

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF OCTOBER 11, 2022**

PRESENT:

Commissioners:

Judy Beacco	Nick Tatton, Community/Human Resources Director
Kyle Heffernan	Jaci Adams, City Recorder
Richard Root	
Renee Swinburne	
Todd Thorne	
Chris Wood	

EXCUSED: Commissioner Black, Commissioner Holt, Commissioner Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Commissioner Thorne called the meeting to order at 5:00 p.m. Commissioner Thorne led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Heffernan reminded everyone with it being Fall season, people are starting to cleanup around their homes and yards, to prevent accidents, use caution when using ladders to climb on.

4. MINUTES of August 22, 2022.

MOTION. Commissioner Beacco moved to approve the minutes for August 22, 2022. Commissioner Swinburne seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

Robert Richens, Price City resident expressed concerns regarding property designation with an alley way adjacent to his property on 500 West Street to remain open for public access.

6. GENERAL BUSINESS

There was nothing to be discussed for this item.

7. CONDITIONAL USE PERMIT

a. MULTIPLE FAMILY, MULTIPLE STRUCTURE (APARTMENT COMPLEX) LAND USE AND SITE PLAN. Consideration and possible approval of a multiple family, multiple

structure (apartment complex) land use at 1433 E Airport Road, Price Apartments, Tim Soffe.

The Commissioners thoroughly discussed the land use for a multiple family, multiple structure (apartment complex) with the applicants and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding specifics on the site such as parking, play areas for children, how residents will qualify to rent, etc. The Commission questioned and confirmed that snow loading will not be placed in Airport Road and will be accommodated within the boundaries of the development. Commissioner Thorne read aloud the following conditions of approval:

General Site:

- **All exterior lighting within the development to be high efficiency LED fixtures and all developed area ingress / egress and parking areas to be lighted during dark hours finding that lighted spaces mitigate the potential for theft and other non-desirable behavior.**
- **Fencing to be installed at Phase 1 project boundaries finding that fencing along project boundaries creates a land use break and mitigates the potential or unauthorized ingress / egress. Six-foot (6') sight obscuring fencing on west, north and east project boundaries. Three-foot (3') sight obscuring fencing for thirty-five (35') back from Airport Road on the west and east property boundaries.**
- **Minimum of five percent (5%) of area landscaped finding that the Code minimum requirement is 5% minimum area landscaping. Water wise landscaping preferred and recommended.**
- **Minimum of two (2) off street parking spaces per residential unit finding that the Code minimum requirement is 2 off street spaces per residential unit. Total three-hundred thirty-six off street parking spaces required for Phase 1 development (168 units x 2 spaces per unit = 336).**
- **All garbage dumpster areas to be enclosed and hard surfaced and allow garbage truck access without risk to damage to surrounding structures, vehicles or equipment and sized and serviced at a frequency that prevents the accumulation or wind scatter of garbage, rubbish or debris.**
- **Interior fire lanes to be a minimum of twenty-six feet (26') in width with twenty-eight-foot (28') radius turn areas and capable of supporting up to seventy-five thousand (75,000) fire apparatus finding that fire safety access protects the health safety and welfare of the community.**
- **Any installed development signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage services to promote consistency within the community.**
- **All developed/installed public infrastructure including but not limited to roads, curb, gutter, sidewalk, water utility, sewer utility, storm water utility, electrical utility, fire hydrants (along Airport Road – confirm final location/spacing with Price City Fire Chief), street lights, roadway restoration to be installed as indicated in the submitted plans, meeting all Price City**

minimum approved standards and inspected by the Price City Public Works Department finding that quality development of long term infrastructure protects the interest of Price City and is consistent with the Price City General Plan. All infrastructure shall be installed and conform to Price City Standards and the most current American Public Works Association (APWA), Utah Chapter, standards.

Plans and Documents:

- **Submission of a geotechnical study, prepared by a qualified engineer, to the Price City Public Works Department for acceptance and concurrence, development in compliance with the study and any direction from the Price City Public Works Department finding that development compliant with qualified geotechnical studies protects the health, safety and welfare of the community.**
- **Submission of a storm water management study, completed by a qualified engineer, to the Price City Public Works Department for acceptance and concurrence, development in compliance with the study and any direction from the Price City Public Works Department finding that development compliant with qualified storm water management studies protects the health, safety and welfare of the community. Storm water management plan to retain and release storm water to a pre-development flow based upon a 100-year storm event.**
- **Completion of a storm water pollution plan (SWPPP) as required by the State of Utah, by a qualified engineer, and copy provided to Price City.**
- **Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the necessary financial surety prior to commencement of development activity finding that properly agreed and financially secured public infrastructure installation protect the long-term financial interest of the community.**
- **Completion of a private water agreement with the Price City Public Works Department, if required, for water connectivity finding that properly agreed upon water connection and circulation protects the health, safety and welfare of the community.**
- **Completion of a water and sewer usage model by a qualified engineer identifying usage metrics prior to development finding that properly planned and modeled utility connections mitigate potential future utility service disruptions.**
- **Completion and submission of a site environmental survey consistent with Chapter 3 of the Code finding that properly evaluated site environmental conditions mitigate the potential for development misunderstandings, delays and other unforeseen circumstances.**

Restrictions:

- **No Home Occupied Businesses (HOB) to be authorized within the development finding that HOBs within the development may lead to additional parking and**

occupancy congestion and decrease internal development pedestrian and vehicle safety.

- **No residential facilities/rooming/boarding/dormitories permitted within the development finding that those land uses require additional permit consideration.**
- **No development activity on the Phase II parcel finding that the site plan and development impact mitigations for Phase II have not been submitted to Price City by the applicant.**

Other:

- **Understanding that Phase II, as contemplated, shall require a site plan amendment review and additional authorization prior to development finding that pedestrian and vehicle circulation, utility connectivity, storm water management, and other site plan elements shall review and approval.**
- **All permitting, utility connection, impact, public infrastructure deposits and other fees to be paid in full prior to commencement of development at the site finding that fully applied for and paid fees mitigate incremental impacts of the development on the community.**
- **Full-time on-site manager to be present at development and manager contact information provided to Price City and other area service providers finding that on-site management mitigates confusion regarding needs within the development from the public and residents of the development.**
- **Utility connections installed with sufficient capacity to fully ensure service to Phase II of the development as contemplated finding that properly sized utilities mitigate the potential for development limitations. Utility capacity to be sized to accommodate Phase II, or other approved land use and development on the Phase II property area, regardless of Phase II actual development construction.**
- **All infrastructure and facilities, utilities, including on-site storm water detention basins within the development, within the boundary of the development shall be considered private and not public finding that only infrastructure within the public area shall be dedicated to the public. Developer and/or owner shall be responsible to provide required reporting (back flow inspection, fire hydrants, etc.)**
- **Developer to arrange for and install or relocate all existing utilities including irrigation water ditch/pipes (cannot limit or impede access to water) which may conflict with the proposed development.**
- **Building permit required for structure construction finding that planned, reviewed and inspected construction protects the health, safety and welfare of the community.**
- **No conditions at the development site in violation of the Price City Property Maintenance Code finding that properly maintained property and construction sites mitigate negative impacts on the surrounding properties. Dust control, traffic congestion control during construction required.**

ACCEPTANCE: The applicants acknowledged that they are 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 multiple family, multiple structure (apartment complex) land use and site plan. Commissioner Heffernan seconded and motion carried.

8. HOME OCCUPIED PERMIT

There was nothing to be discussed for this item.

9. UNFINISHED BUSINESS

Nick Tatton reminded everyone that the Price City Planning and Zoning Commission Retreat will be held November 30, 2022.

Commissioner Thorne asked for a motion to close the regular Planning and Zoning meeting.

MOTION. Commissioner Beacco moved to close the regular Planning and Zoning meeting. Commissioner Swinburne seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:52 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams