

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF AUGUST 22, 2016**

**PRESENT:**

Commissioners:

Richard Root	Nick Tatton, Community Director
Jan Young	Sherrie Gordon, City Recorder
Todd Thorne	
Robert Oliver	
Dale Evans	
Judy Beacco	

**EXCUSED:** Commissioner Bentley, Commissioner Sacco and Commissioner Holt-Alternate

**OTHERS PRESENT:** Robert Taylor

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF August 8, 2016 –  
**MOTION.** Commissioner Thorne moved to approve the minutes of August 8, 2016 as presented. Motion seconded by Commissioner Young and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. **CONDITIONAL USE PERMIT**
  - a. **PRIVATE UTILITY POLE PLACEMENTS** - Consideration and possible approval for placement of private utility poles within the public right-of-way at: (1) 100 N 600 E within the Commercial 1 zoning district; (2) 400 N between 100 E and Carbon Avenue within the Public Facilities zoning district, and; (3) Intersection of Main Street and Carbonville Road within the Commercial 1 zoning district, Mobilitie, Robert Taylor.  
Robert Taylor submitted three (3) Conditional Use Permits (CUP) and 3 sets of site plans submitted by a company called Mobilitie. Mobilitie is in the wireless communications business. The sites are: (1) 100 N 600 E; (2) 400 N between 100 E and Carbon Avenue; and, (3) Intersection of Main Street at Carbonville Road. Site 1 and Site 3 are in the Commercial 1 (C-1) zoning district and Site 2 is in the Public Facilities (PF) zoning district and will utilize zoning considerations from the adjoining residential zoning districts for approval.  
The Planning Commission held a detailed discussion regarding the placements, operation, maintenance, etc. with the applicant to ensure complete understanding of the conditions of approval by both the City and the applicant. Nick Tatton reported that as part of the internal review process the applications have been reviewed by the Price City Street Department, Public Works Department, Engineering Department and Electric Department as well as the Planning Department and Legal. Price City also engaged a private consultant to review and opine on the application on behalf of the City and the recommended conditions of approval. Mr. Tatton informed the Planning Commission that they must also specifically acknowledge and approve the pole heights requested at the respective locations. Price City has also verified Mobilitie’s registration with the State of Nevada. At the conclusion of the discussion Chairman Oliver read aloud the following conditions of approval:
    - Contact, discussion and coordination of final utility pole placement with both the Price City Public Works Department and neighboring/adjoining private property owners at each location finding that coordinated installation of utility infrastructure and equipment mitigate misunderstandings and serve to promote future development within the community.
      - Comments received to be considered and included in final pole placement locations at each respective location.
      - Coordinate metered connections to the Price City Electric System with the Price City Electric Department.
      - Traffic control during installation to be coordinated with the Price City Public Works Department.
      - Locations for any additional fiber line connections to be reviewed and approved by Price City prior to connections.
    - Provision by Mobilitie to Price City of updated and amended pole installation plans that include information on wind loading and foundation stability signed and stamped by a structural engineer finding that properly prepared and engineered plans protect the health, safety and welfare of the community.
      - All poles to be placed to be made of steel, not wood.
    - Approval of installation of pole in location 1 not to exceed 120 feet in height, pole in location 2 not to exceed 35 feet in height, pole in location 3 not to exceed 46 feet in height finding that installations consistent with submitted documents mitigates misunderstandings.
    - Specific notification of the canal company and provision of pole installation information for location 2 finding that the location is adjacent to the canal and State law requires notification of the canal company for development occurring adjacent to the canal.
      - Incorporation of comments received by canal company into final location of pole, foundation design, etc.
    - Completion and full execution and approval of a franchise agreement between Mobilitie and Price City prior to installation of any poles finding that properly franchised utility providers protect the health, safety and welfare of the community.
    - Procurement of Price City Building Permits based on amended and engineered stamped installation drawings received finding that properly permitted and inspected utility infrastructure protects the health safety and welfare of the community.
      - Installation restricted until updated, stamped and signed plans are submitted and building permits are issued.

- Installation of signage on each pole indicating the ownership of the pole and contact information for emergency or service and maintenance matters finding that properly identified utility infrastructure mitigates misunderstandings and promotes increased service to the community.
- Procurement of a Price City Business License for the lawful conduct of business within Price City finding that all businesses are required to be licensed for local operation by Price City.
- No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area 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 Root moved to recommend the Price City Council provide final approval for placement of private utility poles within the public right-of-way at: (1) 100 N 600 E within the Commercial 1 zoning district; (2) 400 N between 100 E and Carbon Avenue within the Public Facilities zoning district, and; (3) Intersection of Main Street and Carbonville Road within the Commercial 1 zoning district. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:41 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Beacco and carried.

APPROVED: \_\_\_\_\_  
Chairman Robert Oliver

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