

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 9, 2019**

PRESENT:

Commissioners:

Todd Thorne
Richard Root
Nancy Bentley
Dale Evans
Judy Beacco
David Black
Jade Powell

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Young and Commissioner Holt-Alternate

PRESENT: Chad Norton, Angela Pulli, Jesse Nielson, and Russell Seeley

1. In the absence of Commissioner Young, Vice Chair Thorne called the meeting to order at 5:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present. Vice Chair Thorne introduced the new Planning and Zoning Commissioner David Black. Commissioner Black introduced himself to those present and expressed his desire to serve the community.
3. SAFETY SECONDS – Commissioner Root reviewed safety tips while trying to hang outside lights for holidays. When leaning a ladder against a dead tree make sure it is sturdy. You should pay particular attention when stringing lights on metal roofs. These roofs are slippery when wet and ice forms easily. Take all precautions when working on a ladder so you don't fall.
4. MINUTES OF June 10, 2019
MOTION. Commissioners Bentley moved to approve the minutes for June 10, 2019. Motion seconded by Commissioner Powell and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Information and training provided by Russell Seeley, Price City Engineer, regarding development requirements in and around the floodway and the floodplain. Russell Seeley handed out an information sheet and reviewed the requirements.
7. CONDITIONAL USE PERMIT
 - a. AUTO DEALERSHIP LAND USE - Consideration and possible approval of an automobile sales and display land use located at 151 N Carbonville Road within the Commercial 1 zoning district, JN Auto, Jesse Nelson. A Conditional Use Permit (CUP) application was submitted by Jesse Nelson to establish an automobile display and sales land use at 151 N Carbonville Road (Main Street) within the Commercial 1 (C-1) zoning district. 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 identified in Section 11.1.m of the Code. The land use(s) are motor vehicle dealers, identified in Section 11.3.4.35 of the Code, a permitted use and the development of the site, identified in Section 11.3.11.5.1 of the Code, a conditional use.
The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant. Chairman Young read aloud the following conditions of approval:
 - Maintain garbage can capacity and service frequency in such a manner to accommodate all use and prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish or debris finding that controlled, serviced and maintained garbage service protects the community aesthetic.
 - Maintain exterior building lighting such that all customer and employee parking areas are lit during dark hours finding that lit parking areas mitigate the potential for vehicle and pedestrian accidents. Exterior lighting to be high efficiency LED fixtures.
 - Maintain a minimum of nine (9) striped and identified off street parking locations for the building finding that properly identified off street parking mitigates the potential for vehicle and pedestrian accidents and is consistent with off street parking requirements identified in Chapter six (6) of the Code. Must include ADA accessible spaces as necessary.
 - Site ingress/egress from existing ingress/egress "curb cuts" only finding that utilization of existing ingress/egress points mitigates the potential for vehicle and pedestrian conflicts and accidents.

- Unimpeded emergency services access from both Carbonville Road and Gopher Blvd. ingress/egress, including no parking and fire lane access finding that emergency services access protects the health, safety and welfare of the community. Building and fire hydrant access to be confirmed and coordinated with the Price City Fire Chief.
- Installation of a Code compliant sight-obscuring fence along the north boundary of the development to separate the development from the undeveloped adjoining area finding that separated development areas mitigate development creep and protect the community aesthetic.
- Utility connections completed in accordance with provider requirements finding that properly connected utility services protect the health, safety and welfare of the community.
- Completion of a public infrastructure development agreement with associated financial surety and a private water user agreement with the Price City Public Works Department, as required, finding that properly agreed, secured and protected public infrastructure installations protect the health, safety and welfare of the community.
- Completion of storm water management controls to address a 100-year storm event concurred with by the Price City Engineer and compliant with all direction received from the Price City Engineer finding the properly controlled storm water flows mitigate flooding and damage. Details and calculations to be provided to the Price City Engineer.
- Installation of a minimum of 5% of the site project area in landscaping finding that 5% area landscaping is the Code minimum. Landscaping to be water wise.
- Installation of any business signage must be submitted to the Price City Planning Department prior to installation for Code compliance review and approval finding that properly reviewed and approved signage is required by the Code.
- Sales and display area to not exceed the safe capacity of the sales and display lot finding that safe sales areas mitigate potential personal accidents and serve to protect the health, safety and welfare of the community. All sales displays to remain on sales lot area. No parking or display in the public right of way.
- Installation of the structure under the auspices of a Price City Building Permit and inspection to ensure the safety of the location. Structure to be compliant with all flood plain elevation requirements including submission of an elevation certificate if necessary.
- Procurement of a Price City Business License prior to commencement of business operations from the location finding that all businesses operating in Price City are required to be licensed.
- Restrictions: (1) no mechanical service or maintenance or wash down on site finding that mechanical service, maintenance and wash down land use impact potentials are not fully mitigated for the site; (2) no impact to irrigation water flows; (3) no development beyond the development boundary identified on the submitted site plan finding that potential future development may necessitate additional restrictions or conditions of approval.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and improve the community aesthetic. Includes disturbed and undeveloped area to the north and west of the developed site.

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 a Conditional Use Permit (CUP) for an automobile sales and display land use located at 151 N Carbonville Road within the Commercial 1 zoning district. Motion seconded by Commissioner Beacco and carried.

8. UNFINISHED BUSINESS – Mark your calendar for the December 11, 2019 Price City Planning and Zoning Commission Training Retreat.

Meeting adjourned at 5:38 p.m. pursuant to a motion by Commissioner Root . Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
City Recorder, Sherrie Gordon