

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JULY 8, 2013**

PRESENT: Commissioners:

Larry Bruno
Robert Oliver
McKell Warburton
Dale Evans
Judy Beacco
Frankie Sacco
Angela Sampinos

Nick Tatton, Community Director
Laurie Tryon, City Recorder

EXCUSED: Chris Micoz, Alt.

OTHERS PRESENT: Robert Etzel, Wayne Clausing and Blair Sauer

1. MINUTES of June 24, 2013.

MOTION. Commissioner Oliver moved to approve the minutes of June 24, 2013 as presented. Motion seconded by Commissioner Beacco and carried.

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

3. **CONDITIONAL USE PERMIT AMENDMENT-**Consideration and possible approval of a site plan amendment to accommodate construction of additional storage buildings at 355 North Cedar Hills Drive, Commercial 1 zoning district, Cedar Hills Storage, Robert T. Etzel.

Mr. Robert Etzel submitted a Conditional Use Permit (CUP) application for Cedar Hills Storage, for an amendment to an existing CUP for storage buildings at 355 North Cedar Hills Drive within the Commercial 1 (C-1) zoning district. The expansion project is anticipated to be completed in two (2) phases to accommodate funding and construction schedules. Nick Tatton provided the following information to the Commission: "The land use is listed in Section 11.3.9.11 of the Price City Land Use Management and Development Code (Code), the general evaluation criteria are in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Multiple Storage Units, is considered a legal non-complying land use request and extension of the existing CUP, therefore the application is considered an amendment to and continuation of an existing permit in good standing". Mr. Etzel stated that the dimensions of the new storage units, drainage and asphalt will coincide with the existing storage units. He stated that the electrical, security lighting, landscaping and cameras will also remain the same and fencing will continue around the new buildings to Meads Wash on the west. He stated that he had met with the Fire Chief and will add a new fire hydrant approximately 5 feet from the new building. Mr. Etzel stated that he had met with the City Engineer regarding elevation and the floodplain requirements. Chairman Bruno read aloud the agreement with Mr. Etzel for Cedar Hills Storage and Price City.

Commissioner Sacco declared a conflict of interest as Mr. Etzel is her brother and abstained from voting. Staff recommended the following conditions and provided a copy of the conditions to Mr. Etzel in accordance with the Land Use Management Code, Sections 11.1, 11.1m and 11.3.9.11:

- a. Expansion Phase 1 and Phase 2 approved consistent, compliant and subject to completion of all development and building Code requirements in place at the time of construction finding that Phase 2 of the expansion does not change the scope or nature of the land use at 355 North Cedar Hills Drive. Including: permanent hard surfacing of all driveways, travel lanes, access areas and parking areas, perimeter security and safety fencing; area security lighting and building permitting.
- b. Development of Phase 1 and Phase 2 of the Cedar Hills Storage expansion to include the installation of a Code compliant fire hydrant to be located central on the north property

boundary and following recommendations by the Price City Fire Chief for location of the fire hydrant and fire safety equipment access finding that installation of complying fire suppression infrastructure protects the health, safety and welfare of the community.

- c. Completion of a storm water management plant addressing the 100 year storm event and installation of all storm water management infrastructure in compliance with the storm water management plan and direction received from the Price City Engineer finding that development planned to manage 100 year storm events, along existing flood zones, protects the health, safety and welfare of the community. Submission of an elevation certificate, if necessary, is required.
- d. No outdoor storage authorized at the location and no conditions to become present at the location that place the location or structures in violation of the Price City Property Maintenance Code.

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 Sampinos moved to approve phase I and II of Cedar Hills Storage CUP Amendment. Motion seconded by Commissioner Oliver and carried.

4. UNFINISHED BUSINESS-

- Utah League of Cities and Towns Training Update and 2013 legislative changes.

Meeting adjourned at 6:17 p.m. pursuant to a motion by Commissioner Sacco. Motion seconded by Commissioner Sampinos and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon