

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 13, 2012**

PRESENT: Commissioners:

Larry Bruno	Laurie Tryon
Judy Beacco	Nick Tatton
Erroll Holt	
Frankie Sacco	
Alfred Richens	

EXCUSED: Commissioner Clausing and Commissioner Oliver

OTHERS PRESENT: Kathy Hanna-Smith, John Jones, Layne Miller, Mike Milovich, Jae Potter, Curtis Page, Christian Bryner and Scott Evans

1. MINUTES of October 9, 2012

MOTION. Commissioner Sacco moved to approve the minutes of October 9, 2012 as presented. Motion seconded by Commissioner Beacco and carried.

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

3. NEW CARBON COUNTY COURTHOUSE-Consideration and possible approval of concept only for the new Carbon County Courthouse land use (executive, legislative and judicial land uses) at 751 East 100 North within the C-1 zoning district. Presented by Curtis Page, Carbon County Engineer.

Carbon County submitted a Conditional Use Permit (CUP) application for concept approval only for the land use of a new courthouse administration building to be located at 751 East 100 North within the Commercial 1 (C-1) zoning district. Nick Tatton provided the Commissioners with the following information: the land use is conditional in the zone district based on Section 11.3.10.2.2 of the Price City Land Use Management and Development Code (Code) and is listed as “Executive, Legislative and Judicial functions.” General land use evaluation criteria are listed in Section 11.1 of the Code and specific evaluation criteria/land use checklist is in Section 11.1.m of the Code.

Chairman Bruno stated that he heard about a meeting on this item at the Carbon County offices and asked Curtis Page what was discussed at the meeting. Christian Bryner, representing Carbon County stated that the meeting was held at 1 p.m. earlier in the day at Carbon County offices and had no relevance to this meeting and the item was not discussed any further.

Mr. Page provided the Commissioners with drawings of the proposed new courthouse conceptual site plan and stated that there will be 270 parking spaces and 50,000 square feet of office space on two floors. Christian Bryner asked that the Planning and Zoning Commission to acknowledge that they had received a Conditional Use Permit application, site plan drawings, civil site plan, grading and drainage plan, utility plan, landscape plan, architectural site plan, mechanical site plan, geotechnical investigation, and rendering of the building exterior. Chairman Bruno stated that they had received those items for concept approval but will, however need more information as the project proceeds towards preliminary approval.

Chairman Bruno read aloud the following items that need to be included in the application for preliminary site plan approval:

- Preliminary site plan elements to include:
 - Parking lot and area lighting plan. Lighting should be directed away from residential uses to the north of the development site.
 - Fencing at the site. Type of fencing and overall location. It is recommended that a

- minimum 6' block wall be required along the north and east property boundaries.
- Utility connection plan including capacity and ability to serve letters from all utility providers.
- Results of the traffic study. A signalized semaphore intersection should be required at 700 East 100 North and other pedestrian safety improvements at 600 North 100 East.
- Dimensions on all ingress/egress and other site plan elements.
- Final identification sign plan, including sign locations and types, to be submitted and identified on the site plan.
- Discussion of landscaping plan. No particular recommendations beyond that presented.
- On street parking restriction signage type and location and painting/stripping plan.
- Public infrastructure upgrades indicated such as street widening, semaphore, signage, painting, striping, etc.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the required surety, if required.
- Submission of building plans to the Price City building department for review and issuance of a building permit. Further discussion should be held regarding the use of Price City building inspection or self-inspected with Carbon County Staff intent.
- Copy of formal notification to the canal company by Carbon County of development taking place within 100' of the canal and any response issued by the canal company.
- Completion of a storm water management study/plan and concurrence with the plan by the Price City Engineer and development in compliance with the approved plan and any direction by the Price City Engineer.
- Concurrence with the submitted geotechnical plan by the Price City Engineer and development in compliance with the approved plan and any direction by the Price City Engineer.
- A preliminary environmental site review consistent with Section 3.3 of the Code (may be completed by applicant).
- Written notification of all property owners within 300' of the subject property that the development is taking place, the scope of the development, the time line of the development and contact information for the applicant & Price City.
- Completion of a PRWID waste water survey and submission to PRWID and Price City.

Chairman Bruno also inquired about the status of several items that were requested by the Planning Commission as part of the real property transfer transaction as follows:

- Availability of an economic impact study;
- Availability of a use study pertaining to the old courthouse, property at 120 E. Main; and
- Schedule/results of public meetings held or to be held by Carbon County regarding the project.

Mr. Bryner asked Chairman Bruno where the checklist came from because he noticed differences in the City's land code and the checklist. He stated that Carbon County will follow what the actual code says and not what the checklist states. Chairman Bruno stated that the three items, i.e. to the economic impact study, the study for use of the old courthouse property and public meeting requests were a follow up from the real property transfer process and were included in the letter addressed to Carbon County from Mayor Piccolo. Mr. Bryner stated that Carbon County acknowledges the items necessary to receive concept approval but that the three follow-up items mentioned were never agreed upon by Carbon County.

MOTION. Commissioner Holt moved to grant concept approval only for the land use of the Carbon County Courthouse, Executive, Legislative and Judicial functions, at 751 East 100 North within the C-1 zoning district based on the conditional land use listed in Section 11.3.10.2.2 of the Code, the general evaluation criteria in section 11.1 of the Code and the specific evaluation criteria in Section 11.1.m of the Code. Motion seconded by Commissioner Sacco and carried.

Chairman Bruno then allowed several members of the public to make comments on this item. Comments were received from Kathy Hanna-Smith, Christian Bryner, Mike Milovich, Jae Potter, John Jones and Curtis Page.

Kathy Hanna-Smith stated that she was disappointed in Carbon County for not wanting to follow through with the three items that were listed in Mayor Piccolo's letter and read aloud by the Mayor at a previous Price City Council meeting and agreed to by two Carbon County Commissioners Milovich and Jones. She stated that residents do not want the courthouse to change locations.

Christian Bryner stated that there was no agreement that Carbon County would be bound to the items in Mayor Piccolo's letter and whether or not they do then is the county's decision and that the items cannot be imposed as conditions of approval upon the County.

The three Carbon County Commissioners in attendance indicated that the property deeded to Carbon County by Price City for this project was not necessary and could be deeded back; that the City would then be required to maintain the property and if necessary the item could be placed on an upcoming County agenda. Studies on the building are available whenever anyone wants to look at them but because the current courthouse has parking, fire suppression and fire alarm safety, electrical, heating, air-conditioning and insulation problems, a new building is needed and cost effective.

The Planning and Zoning Commission considered but did not schedule a further public hearing regarding the executive, legislative and judicial functions of the proposed land use.

- 4. UNFINISHED BUSINESS- No report.
- 5. CUSTOMER SERVICE REPORT- No report.

Meeting adjourned at 7:04 p.m. pursuant to a motion by Commissioner Holt.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon