

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF SEPTEMBER 26, 2016**

**PRESENT:**

Commissioners:

Richard Root	Nick Tatton-Community Director
Nancy Bentley	Sherrie Gordon-City Recorder
Todd Thorne	
Robert Oliver	
Dale Evans	
Judy Beacco	
Frankie Sacco	

**EXCUSED:** Commissioner Young and Commissioner Holt-Alternate

**OTHERS PRESENT:** Steve Hillman, Sarah Norton, Wayne Clausing, and Seth Oveson

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** September 12, 2016 –  
**MOTION.** Commissioner Sacco moved to approve the minutes of September 12, 2016 as presented. Motion seconded by Commissioner Evans and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS** – No public comment was received on any of the items.
5. **CONDITIONAL USE PERMITS**
  - a. **SITE PLAN AMENDMENT** - Consideration and possible approval of a site plan amendment to locate the 7th District Judicial Court building at 120 East Main Street within the Commercial 1 zoning district, Seth Oveson, Carbon County.  
A Conditional Use Permit (CUP) application and the final site plan was submitted by Carbon County and represented by Seth Oveson to locate an office building with government services land use, at 120 East 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 in Section 11.1.m of the Code, the land use is Executive, Legislative and Judicial Functions, Code Section 11.3.10.2.2, a conditional use.  
The Commissioners reviewed the site plan with the applicant in detail including the site plan elements from the checklist. A discussion was held regarding the (re)installation of public infrastructure around the development as well as the building plan review, parking and inspection requirements.  
At the conclusion of the discussion Chairman Oliver read aloud the following conditions of approval:
    - Site Plan:
      - Exterior area and parking lot lighting per the lighting plan. Exterior lighting to be high efficiency LED fixtures only.
      - Fencing to be installed as indicated: (Re) Install as needed a six foot (6') sight obscuring fencing surrounding bank to be installed. Fence to only be three feet (3') high for first twenty feet (20') back from each sidewalk: Main Street and 200 East. (Re)Install as needed a six foot (6') sight obscuring fencing surrounding residential structures and properties to be installed. Fence to only be three feet (3') high for first twenty feet (20') back from each sidewalk: 200 East and 100 South.
      - Ingress & Egress: Main Street driveway to be a minimum of thirty-feet (30') in width finding that wider ingress/egress at the location may mitigate vehicle and pedestrian conflicts. 100 East driveway to be a minimum of thirty-feet (30') in width and signage posted to direct secure & non-secure access to the sally-port.
      - Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic. Minimum of eighty-five percent (85%) landscaping drought tolerant and water-wise. Backflow prevention installed & inspected by Price City Water Department prior to use/operation of irrigation system. Plantings, lighting, concrete treatments in sidewalk area to match same at Peace Garden across Main Street to north.
      - Off-street parking to be a minimum of one-hundred twenty-eight (128) spaces (38,344 net usable square feet / 300 = 127.81 → 128) for the overall site finding that adequate off-street parking mitigates congestion on roadways surrounding the development. Shared parking with adjoining uses permitted. On-street parking to be striped angle parking consistent with size and angles in Chapter 6 of the Code. No parking or storage of commercial, industrial, construction vehicles and equipment.
      - Garbage dumpster to be located within an enclosure with sight obscuring gate inserts to prevent unauthorized access including a service frequency to mitigate wind scatter of garbage, rubbish or debris and nuisance accumulations or odors. No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
      - Fire Department Red Zones and access to be coordinated with the Price City Fire Chief finding that compliant and functional fire access and infrastructure protect the health, safety and welfare of the public. Includes access points, fire department connections, fire risers, on-site hydrant placement, hydrant minimum flow, supply line sizing.
      - Building signage and way-finding signage to only be installed upon completion of submission of final signage plan, review and authorization by the Price City Planning Department. Signage to include numeric address and street locator. Monument sign, per Section 4.13.1.1.a of the Code, not to exceed forty-five square feet in size as indicated.
    - Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development.

- Electrical load sheet to be submitted to the Price City electric department in advance of connection request.
- Provide to Price City all necessary utility easements for access to installed public utilities, including fire department access.
- Existing Structures:
  - Existing 7<sup>th</sup> District Court Building restricted to public or private administration and business office services land uses as indicated in Section 11.3.5.1 of the Code finding that alternate land uses may require additional review and permitting.
  - Existing Carbon County P&Z Building restricted to public or private administration and business office services land uses as indicated in Section 11.3.5.1 of the Code finding that alternate land uses may require additional review and permitting.
- Plans, Licenses, Permits and Documents:
  - Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the study.
  - Completion of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the plan. Plan to address a 100 year storm event and mitigate any storm water runoff impact on neighboring and surrounding property. All storm water runoff must not flow to neighboring properties and must be fully mitigated.
  - Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department. All public infrastructure to be (re)installed/replaced surrounding the development site meeting Price City Minimum Standards and coordinated with the Price City Engineer. Plantings, lighting and concrete treatments in sidewalk area to match same at Peace Garden across Main Street to north, as indicated above in landscaping requirements section. Decorative Bump-Outs at curb line into roadway restricted.
  - Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
  - Complete a Price River Water Improvement District (PRWID) Waste Water Survey and submit to PRWID, copy to Price City, and compliance with all directed waste water system protection recommendations stemming from the survey including grease traps and sampling manholes provided by PRWID or Price City.
  - Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety and welfare of the community. Construction plans to be reviewed for compliance with the IBC 2015 and all construction consistent with that review and any plan amendments stemming from the review. Inspection of the building construction locally by Price City or by Carbon County only upon final execution of a building inspection agreement between Price City and Carbon County.
- All development consistent with all information, agreements, documents submitted to Price City finding that development consistent with supplied information mitigates misunderstandings and promotes efficient development activity in the community.
- No condition 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 Mr. Oveson 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 recommend the Price City Council provide final approval of a Conditional Use Permit (CUP) application and the final site plan submitted by Carbon County to locate an office building with government services land use, at 120 East Main Street within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Beacco and carried.

b. BUSINESS OCCUPANCY - Consideration and possible approval of a business occupancy conditional use permit for America Supports One, LLC., to locate a day programming administration business for disabled adults at 214 E 100 N within the Commercial 1 zoning district, Sarah Norton.

A Conditional Use Permit (CUP) application a was submitted by Sarah Norton to locate an office for administration of programming for day services for disabled adults called America Supports One, LLC., at 214 E 100 N 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 in Section 11.1.m of the Code, the land uses are as follows:

- Public, private, or quasi-public social services administration and activity, Conditional land use, Code Section 11.3.5.41;
- Special training and schooling, Conditional land use, Code Section 11.3.10.3.1;
- Welfare and charitable services, Conditional land use, Code Section 11.3.10.4.2

Sarah Norton informed the Commissioners that she was looking at a different location for the business. The location listed on the Conditional Use Permit no longer fit their needs. After a discussion to understand the nature of the business proposed better, the Commission and Sarah Norton agreed that a new Conditional Use Permit application will be submitted as soon as a new location is selected and that this application should be declined.

**MOTION.** Commissioner Bentley moved to decline the application. Motion seconded by Commissioner Root and carried.

c. SODA DRIVE UP BUSINESS - Consideration and possible approval of a soda drive up business called Sodalicious, located at 97 E 100 N within the Commercial 1 zoning district, Chad Carlson.

A Conditional Use Permit (CUP) application was submitted by Chad Carlson, 100 North, LLC, for a business called Sodalicious to be located at 97 E 100 N 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 applicable land uses are: (1) Candy, nuts, confectionary, Code Section 11.3.4.4, a permitted use in the C-1 zoning district; (2) Drive In Restaurants, Code Section 11.3.4.12, a conditional use in the C-1 zoning district; and, (3) Eating Places-Food Consumed on Premises, Code Section 11.3.4.14, a conditional use in the C-1 zoning district.

Nick Tatton informed the Commission that the applicant had contacted him earlier in the day and indicated he would not be able to attend the meeting to discuss and confirm the application. Mr. Tatton recommended the item be struck from the agenda until the applicant is prepared to proceed, pays all the fees, and requests the matter be redocketed for consideration.

**MOTION**. Commissioner Bentley moved to strike this item pending reapplication. Motion seconded by Commissioner Sacco and carried.

6. UNFINISHED BUSINESS - No unfinished business discussed.

Meeting adjourned at 6:31 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Evans and carried.

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

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