

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 14, 2015**

PRESENT:

Commissioners:

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

EXCUSED: Commissioner Oliver and Commissioner Root

OTHERS PRESENT: John Dester

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 August 24, 2015 –
MOTION. Commissioner Evans moved to approve the minutes of August 24, 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. PUBLIC HEARING - Public hearing to receive input regarding the proposed 23 lot land subdivision for Parklane Townhomes, located at approximately 450 North 1600 East.

MOTION. Commissioner Evans moved to open the public hearing at 6:03p.m. Motion seconded by Commissioner Young and carried.

Mr. John Dester stated that Phase 1 is finished and the last unit sale closed today. It took longer than expected to complete Phase I due to banking issues beyond his control. Mr. Dester reviewed Phase 2 of the project. The parks are in the center of the townhomes and will be finished with the completion of Phase 2. He anticipates Phase 2 to be completed and sold within two years.

MOTION. Commissioner Young moved to close the public hearing at 6:18 p.m. Motion seconded by Commissioner Bentley and carried.

b. GENERAL PLAN REVIEW - Review of the proposed updates to Chapter 3 of the Price City General Plan, Urban Design.

Nick Tatton, Community Director, advised the Commissioners to send him additional edits if needed. Commissioner Bentley expressed concern within the chapter and would like to continue editing this chapter and commented that it seems that the plans in place and approved are not followed by Price City. The General Plan update will be reviewed for potential final approval at the Price City Planning and Zoning Commission Training Retreat scheduled for December 7, 2015.

6. CONDITIONAL USE PERMIT –
 - a. LAND SUBDIVISION - Consideration and possible approval of a 23 lot subdivision for Parklane Townhomes, within a Planned Unit Development, located at approximately 450 North 1600 East, Georgetown Development, Mr. John Dester.

A Conditional Use Permit (CUP) application was submitted by, and on behalf of, John Dester, Georgetown Development, Inc., for the Parklane Townhomes, Plat B, a previously approved Planned Unit Development (PUD), located in the vicinity of 1600 E 450 N, within the Residential 1-6 (R1-6) zoning district. The 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 criterial is in Section 10.1.m of the Code. The PUD, previously approved, is a conditional land use and listed in Section 10.3.14 of the Code, the land subdivision is conditional and listed in Section 10.3.13 of the Code.

The Planning Commission discussed the subdivision with the applicant, including the proposed build-out timing. Vice Chair Sacco read aloud the following conditions of approval and led a discussion with the applicant:

- a. Recording of the final plat with the Carbon County Recorder's office timely finding that properly approved and recorded plats and land records mitigate misunderstandings and serve to keep property records accurate.
- b. Completion of, or amendment to, a public infrastructure development agreement with the Price City Public Works Department and submission of the required financial surety finding the properly agreed to public infrastructure development and financial guarantees protect the financial interest of the community.
 - i. Development elements may include: curb, gutter, sidewalk, street lighting, fire hydrants, water lines, sewer lines, electric lines, ADA access, paint striping, street signage.
- c. Completion of, or amendment to, a private utility agreement with the Price City Public Works Department finding that properly agreed management and operation of private utility systems connected to the public system protect the health, safety and welfare of the community.
- d. Connection of all utilities to the development in compliance with direction from the respective utility providers including Price City Electric, Price City Water and Sewer and Price City Storm Water Management finding that properly connected and installed utility connections prevent service and maintenance issues.
- e. Completion of all storm water management plans and development consistent with plans submitted and with any direction from the Price City Engineer finding that properly controlled storm water flows mitigate the potential for flooding and property destruction.

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 Bentley moved to recommend the Price City Council provided final approval for Parklane Townhomes, Plat B, a 23 lot land subdivision, based on the previously approved Planned Unit Development (PUD) based on the 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 criterial is in Section 10.1.m of the Code, the conditional use of a land subdivision in Section 10.3.13 of the Code. Motion seconded by Commissioner Young and carried.

7. UNFINISHED BUSINESS – Nick Tatton, Community Director, advised the Commissioners that two training were scheduled toward the end of the year and suggested if their schedules permit, they attend:

November 5, 2015 – Ken Young from Utah Community Planners will conduct a Small Town Planning Workshop (Held at City Hall from 8:00 A.M. to 3:00 P.M.). All Price City Planning and Zoning Commissioners are encouraged to attend. Price City will pay the registration fee.

December 7, 2015 - Price City Planning and Zoning Commission Training (Held at City Hall from 7:00 A.M. to 6:00 P.M.). All Price City Planning and Zoning Commissioners are encouraged to attend. Nick Tatton requested that RSVP's be made to Mrs. Gordon.

Meeting adjourned at 6:29 p.m. pursuant to a motion by Commissioner Young. Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Vice Chair, Frankie Sacco

ATTEST: _____
City Recorder, Sherrie Gordon