

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF AUGUST 10, 2015**

**PRESENT:**

Commissioners:

Dale Evans	Nick Tatton, Community Director
Jan Young	Sherrie Gordon, City Recorder
Nancy Beacco	
Frankie Sacco	
Richard Root	

**EXCUSED:** Commissioner Nancy Bentley and Commissioner Robert Oliver

**OTHERS PRESENT:** Wayne Clausing, Kathy Hanna-Smith, Gust Kalatzes, Melvin Parrish, Kevin Norried, Corina MacKnight, and David Mower

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 June 22, 2015 –  
**MOTION.** Commissioner Root moved to approve the minutes of June 22, 2015 as presented. Motion seconded by Commissioner Young and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS** – No public comment was received.
5. **GENERAL BUSINESS** –
  - a. **GENERAL PLAN.** Review of updates recommended for Chapter 1 of the Price City General Plan. Nick Tatton, Community Director, said that the edits and amendments suggested by the Planning Commission through the update process have been made. The Commissioners will review Chapter 1 and report any additional requested updates to Mr. Tatton.
6. **CONDITIONAL USE PERMITS** –
  - a. **NEW MOTOR VEHICLE DEALERSHIP DEVELOPMENT.** Consideration and possible approval for Concept Approval Only of a motor vehicle dealership with service located at approximately 900 West Westwood Blvd within the Commercial 1 zoning district, Auto Farm U Ford DBA Price Ford, Mr. Gust Kalatzes. A Conditional Use Permit (CUP) application for *concept approval only* for a new automobile dealership was submitted by Gust Kalatzes, Auto Farm, Price Auto Group. Concept approval indicates that the Planning Commission is favorable to the type of land use in the location indicated and that the requested land use may be permitted in the location.

The location is situated on the southwest corner of the intersection of Highway 6 and Westwood Blvd. within the Commercial 1 (C-1) zoning district. An actual site address has not been established as of this writing. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use(s) are: (1) Motor Vehicle Dealers, Code Section 11.3.4.35: Permitted Use; Automobile repair and services, Code Section 11.3.5.6: Conditional Use.

A small travel and visitor center that provides area information may also be included in the development, that land use is considered a Public Information Center, Code Section 11.3.10.5.7: Conditional Use. The development of the site is a conditional use based on Section 11.3.11 of the Code.

Vice Chair Sacco discussed the development with the applicant including the following list of development items to be finalized for preliminary or final approval and then concept approval provided:

    - Completion of a land assembly plat to combine multiple parcels of land into one development parcel.
    - Curb, gutter, sidewalk, asphalt restorations and parking strip installation along the frontage of the development. This discussion should include a discussion of paint striping plans including 'red zones' for restricted parking, as needed, and pedestrian crosswalk locations.
    - Completion of a qualified geotechnical report and submission to the Price City Engineer for concurrence.
      - Potential for advance approval on site clearing and grubbing work to begin, including placement of fill dirt and excavation work. To be completed in concurrence with the geotechnical report and direction from the Price City Engineer.
    - Completion of a storm water management plan, including on-site detention and release, and submission to the Price City Engineer for concurrence.
      - Submission of an elevation certificate indicating that the elevation of the development is not within the 100 year flood plain.

- To include the ‘ditch’ issue and potential flood and storm water management resulting from the flood gate, spill, breach or overtopping of the canal.
- Notification of the canal company, formally and in writing, of the development consistent with Section 3.3.2.2 of the Code. While the development is over 100 feet from the canal and not required by State Statute, it is recommended that the notification be completed.
- Treatment and development of the ‘ditch’ for irrigation and storm water management that runs along the Westwood Blvd. frontage of the development site. This discussion should include comments regarding the long-term maintenance of the ditch and if the ditch will be open or piped.
- Completion of a private utility agreement with Price City Public Works relative to the water system within the development boundaries.
- Completion of a public infrastructure development agreement with Price City Public Works and submission of the necessary financial surety.
- Potential for advance approval on site clearing and grubbing work to begin, including placement of soil and excavation work.
- Site Plan Elements:
  - Street lighting installations, LED fixtures. Installed to city standards with photo cells.
  - Parking lot lighting, LED fixtures. All light to stay on subject property.
  - Site access ingress/egress width.
  - Fencing types, heights, etc. on south frontages.
  - Minimum 5% landscaping requirement.
  - Minimum parking spaces for employees, customers and potential visitors to the conceptual travel and visitor center.
- Completion of an environmental review of the site consistent with Section 3.3.2.3 of the Code.
- Sign plan to be submitted to Price City Planning Department for sign review and possible approval prior to installation of any signage. May be submitted as part of this process or separately.
- Letters from each utility provider indicating ability and capacity to serve the development.
  - Price City: water, sewer, electric.
  - Questar: natural gas.
  - Emery Telcom: telephone and internet
  - Provision of an electrical load sheet for the development to the Price City Electric Department and coordination of necessary electric utility system connection requirements.
  - Indication of utility connection locations and sizes for all utilities, including payment of all connection fees.
- Installation of a grease trap and sampling manhole on site to protect the sewer system.
- Completion of the PRWID waste water survey and submission to PRWID.
- Submission of final building plans to Price City Building Department for plan review and completion of all construction under the auspices of a Price City Building Permit.

The Commissioners and Mr. Kalatzes reviewed the application. He is working with UDOT and the Ford Dealership to finish the required paperwork with them. Nick Tatton, Community Director, has been working closely on this application and assisting the applicant to ensure all requirements are being met.

**ACCEPTANCE:** The applicant acknowledged that he is aware of the concept approval only, understands the conditions of concept approval and intends to comply with the conditions of approval. The application will return to the Planning Commission for preliminary and/or final approval.

**MOTION.** Commissioner Beacco recommended this be moved forward to the Price City Council, concept only, approve the Conditional Use Permit for Auto Farm Ford DBA Price Ford, as applied for and with the conditions indicated. Seconded by Commissioner Root and carried.

**b. MOTOR VEHICLE SALES.** Consideration and possible approval of a motor vehicle sales land use located at 441 East 100 North within the Commercial 1 zoning district, Angel Auto Mart, Kevin Norried.

Kevin Norried submitted a Conditional Use Permit (CUP) application for a used car sales lot called Angel Auto Mart to be located at 441 East 100 North within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is detailed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, motor vehicle dealers, is considered permitted based on Section 11.3.4.35 of the Code and the sales lot itself and the temporary surfacing is a conditional use. Temporary uses, including the parking lot surfacing may be authorized under Section 1.123.274 of the code. Permanent hard surfacing of the sales lot is required based on Section 6.7.1.1 of the Code. Associated retail sales, considered ‘Retail sales of auto parts; non-mechanical installations and repairs’ is a permitted land use based on Section 11.3.4.1.5 of the Code. This type of sales and repairs would be limited to small items such as seat covers, mats, headlights, air freshener’s, etc.

The Planning and Zoning Commission discussed the land use and operation thoroughly with the applicant to ensure understanding of the conditions of approval and the mitigation of any potential negative impacts to the neighborhood based on the land use. The restriction of service and maintenance at the site was specifically addressed with the

applicant. The applicant is aware that hard surfacing of all parking surfaces must be completed within 24 months of this approval or the land use may be considered to be in violation of the terms and conditions of approval.

Vice Chair Sacco read aloud the following conditions of potential approval:

- a. Obtain and maintain a valid Price City Business License including all State of Utah licensing and bonding requirements for auto dealers finding that properly licensed and bonded auto dealers protect the financial interests of the customers in the community.
- b. Development of the site consistent with the site plan presented with the Conditional Use Permit and subject to the following conditions and elements:
  - i. Lot and area lighting to be angled, shielded and/or on timers to prevent light transference to neighboring residential properties. All exterior lighting to be LED fixtures.
  - ii. Garbage dumpster to be placed in a dumpster enclosure with gates and situated to allow regular service to prevent wind scatter of garbage, rubbish or debris.
  - iii. No on-street parking or parking of display vehicles outside of the sales lot.
  - iv. Maintain a minimum of five (5) parking spaces for employees and customers in off street locations, including ADA access spaces.
  - v. Sight obscuring fencing to be installed and/or maintained on the east, north and west sides of the subject property.
  - vi. Installation of a minimum of 5% of the site area in landscaping. Water wise installations required.
- c. Development of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence finding that properly managed storm water flows prevent flooding and the destruction of property.
- d. Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
  - i. Signage representing any prior business or land use to be removed.
- e. Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
  - i. Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
- f. No other land uses authorized, including service and/or maintenance of vehicles at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
  - i. Additional or related land uses shall require an amendment to the Conditional Use Permit.
- g. No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.

ACCEPTANCE: 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 Evans moved to approve the Conditional Use Permit and Business License for Angel Auto Mart. Motion seconded by Commissioner Young and carried.

c. **AUTOMOTIVE REPAIR AND SERVICE.** Consideration and possible approval of a Conditional Use Permit for an automotive repair and service facility located at 294 South Carbon Avenue within the C-1 zoning district called K&S Custom Automotive, Melvin K. Parrish.

A Conditional Use Permit (CUP) application was submitted by Melvin K. Parrish for a new business called K&S Custom Automotive to be located at 294 South Carbon Avenue within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the land use is in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Automotive Repair and Service is a Conditional Use in the C-1 zone district and is listed in Section 11.3.5.6 of the Code.

The primary matter discussed with the applicant was the nature of the repair work to be completed at the location. Activity performed at the location is restricted such that no work that includes oils, solvents or other potential contaminants to the waste water system is present finding, there is not a grease trap and sampling manhole at the location. All work completed must be of the "bolt on" type as indicated in the application. Staff has carefully and thoroughly discussed the restriction with the applicant.

Vice Chair Sacco read aloud the following conditions of potential approval:

- a. No service work that involves oils, solvents or other potential contaminants to the public waste water system finding that no approved grease trap or sampling manhole is present at the site.
  - i. Alternate: Upon inspected installation of a qualified grease trap and sampling manhole an amended scope of work for the site may be considered.

- b. No outdoor storage or display of work in progress finding that Carbon Avenue is a primary community corridor and the aesthetic condition of properties is a priority on the corridor and restricted outdoor storage is consist with the Price City General Plan.
  - i. Alternate: An optional site plan may be submitted to the Price City Planning Department for consideration and approval for screened/fenced work in progress locations.
- c. Installation of a garbage dumpster within a dumpster enclosure and service of the dumpster at a frequency that prevents accumulation of garbage, rubbish and debris finding that properly located and serviced dumpsters mitigate the potential for wind scatter of garbage, rubbish and debris.
- d. Inspection of the property by the Price City Building Inspector and Price City Fire Chief for safety and compliance with all safety recommendations stemming from the inspections finding that property inspected commercial locations protect the health, safety and welfare of the community.
- e. Installation of business signage as indicted in CUP application only finding that reviewed and approved business signage promotes consistency in the community and is consistent with the Price City General Plan.
- f. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property maintained properties and structures protect area property values.

ACCEPTANCE: 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 Evans moved to approve the Conditional Use Permit and Business License for K&S Custom Automotive. Motion seconded by Commissioner Beacco and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Vice Chair Sacco adjourned the meeting at 6:31 p.m. pursuant to a motion by Commissioner Evans.

APPROVED: \_\_\_\_\_  
Vice Chair, Frankie Sacco

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