

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JUNE 24, 2013**

**PRESENT:** Commissioners:  
Larry Bruno                             Nick Tatton  
Robert Oliver  
McKell Warburton  
Dale Evans  
Chris Micoz, Alt.  
Judy Beacco

**EXCUSED:** Commissioner Sacco, Commissioner Sampinos and City Recorder, Laurie Tryon  
**OTHERS PRESENT:** Dallas Hawkes, Chad Carlson, David O'Brien and Kathy Hanna-Smith

1. MINUTES of April 8, 2013.  
**MOTION.** Commissioner Warburton moved to approve the minutes of April 8, 2013 as presented. Motion seconded by Commissioner Evans and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS- No public comment was received.
3. CONCEPT APPROVAL-Consideration and possible approval for concept approval only for a Hotel & Lodging Property to be located at approximately 220 N Westwood Blvd. within the Commercial 1 Zoning District, Dallas Hakes, developer.

Dallas Hakes, Developer for the Holiday Inn Express Suites Hotels, stated that a new hotel would be built by his company, just south of the existing Holiday Inn. He stated the building would be a four level, 82 room hotel with an indoor pool, fitness center, meeting rooms and approximately 21 suites similar to all of the express hotels of the same name in Utah. He stated that all of the information will be included in the preliminary approval for the project including fencing if needed, drainage and a turn around area for large vehicles. Nick Tatton stated that the driveway on the east side is being reviewed by the City Engineer for a possible turning lane for the entryway into the hotel and an easement for parking and that all of those details would also be included in the preliminary approval for the hotel. He stated that the project owners will notify the Carbon Canal Company by mail of the project. Mr. Hakes stated that the existing Holiday Inn would be changing to another name. Nick Tatton stated that a permanent address would be provided when the utilities are put in for the hotel. Mr. Hakes stated that a restaurant would be added to the area in the future but it is not known at this time which franchise will be built there. Mr. Hakes stated that the project will return to the Planning and Zoning Commission for preliminary approval with all of the civil site plans and hope to start in August with site work. Nick Tatton provided the following information to the Commission, "the land use is conditional and listed in Section 11.3.2.1.1 of the Price City Land Use Management and Development Code (Code). General land use evaluation criteria are listed in Section 11.1 of the Code and specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code".

Chairman Bruno read aloud the conditions subject to concept approval:

- a. Complete separate CUP applications for preliminary and final approval as those approval steps are applied for by the applicant finding that the submission herein is for concept approval only. The preliminary and final steps may be combined if the project plans are ready.
- b. Complete a pre-application and development meeting with Price City staff to review the proposed development in detail and confirm all necessary development requirements finding that pre-application and development meetings between staff and development proponents mitigates misunderstandings concerning the development.
- c. Submit any application for real property lot assembly or subdivision and receive approval

- of any lot assembly or subdivision prior to or concurrent with development approval finding that real property records must be accurate to accommodate development.
- d. Submit a detailed site plan and full civil plan set to Price City for review, in concurrence with pre-application and development meeting, finding that detailed site plans mitigate development misunderstandings and is consistent with the Price City General Plan.
  - e. Submit legal descriptions and requests for any easements along Westwood Blvd. to Price City concurrent with or prior to approval of final development approval finding that proper land records protect the interest of property owners and users.
  - f. Submit evidence of utility capacity and ability to serve from all utility providers finding that proper utility capacity and willingness to serve protect the public health, safety and welfare.
  - g. Complete a preliminary environmental site review consistent with Chapter 3 of the Code finding that evaluation and protection of the physical environment is required and protects the health, safety and welfare of the community.
  - h. Submit a qualified geotechnical study to the Price City Engineer for review and compliance with all study findings and directions from the Price City Engineer finding that development in compliance with approved soil reports protects the health, safety and welfare of the community.
  - i. Submit a qualified storm water management study to the Price City Engineer for review and compliance with all study findings and directions from the Price City Engineer finding that development in compliance with approved storm water study reports protects the health, safety and welfare of the community.
  - j. Complete a public infrastructure development agreement with the Price City Public Works department and submit the required financial surety finding that property agreed to and financially secured public infrastructure protect the financial interest of the community.
  - k. Complete a private utility agreement with the Price City Public Works department finding that property agreed to private utility connections to the public system protect the health, safety and welfare of the community.
  - l. Submit all development signage plans to the Price City Zoning Administrator for review and approval prior to installation of any signage finding that reviewed and approved signage promotes improved commercial activity within the community.
  - m. Mail notice of the development to all owners of real property within 300 feet of the proposed development including contact information, project schedules, meeting schedules, etc. finding that informing neighboring property owners of pending development mitigates development misunderstandings and promotes improved overall area development planning.
  - n. Submit qualified building plans with the appropriate fee to the Price City Building Department for review and approval prior to commencement of construction finding that properly reviewed and approved building plans protect the health, safety and welfare of the community.
  - o. Submit a written notice to the canal company since the development is within 100 ft. of the canal, finding that such notice is required by state statute.

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 Evans moved to approve concept approval for the Holiday Inn Express Suites. Motion seconded by Commissioner Oliver and carried.

4. UNFINISHED BUSINESS- No Updates

Meeting adjourned at 6:23 p.m. pursuant to a motion by Commissioner Micoz. Motion seconded by Commissioner Oliver and carried.

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

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