.i, and 6.4.A.i of the Price City General Plan, subject to the conditions and authorization to dig the water table test pits and one year for the rotomill lane understanding that its required to be asphalt after one year. Motion seconded by Commissioner McEvoy and carried.

5. UNFINISHED BUSINESS

Nick Tatton stated that the Property Maintenance Code has been reviewed by Nick Sampinos and will be presented to the Commission by the committee at an upcoming meeting.

Meeting adjourned at 6:57 p.m. pursuant to a motion by Commissioner Davis.

APPROVED: \_\_\_\_\_  
Chairman, Larry Bruno

ATTEST: \_\_\_\_\_  
City Recorder, Laurie Tryon