

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF OCTOBER 7, 2013**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Judy Beacco

Angela Sampinos

Frankie Sacco

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Robert Oliver and Chris Micoz, Alt.

OTHERS PRESENT: Wayne Clausing, Steve Hillam, David O'Brien, Erik Rasmussen and Jackson Pace

1. MINUTES of September 23, 2013.

MOTION. Commissioner Beacco moved to approve the minutes of September 23, 2013 as presented. Motion seconded by Commissioner Evans and carried.

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

3. CASTLE VALLEY SERVICE TRAINING-Consideration and possible final approval of a gym land use at 97 E 100 N within the C-1 zoning district, Steve Hillam and Erik Rasmussen.

Erik Rasmussen submitted a Conditional Use Permit (CUP) for the land use of a gym located at 143 North 100 East within the Commercial 1 (C-1) zoning district. The land use is conditional based on Section 11.3.10.6.1 of the Price City Land Use Management and Development Code (Code). The land use general evaluation criteria is in Section 11.1 of the Code and the specific land use evaluation criteria is in Section 11.1.m of the Code. This item was tabled at the last meeting held on September 23, 2013 due to the Commission's request of more information on the project. Steve Hillam and Erik Rasmussen provided the information requested for this meeting including plans for the restroom, a letter stating that no retail sales would be done at the location, the possible signage, hours of operation, exterior building and parking design. Mr. Hillam stated that they had spoken to Tony Basso, the adjoining property owner and have a verbal agreement regarding parking between the two properties and they agreed that no fence would be added to separate the properties. He stated that they are working closely with the Price City Building Inspector and Fire Chief to follow city requirements. Mr. Hillam stated that Mr. Rasmussen would offer personal training, spin classes and other exercise classes. Chairman Bruno read aloud the following conditions of approval:

- a. No retail sales to take place at the location finding that only training services have been applied for and considered.
- b. Building use and occupancy as a gym only upon completion of all necessary building renovations and upgrades completed under the auspices of a valid Price City building permit and inspection by the Price City building inspector and fire chief finding that properly permitted, completed and inspected building renovations protect the health, safety and welfare of the community.
 - i. Building façade on south, east and west sides to be installed consistent with application finding that improved visible building facades promote an improved community aesthetic along main commercial corridors within the city.
- c. Maintenance of a minimum of twenty-five (25) off-street parking spaces, including necessary ADA access spaces, to accommodate gym business finding that minimum off-street parking mitigates vehicular and pedestrian traffic accidents.
- d. Total gym occupancy not to exceed twenty five persons including employees, owners and

customers at any time and no operations prior to 5:00am or after 10:00pm daily finding that limited occupancy mitigates on-street parking and limited hours mitigate disturbances to neighboring land uses.

- e. No noise, light or other disturbances and/or nuisances that negatively impact neighboring residential land uses finding that mitigation of residential disturbances promotes community harmony and is consistent with the Price City General Plan.
- f. Installation of business signage only after submission of signage plans to the Price City Planning Department for review and approval finding that properly reviewed and approved signage promotes commercial activity and consistency in the community.
- g. No conditions at the property or structure that place the property or structure in violation of the Price City Property Maintenance Code finding that properly maintained properties and structures protect community property values.

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

MOTION. Commissioner Sampinos moved to approve a Conditional Use Permit final for Castle Valley Service Training with stated conditions. Motion seconded by Commissioner Sacco and carried.

- 4. WEST RIVER HOSPITALITY, LLC.-Consideration and possible final approval of a hotel and restaurant land use development located at 925 West Westwood Blvd. within the C-1 zoning district, Dallas Hakes, Chad Carlson, David O'Brien.

Dallas Hakes, West River Hospitality, LLC., submitted a Conditional Use Permit (CUP) for final approval for a new 82 room hotel and detached restaurant to be located at 925 West 100 North (Westwood Blvd.), within the Commercial 1 (C-1) zoning district. Nick Tatton provided the following information to the Commission: inherent within the CUP request is the potential hotel expansion area of an additional 40 rooms and the development of a restaurant, the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The hotel land use is conditional and listed in Section 11.3.2.1.1 (Hotels, tourist courts and motels) and the restaurant land use is conditional and listed in Section 11.3.4.14 of the Code (Eating Places-food consumed on premises). Staff recommended final approval by the Planning and Zoning Commission and recommendation of final approval to the Price City Council.

David O'Brien represented West River Hospitality, LLC. and stated that the storm water plan will include a retaining wall that will extend the length of the hotel and be kept the same height down the length of the property to control possible canal over flow and a seepage pipe will extend into the canal to meet city requirements. Nick Tatton stated that a fire hydrant will be relocated to the central part of the hotel which lines up with the sprinkling system inside the hotel making it easier for fire hose hookups in case of a fire. Mr. O'Brien stated that a crosswalk and left turn lane at the west side of Hospital Drive would be painted consistent with the City's Public Works Department and the City Engineer. He stated that the environmental study and public infrastructure assessment surety to Price City had not been done yet but will be submitted before construction starts. Chairman Bruno stated that approval would be contingent upon those two items being completed as well as the conditions read aloud:

All site development to be consistent with site plans and other documents, reports and information submitted and conversations with Price City staff and officials, as it relates to the project development, including but not limited to the following site plan elements, finding that development consistent with approved plans mitigates misunderstandings, expedites development and ensures development is consistent with the Price City General Plan:

- i. All installed parking lot lighting and street lighting to be LED fixtures. Lot lighting to be contained within the project boundaries.

- ii. Fencing, to include retaining wall, to run at a minimum of 6' in height from the RV parking stalls along the back of the developed site and to a point at a minimum of south of the south-east corner of the hotel building finding that fencing in that location mitigates the potential for unauthorized access to the canal corridor to the west of the development.
 - iii. Minimum of 150 parking spaces to be developed and hard surfaced, as indicted on the planning documents.
 - iv. West driveway is specifically approved to be forty feet (40') in width. Right turn only signage placed at egress at west driveway.
 - v. Dumpster location and enclosure for future restaurant not to be placed so as to have the effect of removing approved minimum installed parking spaces inherent in this approval. Hotel and restaurant dumpster enclosure to be maintained in such a manner to mitigate garbage or rubbish accumulations and visibility outside of the enclosures.
 - vi. Paint striping of crosswalks and other pedestrian and traffic control within development, along Westwood Blvd., and at intersection as indicated in submitted plans and conversations with Price City Public Works staff.
 - vii. Fire lane at rear of hotel to be signed as a fire lane with no parking signage and curbs painted red.
 - viii. Installation of fire hydrant(s) as indicted within site to include structure sprinkler hydrant connections, and, as directed by the Price City Fire Chief.
 - ix. All utility connections to be completed as indicated and as sized and planned and approved by the respective utility providers as indicated for ability, willingness and capacity to serve.
 - x. Installation of sampling manholes and grease traps in the sewer system as indicated on the planning documents. No grease or other negative impact to the sewer system from the hotel finding that no grease trap is installed to serve that structure.
 - xi. All landscaping to be installed as indicated on submitted site plans.
- b. Dedication and recording of a quit claim deed relating to the stub road accessing the development parcel from Westwood Blvd. to the south at the Hospital Drive intersection, to Price City finding that properly dedicated public roadways protect ingress/egress for all community members and ensure perpetual maintenance of public infrastructure.
 - c. Completion and recording of an easement for parking, storm water conveyance and pedestrian traffic along south line of Westwood Blvd. between the road right-of-way boundary and the finished street edge finding that roadway development in that location is not anticipated to be completed within the short- or medium-term, but that the public roadway may become developed to its' full width in the long-term.
 - d. Completion of all storm water management infrastructure and site grading as indicated on submitted and approved planning documents, sized sufficient to accommodate a 100 year storm event, and in compliance with any direction received from the Price City Engineer finding that properly planned, sized and installed storm water management infrastructure mitigates the occurrence of flooding to private and public property.
 - e. Any canal overtopping or drainage from the area above development to be maintained behind retaining wall and fence and conveyed to storm water management infrastructure, of sufficient size to accommodate up to a 100 year storm event, finding that controlled storm water and irrigation water events mitigate flooding potential and protect the health, safety and welfare of the community noting that recent flooding events increased the flow and potential flood release from the canal to 371.70 CFS and 4.09 Gage Height (Sept. 8, 2013 storm event as reported on the Price River Carbon Canal, 1.4 miles southwest of Spring Glen, Concrete Diversion Dam, 10 foot parshall flume, by the Utah Division of

Water Rights).

- f. Completion of all development consistent with the geotechnical study completed for the site, all submitted planning documents and in compliance with any direction received from the Price City Engineer finding that development and construction consistent with approved soil studies mitigates protects the health, safety and welfare of the community.
- g. Completion of a private utility agreement, if required, between the developer and the Price City Public Works Department finding that properly agreed and operated private utility systems connected to the public utility system protect the public investment in utility systems and protect the health, safety and welfare of the community.
- h. Completion of a public infrastructure installation agreement and submission of the required financial surety, if required, between the developer and the Price City Public Works Department finding that properly agreed to and financially secured installation of public infrastructure, such as, but not limited to, curb, gutter, sidewalk, electrical utility, water utility and sewer utility protect the long-term financial interest of the community and is consistent with the Price City General Plan.
- i. Development consistent with mitigation of any environmental conditions present at the site and in compliance with submitted storm water pollution prevention plans finding that mitigation of impacts to the natural environment is consistent with the Price City General Plan.
- j. Construction consistent with a valid Price City Building Permit and approved construction plans finding that properly reviewed and approved building plans and inspected construction protect the health, safety and welfare of the community.
- k. Installation of business signage only upon submission of sign plans and approval of sign plans by the Price City Planning Department finding that properly reviewed and approved signage promoted consistency in the community and increases commercial and business activity.
- l. Maintenance of any undeveloped property, including, but not limited to the future hotel expansion area and the restaurant location with landscaping consistent with the rest of the development site landscaping until such time as that expansion and development occurs finding that landscaped areas mitigate negative aesthetic characteristics of undeveloped locations and unfinished locations.
- m. No conditions at the property or structures that violate the Price City Property Maintenance Code finding the properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval. **MOTION.** Commissioner Sacco moved to approve final for this project. Motion seconded by Commissioner Beacco and carried.

UNFINISHED BUSINESS:

McKell Warburton and Angela Sampinos will no longer serve on the Planning and Zoning Commission as of October 20, 2013. Replacements are expected to be approved at the City Council meeting on October 9, 2013.

Meeting adjourned at 6:36 p.m. pursuant to a motion by Commissioner Sampinos.
Motion seconded by Commissioner Beacco and carried.

APPROVED: _____

ATTEST: _____

