

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 8, 2016**

PRESENT:

Commissioners:

Nancy Bentley
Jan Young
Todd Thorne
Frankie Sacco
Dale Evans
Judy Beacco
Richard Root

Sherrie Gordon, City Recorder

EXCUSED: Commissioner Oliver, Commissioner Holt-Alternate and Nick Tatton-Community Director

OTHERS PRESENT: Wayne Clausing, Bret Cammans and Mike DeCaro

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 July 26, 2016 –
MOTION. Commissioner Bentley moved to approve the minutes of July 26, 2016 as presented. Motion seconded by Commissioner Evans and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. **CONDITIONAL USE PERMIT**
 - a. **LAND SUBDIVISION AND ELECTRIC SUBSTATION** - Consideration and possible approval of a land subdivision and electric substation land use at 651 West Price River Drive, within the Commercial 1 zoning district, Bret Cammans, Price City.
Bret Cammans submitted a Conditional Use Permit (CUP) application for: (1) the subdivision of land; and (2) the development of an electrical substation by the Price City Electric Department for the location at 651 West Price River Drive within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the subdivision and the land use is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code. The land subdivision is a conditional use indicated in Section 11.3.11.1 of the Code and the substation land use is a conditional use listed in Section 11.3.12.2.2 of the Code.
The project was discussed in detail with the application representative to ensure understanding of the land use requirements and conditions. The development schedule was discussed and any impacts to the community in general or the surrounding property owners should be evaluated, discussed and mitigation conditions imposed.
Vice Chair Sacco read aloud the following conditions of approval:
Land Subdivision:
 - Apply for and obtain a variance for the land subdivision finding that the subdivided parcel does not meet the minimum lot size in the C-1 zoning district nor does the remaining parcel meet the minimum lot size in the C-1 zoning district.
 - Survey and provide easements for infrastructure access as necessary and as identified by the Price City Electric Department and/or Price City Engineer finding that secured public infrastructure access is necessary for maintenance and operation of the public infrastructure.
 - Record with the Carbon County Recorder a valid and approved land subdivision plat within sixty (60) days of this approval finding that properly surveyed, platted and recorded land subdivision records prevent misunderstandings in the official records.Site Development:
 - Install substation exterior lighting and security lighting to mitigate unauthorized access and activity at the site finding that well-lit infrastructure locations mitigate unauthorized access and activity.
 - All lighting to be high efficiency LED fixtures.
 - Install security fencing to enclose substation of a sufficient height to mitigate unauthorized access and activity finding that security fencing serves to mitigate unauthorized access and activity.
 - Perimeter fencing authorized up to a height of eight feet (8'), subject to engineering and inspection.
 - Utility connections from the area transmission system connected to the substation compliant with all electric code requirements and prudent utility practices finding that properly connected substations protect the health, safety and welfare of the community.
 - Install identification signage and high voltage safety signage at the location in sizes and locations compliant with Chapter 4 of the Code finding that properly identified infrastructure prevents misunderstandings and protects the health, safety and welfare of the community.
 - Install a minimum of five percent (5%) landscaping at the development site consistent with code requirements finding that properly landscaped development improves the community aesthetic, particularly on community entrances.
 - Landscaping to be water-wise installations.
 - Complete a storm water management plan and provide the plan to the Price City Engineer for review and concurrence and compliance with all storm water management recommendations stemming from the approved plan finding that properly prepared, reviewed and implemented storm water management plans protect the health, safety and welfare of the community.
 - Storm water management plan to address a 100 year storm event.

- Complete a geotechnical study and evaluation and provide the study to the Price City Engineer for review and concurrence and compliance with all recommendations stemming from the review finding that development consistent with geotechnical reports protect the health, safety and welfare of the community.

Other Requirements:

- Provide a file copy of the final transmission system interconnect design to Price City.
- Procure a Price City building permit and all construction completed under the auspices of the Price City building permit and inspection finding that properly permitted and inspected development and infrastructure protect the health, safety and welfare of the community.
- Complete and comply with all the terms and conditions established in the property purchase agreement between Price City and the Price Chapel finding that the terms and conditions of the agreement mitigate impacts of the substation development in the immediate vicinity of the development.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect property values and improve the community aesthetic 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 a Conditional Use Permit (CUP) application submitted by Bret Cammans for: (1) the subdivision of land; and (2) the development of an electrical substation by the Price City Electric Department for the location at 651 West Price River Drive within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Root and carried.

b. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment for the addition of U-Haul Equipment Rentals to the existing storage shed sales business located at 1416 E Airport Road within the Manufacturing 1 zoning district, Mike DeCaro, Mike's Cumberland Sheds.

A Conditional Use Permit (CUP) application was submitted by Mike DeCaro for a site plan amendment to add U-Haul Equipment Rentals to his existing business location at 1416 Airport Road within the Manufacturing 1 (M-1) zoning district. The addition of the land use for the U-Haul Equipment is considered a truck terminal and a conditional use in the M1 zone based on Section 11.3.8.1 of the Price City Land Use Management and Development Code (Code). The definition of the activity is found in Section 1.13.23 of Code, the lot surfacing information is listed in Section 6.7 of the Code, the general land use evaluation criteria is 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 Commissioners thoroughly discussed the land use with the applicant. Many of the conditions of approval stem from the administrative approval of the retail sales of the sheds at the location previously.

- All conditions associated with Mike's Cumberland Sheds Sales Administrative Conditional Use Permit (CUP) to remain in effect, including, but not limited to the following finding that compliance with existing conditions of approval for existing business operating at the site is a prerequisite for additional land uses at the site:
 - Current property condition to be fully mitigated of Property Maintenance Code violations prior to occupancy, including removal of all debris, rubbish, trash, garbage and accumulations.
 - Site Elements:
 - Exterior area lighting to be high efficiency LED fixtures and angled away from all surrounding residential uses and/or shielded from residential uses and/or on timers.
 - All garbage, rubbish, debris to be located in a garbage dumpster; garbage dumpster to be located in a dumpster enclosure; garbage service frequency to prevent accumulation of garbage, rubbish, debris and wind scatter.
 - All site access from existing driveway on Airport Road only.
 - All site areas used for display to be surfaced with gravel or hard surfacing to prevent track out of mud onto the public roadway.
 - Hard surfacing of sales area required on or before July 1, 2018 as required by Section 6.7 of the Code.
 - No placement of display product within the public right-of-way. All display items to be placed such that no sight visibility conditions are created for vehicular or pedestrian traffic on Airport Road.
 - Installation of the minimum 5% landscaping. All landscaping to be water wise.
 - All storm water to be maintained on site.
 - No nuisance dust to be generated or emanate from the site(s).
 - Maintain a minimum of ten (10) off-street parking spaces for employees and customers.
 - Display area adjacent to Nelson Lane restricted for placement of U-Haul Equipment (no approved ingress/egress on Nelson Lane) No direct Nelson Lane site and property access. Public improvements required.
 - No placement of display product within the public right-of-way.
 - Sign installation to be located as indicated on site plan. Any additional signage to be reviewed and approved before installation.
- No mechanical service or maintenance conducted at the location finding that property service and maintenance facilities area not present at the site including a grease trap for protection of the public wastewater system.
- 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.
 - All weeds on both Airport Road and Nelson Lane frontages and properties to be controlled.

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 Young moved to recommendation the Price City Council provide final approval of a site plan amendment to add U-Haul Equipment Rentals to the existing site at 1416 Airport Road within the Manufacturing 1 (M-1) zoning district. Motion seconded by Commissioner Beacco and carried.

6. UNFISHISHED BUSINESS - No unfinished business discussed.

Meeting adjourned at 6:36 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Young and carried.

APPROVED: _____
Vice Chair, Frankie Sacco

ATTEST: _____
City Recorder, Sherrie Gordon