

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 8, 2014**

PRESENT: Commissioners:

Larry Bruno

Judy Beacco

Richard Root

Frankie Sacco

Robert Oliver

Nancy Bentley

Dale Evans

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED:

OTHERS PRESENT: Collin Faucett, Wade and Holly Hansen, Miles Nelson and Wayne Clausing

1. MINUTES OF July 21, 2014.

MOTION. Commissioner Bentley moved to approve the minutes of July 21, 2014 as presented. Motion seconded by Commissioner Root and carried.

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

3. HOME OCCUPIED BUSINESS-Consideration and possible approval of a Home Occupied Business, sewing and alteration, My Sewing Shop, Holly Hansen, 458 S 100 W, within the R2-7 zoning district.

Holly Hansen submitted a Conditional Use Permit (CUP) application for a Home Occupied Business (HOB) called My Sewing Shop. The HOB is located at 458 S 100 W within the Residential 2-7 (R2-7) zoning district. General land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code). The specific land use evaluation criteria/land use checklist is listed in Section 10.1.m of the Code. Mrs. Hansen gathered 10 neighborhood signatures, some were not completed indicating positive or negative comments (vacant properties), all positive or presumed positive. The Commission had no comments or questions for Mrs. Hansen. Chairman Bruno stated that everything was in order and read aloud the conditions of the Home Occupied Permit:

- a. Compliance with all Section 1.13.110 HOB restrictions including the following, finding that compliance with HOB restrictions mitigates potential negative impacts of businesses in residential areas:
 - i. No employees at the home, immediate family only.
 - ii. No unusual traffic or deliveries.
 - iii. No parking beyond the identified off-street parking locations.
 - iv. No unusual waste, debris, odors, electronic interference, discharges, or other contaminations.
 - v. No display of stock or merchandise at the site.
- b. HOB signage limited to no more than one (1) sign not to exceed 18"x24" in size finding that limited HOB signage mitigates impacts in residential areas and is consistent with Section 4.13.1.3.4 of the Code.
- c. No interference with neighboring properties in terms of parking, access, enjoyment finding that residential uses in the residential zone are prioritized above commercial uses in the residential zone.
- d. Building and fire safety inspections of business location by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendation

stemming from the inspections finding that compliance with building and fire safety inspections protects the health, safety and welfare of the community.

- e. No conditions at the property that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values.

ACCEPTANCE: The applicant acknowledged that she 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 approve the Home Occupied Permit and Business License for My Sewing Shop. Motion seconded by Commissioner Oliver and carried.

- 4. **COMMERCIAL & RETAIL SITE DEVELOPMENT**-Consideration and possible approval of concept approval only for Price Development Group, LLC. on behalf of Tractor Supply Company, represented by Jones and Demille Engineering, for site development at approximately 1250 East Main Street within the Commercial 1 zoning district.

Commissioner Sacco stated that she has a conflict of interest and will abstain from voting as she is involved with both the buyer and seller for this project through Etzel Realty.

Price Development Group, LLC. submitted a Conditional Use Permit (CUP) on behalf of Tractor Supply Company for concept approval only for the commercial development of real property and a retail oriented land use to be located at approximately 1250 East Main Street within the Commercial 1 (C-1) zoning district. The development will be a home and farm supply retail business and location. As a part of the process the land will be subdivided in a one-lot subdivision and an access road location to the property north of the development site will be attached to the north property as a Boundary Line Adjustment (BLA). The one (1) lot subdivision and the BLA may, and will, be approve administratively based on the Code. This submission pertains to the development of the property only. 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 retail land use(s) and permitting category is: Hardware and farm equipment, Section 11.3.4.23 of the Code, a permitted use. The actual development of the property is a conditional use and is listed in Section 11.3.11 of the Code.

Collin Fausett of Jones and DeMille Engineering, Inc. representing, Tractor Supply Co., stated that the company is also placing facilities in Hurricane, Richfield and Ephraim. He stated that all Price City standards will be followed with storm water, parking, landscaping and property improvements including retention ponds and culverts. He stated that there would be a building for display of larger items and seasonal items and also a permanent equipment/trailer display area in front of the property. The irrigation ditch that runs through property may be relocated to avoid the parking lot. He stated that the owners are working with the owner of the “triangle” of property that is separately owned and if the property is not purchased it will be maintained and cared for according to City standards.

Chairman Bruno stated that the following conditions need to be provided to the actual developers and verification turned in to the City that the developers are aware of the conditions. Mr. Fausett stated that easements, property improvements and conditions are all being reviewed and addressed. A copy of the following staff recommended conditions were provided to Mr. Fausett.

- i. Parking lot and area exterior lighting: all lighting to be high efficiency LED fixtures. All lighting cast to remain within the property boundaries. Light timers and/or light shields to mitigate potential outdoor light transference to residential properties located across Airport Road to the south.
- ii. Street lighting installation: none required by Price City Electrical Department per pre-application meeting.

- iii. Fencing: minimum six foot (6') sight obscuring fencing on west, south and north sides of development frontage. Fence to be three feet (3') maximum height thirty feet (30') from Main Street and Airport Road. Fence construction type not specified.
- iv. Ingress & Egress from site: No direct Main Street site access authorized. All ingress and egress to be located along Airport Road. Minimum driveway entrance distance from intersection of two-hundred feet (200'), as requested by the Utah Department of Transportation. Driveways to be a maximum of thirty-five feet (35') in width. Delivery and truck access from east driveway only. Two (2) ingress/egress locations on Airport Road are authorized.
- v. Landscaping: minimum of five percent (5%) landscaping requirement. Water-wise landscaping installations allowed. Area between parking lot and Main Street (storm water retention area) to be landscaped and maintained weed and debris free.
- vi. South storm water retention area(s) to be landscaped, surfaced and regularly maintained or treated to control weed growth and accumulations of garbage, rubbish, debris.
- vii. Off Street Parking: Minimum off street parking stalls of seventy-five (75) stalls, including ADA accessible stalls, based on one (1) parking stall per three-hundred (300) square feet of net usable building space, net usable building space estimated at 22,500 square feet. Parking on Main Street and Airport Road within one-hundred feet (100') of intersection to be restricted: curbs painted red and a minimum of one (1) sign installed indicating the restriction on the Airport Road frontage. Right turn only signage on south driveway egress. Parking lot striping and orientation to allow parking of large pickup trucks and trailers.
- viii. Dumpster location and service schedule: dumpster location, dumpster size and service schedule/service frequency to not result in accumulations of garbage, rubbish or debris not located within the dumpster container and subject to possible wind scatter or garbage/rubbish visibility within the vicinity.
- ix. Storm Drainage/irrigation Easement: Easements necessary to accommodate drainage ditch and storm water detention outlet must be completed, approved by Price City, and recorded at or prior to final project approval. Easement to PRWID for sewer line completed and recorded.
- x. Curb-Gutter-Sidewalk installation and asphalt restoration: installation of curb, gutter and sidewalk, as indicated on site plan, along Airport road project frontage and hard surfacing of all connecting roadway sections and utility connection trenches.
- xi. Utility connections: Removal of single phase electric service at site as required by the Price City Electric Department. Connection of water, sewer, electric utility services to project as directed or required by the Price City Public Works and Electric Department.
 - 1. Sewer line location, size and construction type at property may require upgrade to comply with current requirements. Sewer manhole(s), quantity of two (2) installations required.
 - 2. Storm drain installation as directed by Price City Public Works and Engineering department and as referenced/indicated above.
- xii. Sampling manhole and grease trap: mechanical service and maintenance activity and/or wash down of vehicles and equipment is restricted and no impact to the storm water system permitted finding that a sampling manhole is to be installed and no grease trap is planned for installation at the development site.
- xiii. Fire hydrant locations: must flow test fire hydrants planned to be used to service

the development site and provide flow test data to Price City Fire Chief. Fire hydrant must be located within one-hundred feet (100') of fire department connection at building.

- b. Submission of all business signage and signage plans to the Price City Planning Department prior to installation for review and possible approval finding that properly reviewed and approved business signage promotes consistency in the community and increases commercial activity consistent with the Price City General Plan.
- c. Demolition of all non-complying existing and dilapidated structures and removal of structures and other garbage, rubbish, debris from the project site and adjoining locations finding that removal of debris facilitates improved construction efficiency and promotes improved community entry way aesthetic appearance.
 - i. Demolition and removal requires a demolition permit issued by the Price City building department.
- d. Submission of an application for land subdivision and completion of the subdivision of the land creating a building lot for the project finding that properly subdivided land and accurate recorded land records mitigate the potential for land record disputes.
- e. Submission of a Boundary Line Adjustment (BLA) application and documentation for consideration and possible approval by Price City and recording of the BLA whereby a minimum sixty foot (60') access corridor is connected to the adjoining property north of the project site and connecting to Airport Road finding that property access to the north will facilitate potential future development in the vicinity.
- f. Submission of a qualified geotechnical report, prepared by a qualified geotechnical engineer, for the site development to the Price City Engineer and development consistent with the geotechnical report and any direction or recommendations provided by the Price City Engineer regarding development based on the report finding that development consistent with geotechnical data mitigates the potential for development failure.
- g. Submission of a qualified storm water management plan and report, including any required detention and release data/structures, prepared by a qualified engineer, for the site development to the Price City Engineer and development consistent with the storm water management plan and report and any direction or recommendations provided by the Price City Engineer regarding development based on the report finding that development consistent with storm water management plan and report mitigates the potential for on-site or adjacent property flooding and/or damage to property and life. All storm water management to address and manage flows at the one-hundred (100) year storm event.
- h. Submission of an electrical load calculation sheet to the Price City Electric Department finding that properly sized and located electrical utility infrastructure mitigates inefficiency in the delivery of electric service.
- i. Completion of a public infrastructure development agreement with the Price City Public Works Department, if required, and submission of a financial surety for the public infrastructure, if required, finding the properly agreed to and financially secured public infrastructure installations protect the financial interest of Price Municipal Corporation and the Price City community.
- j. Completion of a private utility installation, maintenance and operation agreement with the Price City Public Works Department, if required, relating to private water lines on-site, finding the properly agreed to and financially secured private utility agreements protect the financial interest of Price Municipal Corporation and the Price City community as well as protect the health, safety and welfare of the community.
- k. Completion of a Price River Water Improvement District (PRWID) waste water survey form and submission to PRWID and copy to Price City and development consistent with requirements and recommendations set forth by PRWID and/or Price City stemming from the completed survey finding that development consistent with waste water system

protection mitigates negative impact to the overall waste water collection and processing system. Installation of a waste water system protection structure (grease trap) if required. See item a-xii above.

- l. Completion and submission of an environmental review of the project and construction site consistent with the requirements listed in Section 3.3.2.3 of the Price City Land Use Management and Development Code finding that reviewed, identified and mitigated environmental impacts, if any, protect the health, safety and welfare of the community.
 - i. Development consistent with a Storm Water Pollution Protection Plan (SWPPP) submitted by developer and concurred with by the Price City engineer finding the mitigation of storm water pollution prevents potential negative impacts and is consistent with the Price City General Plan. May include the installation of silt fencing around development site.
- m. Removal of brush, trees, debris, etc. from small unused “triangle” parcel on south corner and landscaping of parcel to prevent weed growth and accumulations of garbage, rubbish and debris finding that removal of brush, trees, debris, garbage and landscaping of the parcel improves area property values, is consistent with the Price City General Plan and mitigates the potential for altercation between property owners regarding maintenance of the parcel that may require enforcement by Price City via the Price City Property Maintenance Code.
- n. Written notification of all neighboring property owners of record regarding the development of the property, including development time-line and contact information finding that notification of neighboring land owners of development mitigates the potential for negative impacts and allows for any issues that may be present to come forward early in the development process. Provide Price City with a copy of the written notice and a list of the recipients of the written notice.
- o. Placement of a pending project sign on the property to allow community members to have passive contact information regarding the proposed development finding that community raised development questions raised early in the development process mitigate the potential for development delay.
- p. Submission of building construction plans to the Price City building department for review and approval and payment of all required building permit, utility connection, street opening, etc. fees, as may be required, finding that approved building plans and construction under the auspices of a valid building permit protects the health, safety and welfare of the community.
- q. Procurement of a Price City business license prior to opening of the business and transaction of any commercial or retail business finding that properly licensed businesses protect the health, safety and welfare of the community.
- r. All outdoor storage and display to be maintained in a secure manner finding that secured outdoor displays of stock and merchandise mitigate the occurrence of theft and reduce the potential for service calls to public safety entities.
- s. No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained property protects property values and increases positive community aesthetic value.

MOTION. Commissioner Bentley moved to approve concept only for the project with the listed conditions and with verification that the developers have received a copy. Motion seconded by Commissioner Beacco and carried. Commissioner Sacco abstained from voting. **ACCEPTANCE:** The applicant acknowledged that they are aware of the conditions of approval, understands the conditions of approval and intend to comply with the conditions of approval.

5. UNFINISHED BUSINESS:

- No unfinished business discussed

Meeting adjourned at 6:38 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Oliver and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon