

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JUNE 6, 2016**

**PRESENT:**

Commissioners:

Judy Beacco	Nick Tatton, Community Director
Dale Evans	Sherrie Gordon, City Recorder
Todd Thorne	
Errol Holt	

**EXCUSED:** Commissioner Oliver, Commissioner Sacco, Commissioner Young, Commissioner Root, and Commissioner Bentley

**OTHERS PRESENT:** Wayne Clausing, Richard Nuffer, Summer Nuffer, and Tom Paluso

1. In the absence of Chairman Oliver and Vice Chair Sacco, Commissioner Evans called the meeting to order at 6:06 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF May 23, 2016 –  
Commissioner Thorne requested a correction of the spelling of his last name on Item 5 and Item 6.  
**MOTION.** Commissioner Beacco moved to approve the correction of the spelling of Commissioner Thorne’s last name and approve the minutes. Motion seconded by Commissioner Holt and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. CONDITIONAL USE PERMIT -
  - a. ASSISTED LIVING FACILITY - Consideration and possible recommendation of final approval for development of an assisted living facility at 75 E 500 N within the Public Facilities (PF) zoning district, Beehive Homes, Richard Nuffer.  
A Conditional Use Permit (CUP) application was submitted by Richard Nuffer for locating an assisted care living center business at 75 E 500 N, called Beehive Homes of Price – Memory Care Center, within the Public Facilities (PF) zoning district. The PF zone accommodates public and quasi public as well as private land uses and, per Section 14.2.4 of the Price City Land Use Management and Development Code (Code) utilizes the ‘most similar’ land use codes for permitting purposes. In this case it is the Commercial 1 (C-1) zoning district requirements. The land use evaluation criteria for the PF zone district are listed in the in Section 14.1, paragraphs 1 thru 7 of the Code, the general 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.  
The Planning Commission discussed the land use and development plan. Commissioner Evans discussed the conditions of approval and led a discussion:
    - Development of location to be consistent with the final site plan submitted to Price City and with all direction received from Price City professional staff as it relates to development and the site elements indicated below finding that agreed upon site development mitigates the potential for misunderstandings in the development process.
      - All on site exterior lighting to be high efficiency LED fixtures. All exterior lighting to be angled away from neighboring residential land uses and/or placed on timers and/or shielded from light transference to neighboring properties.
      - Perimeter resident safety fence to be as indicted in location and design style. Specific approval for the six foot (6’) height authorized finding that resident safety is improved and vehicle and pedestrian traffic is not negatively impacted by the fence. Fence must remain non-sight obscuring within a forty-foot (40’) safety triangle at the intersection at all times.
      - Utility connections to the site as indicated and as directed by the Price City Water, Sewer and Electric Departments in terms of size and location.
      - Monument sign installed as indicated on site plan authorized. No other signage authorized without review and approval by the Price City Planning Department.
      - Right turn only upon exit from off street parking with signage.
      - Garbage dumpster to be located and identified on final site plan in screened enclosure with gates.
      - Landscaping installed as indicated on site plans meeting the minimum five percent (5%) requirement. All landscaping to be water wise.
      - Installation of all required public infrastructure including, but not limited to, curb, gutter, sidewalk, street lighting, electrical transformers, street signage, street striping, public fire hydrants in accordance with submitted and accepted plans and as directed by the Price City Public Works Department.
        - Completion of a public infrastructure development agreement, if and as required, with the Price City Public Works Department and submission of a financial surety guaranteeing the installation of public infrastructure.
        - Completion of a private utility agreement, if and as required, with the Price City Public Works Department, regarding the installation of internal water systems and connection to the public water system.
    - Development consistent with storm water management and geotechnical studies and information submitted to Price City and any direction from the Price City Engineer finding that development consistent with approved plans mitigates development confusion and ensures quality development consistent with the Price City General Plan.
    - Submission of building plans to the Price City building department for review and approval finding that properly submitted, reviewed and approved and inspected building construction protects the health, safety and welfare of the community.

- All construction to be completed under the auspices of a Price City building permit.
- Application and receipt of Price City business license prior to opening and operation at site.
- Site plan final approval authorized for “Phase 2” of the project including: (1) Option 1: second building; or (2) Option 2: up to nine (9) individual residential cottages.
  - Utility connection plan approval and building plan approval and issuance of building permit by Price City for Phase 2 subject to additional review and approval.
  - Additional site plan elements required, including but not limited to, additional fencing, retaining walls, storm water management, off street parking, installation of additional public infrastructure, submission of additional or extended public infrastructure development agreement and surety
- No conditions at the property or structures, including hillside locations, that violate the Price City Property Maintenance Code finding that properly maintained property and structures mitigate deterioration of community property values and is consistent with the Price City General Plan.

ACCPETANCE: 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 recommend the Price City Council provide final approval for an Assisted Living Facility to be located at 75 E 500 N within the Public Facilities (PF) zoning district finding that the PF zone accommodates public and quazi public as well as private land uses and, per Section 14.2.4 of the Price City Land Use Management and Development Code (Code), utilizes the ‘most similar’ land use codes for permitting purposes, basing the final approval on the land use evaluation criteria for the PF zone district listed in the in Section 14.1, paragraphs 1 thru 7 of the Code, the general land use evaluation criteria for the C-1 zone district in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist for the C-1 zone district in Section 11.1.m of the Code, and the conditional land use, Assisted Living Facility, listed in Section 11.3.2.1.5.7 of the Code. Motion seconded by Commissioner Beacco and carried.

b. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment for expansion of the bar/lounge at the Ramada Inn, 838 Westwood Blvd., Jim Patel.

Tom Paluso, as agent and representative for Mr. Patel, presented on behalf of Mr. Patel who was not in attendance. A Conditional Use Permit (CUP) application was submitted by Jim Patel, Ramada General Manager, for a site plan amendment to accommodate a physical facility expansion of the bar/lounge area of the hotel located at 838 Westwood Blvd. within the Commercial 1 (C-1) zoning district. The subject of the site plan amendment is the bar, a conditional use, based on Section 11.3.4.11 Drinking Places-Alcoholic Beverages, of the Price City Land Use Management and Development Code (Code). The general evaluation criteria for the land use and site plan amendment is listed in Section 11.1of the Code and the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code.

The Planning Commission discussed the expansion and the conditions of approval:

- Verify that no other renovations or site plan amendments are herein approved, only the expansion of the bar/lounge as indicated on the submitted amended site plan finding that restricted site plan approvals mitigate the potential for future misunderstandings.
- Acknowledge that all renovations will be completed under the auspices of a Price City Building Permit and building inspection finding that properly planned, reviewed, permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
- Verify that no installation or replacement of business signage without prior approval by the Price City Planning Department finding that properly reviewed and approved business signage promotes consistency in community signage and increases commercial activity in the community consistent with the Price City General Plan.
- Ensure compliance with the Utah Indoor Clean Air Act (Air Act) and signage installed to indicate smoking areas surrounding building ingress/egress finding that compliance with the Air Act protects the health, safety and welfare of the community.
- Verify that no removal or restriction to existing off-street parking spaces finding that off street parking requirements may increase by as much as five (5) spaces minimum based on building square footage of expansion.
- Ensure that no conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigate negative impacts to area property values and is consistent with the Price City General Plan.

ACCPETANCE: The applicant’s agent, Mr. Paluso, acknowledged that he is aware of the conditions of approval, understands the conditions of approval and his client intends to comply with the conditions of approval. The Site Plan Amendment conditions will also be reviewed with Jim Patel upon signing of the agreement.

**MOTION.** Commissioner Holt moved to recommend the Price City Council provide final approval for the final site plan amendment approval for an expansion of the bar/lounge at the Ramada Hotel located at 838 Westwood Blvd., within the Commercial 1 (C-1) zoning district, based on the conditional land use in Section 11.3.4.11 Drinking Places-Alcoholic Beverages, of the Price City Land Use Management and Development Code (Code), the general evaluation criteria for the land use and site plan amendment is listed in Section 11.1of the Code and the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code. Motion seconded by Commissioner Holt and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:20 p.m. pursuant to a motion by Commissioner Beacco. Motion seconded by Commissioner Thorne and carried.

APPROVED: \_\_\_\_\_  
Commissioner Dale Evans

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