

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF OCTOBER 26, 2015**

PRESENT:

Commissioners:

Dale Evans	Nick Tatton, Community Director
Jan Young	Sherrie Gordon, City Recorder
Nancy Bentley	
Judy Beacco	
Robert Oliver	
Richard Root	

EXCUSED: Commissioner Sacco

OTHERS PRESENT: Wayne Clausing, Kelly Gillman, Joe Peterson, Ann Evans, Daniel Thatcher, and Eric Mantz

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 28, 2015 –
MOTION. Commissioner Evans moved to approve the minutes of September 28, 2015 as presented. Motion seconded by Commissioner Young and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.
5. **GENERAL BUSINESS –**
 - a. **UTAH STATE UNIVERSITY-EASTERN -** Presentation of the USU-E campus master plan to Price City, Kelly Gillman, CRSA Architects and Joe Peterson, USU-E Chancellor.
Joe Peterson, USU-E Chancellor, addressed the Commission. He stated that USU-E is working extremely hard to ensure the campus works well with the community. Kelly Gillman, CRSA Architects, reviewed the campus master plan.
 - b. **GENERAL PLAN UPDATE REVIEW -** Review and discussion on Chapter 5 of the Price City General Plan, transportation.
Commissioner Bentley expressed concerns that Chapter 5 doesn't address emergency medical transportation. She isn't sure this need fits into this entity.
Wayne Clausing suggested that the Commissioners email the Council as needed and let them know that specific items are not part of the master plan.
6. **CONDITIONAL USE PERMIT –**
 - a. **SITE PLAN AMENDMENT -** Consideration and possible approval of site plan amendment for Intermountain Farmers (IFA) located at 240 W 100 N within the Commercial 1 zoning district.
A Conditional Use Permit (CUP) application for a site plan amendment was submitted by Daniel Thatcher, IFA Manager. He reviewed the updates IFA will be making to the existing site including the addition of a warehouse building and improved employee and farmer parking in the back area.
Chairman Oliver read aloud the following conditions of approval and led a discussion with the applicant:
 - Completion of a land parcel assembly-lot line adjustment plat and recording with the Carbon County Recorder finding that the site consists of multiple parcels of land that must be combined to accommodate the site plan amendment.
 - Development of the site plan, as submitted and amended herein, including the following elements finding that development consistent with approved site plans mitigates development misunderstandings.
 - No additional buildings or structures authorized that are not represented on the amended site plan.
 - Exterior site and yard area lighting to be high efficiency LED fixtures and angled, shielded or on timers to avoid light transference to neighboring residential properties.
 - Site fencing maintained to prevent unauthorized access to site.
 - No new or additional business signage without prior submission of sign plan and sign plan approval by Price City Planning Department.
 - Garbage collection frequency to eliminate the potential for accumulations of garbage, rubbish or debris and wind scatter.
 - No on-street parking identified or permitted to serve site.
 - Procurement of a Price City building permit and all construction activity to take place under the auspices of the building permit and building inspection finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community.

- Construction to comply with all building and fire safety requirements set forth by the Price City Building Inspector and Price City Fire Chief.
- Completion of a storm water management plan and concurrence with the storm water management plan by the Price City Engineer and compliance with all storm water management recommendations provided by the Price City Engineer finding that properly managed storm water flows prevent flooding and protect the health safety and welfare of the community.
- Notification of surrounding property owners within 300 feet of development of pending development and time-line finding that neighborhood notification mitigates development misunderstandings and facilities development.
- No violations of the Price City Property Maintenance Code at the site or structures finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

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 a site plan amendment for Intermountain Farmers (IFA) located at 240 W 100 N within the Commercial 1 zoning district including the conditions listed and discussed with the applicant. Motion seconded by Commissioner Root and carried.

7. UNFINISHED BUSINESS - Nick Tatton, Community Director, advised the Commissioners that trainings/conference 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.
 - November 5-6, 2015 – Utah State University Eastern Business Conference
 - 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.

Mr. Tatton also updated the Commissioners of the following project statuses:

The Urgent Care Clinic, concept approval, will be on the Planning & Zoning meeting agenda scheduled for November 9, 2015.

Consideration and possible approval of the sale of approximately 2 acres of real property owned by Price City, based on the results of the surplus and bid process, located at 75 East 500 North, to Richard Nuffer, Beehive Homes, is on the October 28, 2015 City Council meeting agenda.

Price City will be accepting sealed bids for the potential purchase of real property currently owned by Price City along the north boundary of the 'Old Olsen Reservoir' located at approximately 890 N 100 E and south boundary of the existing Olsen Reservoir Subdivision extending south for 40 feet. Sealed bids must be received on or before 11:00am on Friday, November 6, 2015. A public opening of the bids will take place at that time.

Meeting adjourned at 6:49 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