

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF OCTOBER 12, 2021**

**PRESENT:**

Commissioners:

Judy Beacco  
David Black  
Dale Evans  
Jade Powell  
Richard Root  
Todd Thorne  
Jan Young

Sherrie Gordon, City Recorder  
Nick Tatton, Community/Human Resources Director

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

**STAFF/OTHERS:** See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:30 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Thorne reviewed proper lifting techniques. Be sure and lift with your legs not your back. Use ice for 48-hours for a back strain.
4. MINUTES OF September 20, 2021  
**MOTION.** Commissioner Root moved to approve the minutes for September 20, 2021. Motion seconded by Commissioner Thorne and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. CONDITIONAL USE PERMIT
  - a. A Conditional Use Permit (CUP) application was submitted by Allen McCourt to develop and establish a multiple family land use at 165 S 700 E within the Commercial 1 (C-1) zoning district. The location is presently undeveloped land. The general land use evaluation criteria are 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 is multiple family dwellings, identified in Section 11.3.2.1.3.1 of the Code, a conditional land use. Note that addressing will be 165 S 700 E, #1, #2, #3, #4.  
The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant. Chair Young read aloud the following conditions of approval:
    - Installation of exterior lighting to illuminate the parking and building entrance areas. Lighting to be angled away from neighboring land uses. Exterior lighting to be high efficiency LED fixtures.
      - Six (6) foot fencing to be installed on the east and south property boundaries (3') for 25 feet back from the sidewalk.
      - Minimum 5% landscaping installed. Water wise landscaping with backflow prevention device on irrigation systems.
      - Minimum of ten (10) off street parking spaces as identified on site plan submitted.
      - Garbage dumpster to be located in dumpster enclosure and serviced at a frequency to prevent accumulations of garbage, rubbish or debris. Dumpster enclosure to be hard surfaces to contain spills and prevent soil contamination.
      - All public infrastructure to be installed to minimum Price City standards and as directed by the Price City Public Works Director and/or Price City Engineer.
      - Fire safety as required by Price City Fire Chief, including red zones, hydrant installation, access zones, Etc.
    - Utility connections in compliance with provider minimum standards and requirements: water; sewer; electric; natural gas, telephone/internet.
      - No build restriction on sewer easement across south of property. Minimum 10 feet each side of center line.
    - Obtain a building permit prior to construction and construction to be consistent with plans submitted and building inspections provided.
    - Storm water management for 100-year storm event to retain and release for surface or subsurface conveyance. No storm water generated on site to be released to adjoining property. Concurrence with the storm water management plan by the Price City Engineer.
    - Geotechnical report completed for footer and foundation design, if necessary and required by the Price City Engineer.
    - No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.
- 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 Root moved to approve a Conditional Use Permit to establish a multiple family land use at 165 S 700 E within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Black and carried.
7. UNFINISHED BUSINESS – Nick Tatton reminded everyone of the Price City Planning and Zoning Commission Training Retreat scheduled for December 6, 2021. He also informed the Commissioners that Price City entered into

an Interlocal Cooperation Agreement with Carbon County to provide building safety inspections. The agreement went into effect October 1, 2021 and ends December 31, 2022. At that time the agreement will be reevaluated. At this point in time, everything is working well.

Chair Young called for a motion to close the regular Planning and Zoning Commission meeting.

**MOTION**. Commissioner Thorne moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Beacco carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:21 P.M.

APPROVED: \_\_\_\_\_  
Chair, Jan Young

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