

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 21, 2011**

PRESENT: Commissioners:
Larry Bruno, Chairperson
Frankie Sacco
Erroll Holt
Alfred Richens
Wayne Clausing
Nick Tatton, Community Director
Laurie Tryon, City Recorder

EXCUSED: Commissioner Beacco, Commissioner McEvoy and Commissioner Davis
OTHERS PRESENT:

1. MINUTES-November 7, 2011
MOTION. Commissioner Richens moved to approve the minutes of November 7, 2011. Motion seconded by Commissioner Sacco and carried.

2. GENERAL BUSINESS
PUBLIC HEARING-To receive input regarding the proposed American Dream Plat C Subdivision located at approximately 400 North Cedar Hills Drive and further proposed to accommodate Utah State University.
MOTION. Commissioner Clausing moved to open the public hearing at 6:02 p.m. Motion seconded by Commissioner Richens and carried. Mr. Paul Washburn representing the American Dream Subdivision stated that the project is a partnership with Price City, Utah State University and American Dream will be a great asset to the community. He stated that a research park for USU will be built and everything south and west of Homestead Blvd. will become college property. He stated that a housing development will be built on the rest of the property. **MOTION.** Commissioner Holt moved to close the public hearing at 6:05 p.m. Motion seconded by Commissioner Sacco and carried.

3. CONDITIONAL USE PERMIT
NATURAL GAS WELL DRILLING AND PUMP SITING-Consideration and possible final approval of a Conditional Use Permit to drill and locate a natural gas well at approximately 275 North 1900 East within the combined C-1 and M-1 zoning district. **MOTION.** Commissioner Richens moved to table the item. Motion seconded by Commissioner Sacco and carried.

4. CONDITIONAL USE PERMIT
LAND SUBDIVISION-Consideration and possible final approval of the proposed 8 lot American Dream Plat C land subdivision located at approximately 400 North Cedar Hills Drive.

Nick Tatton provided the Commission with the following information: “This is the plat that will allow the USU Research Park to develop based on the road being built and the donation of land to the college. The roadways are dedicated to the city and will be public streets. The individual lots will represent various phases of the research park land donations and development, and possibly other development in the area consistent with zoning, etc. The subdivision of the land encompasses multiple zoning districts, both residential and commercial and may be requested to be re-zoned to public facilities at a future time. The subdivision is available based on Section(s) 10.3.13 and 11.3.11.1 of the Price City Land Use Management and Development Code (Code).”

Mr. Paul Washburn stated that construction would be done in phases. He stated that Homestead Blvd. and Research Drive would be paved to the canal and that the storm drainage and sewer/water would all be stubbed to that point. Mr. Washburn stated that road base would be placed on the road to Airport

Road so that it is passable for residents during inclement weather until asphalt can be permanently placed. He stated that everything would be done according to City standards including sidewalk, curb and gutter as development is completed in phases. Mr. Tatton stated that development agreements would be worked out with Utah State University. Mr. Washburn stated that if developers wanted to buy sections of property around the research park and housing development they may be allowed to do so. Chairman Bruno read aloud the condition for the project:

- a. Plat to be recorded with the Carbon County Recorder's office within 30 days of approval finding that timely and accurate recording of plats mitigates land and parcel identification and use confusion.

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 Holt moved to approve for the proposed 8 lot American Dream Plat C land subdivision located at approximately 400 North Cedar Hills Drive. Motion seconded by Commissioner Clausing and carried.

5. UNFINISHED BUSINESS:

Meeting adjourned at 6:23 p.m. pursuant to a motion by Commissioner Clausing.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon