

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 21, 2016**

PRESENT:

Commissioners:

Robert Oliver	Nick Tatton-Community Director
Nancy Bentley	Sherrie Gordon-City Recorder
Todd Thorne	
Judy Beacco	
Frankie Sacco	
Jan Young	

EXCUSED: Commissioner Root, Commissioner Evans, and Commissioner Holt-Alternate

OTHERS PRESENT: Kerry Jensen, Collin Fawcett and Wayne Clausing

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 November 7, 2016 –**
MOTION. Commissioner Bentley moved to approve the minutes of November 7, 2016. Motion seconded by Commissioner Beacco and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.
5. **CONDITIONAL USE PERMIT –**
 - a. **SITE PLAN AMENDMENT-SPORTS FACILITY -** Consideration and possible approval of a site plan amendment for reconstruction of the Carbon High Baseball and Softball fields at 1260 E 700 N, within the PF zoning district, Kerry Jensen, Carbon School District.
A Conditional Use Permit (CUP) application was submitted by Kerry Jensen at Carbon School District for a site plan amendment for reconstruction and replacing the girls softball field and the boys baseball fields adjacent to Carbon High School at 1260 E 700 N within the Public Facilities (PF) zoning district. The PF zoning district is designed to allow flexibility for school campuses as indicated in Section 14.1.7 of the Price City Land Use Management and Development Code (Code). The standards for development are to be governed by the most similar zoning district, as indicated in Section 14.2.4 of the Code; in this case the Commercial 1 (C-1) zoning district. The general evaluation criteria for the land use is listed in Section 11.1 of the Code, the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land use is a Sports Activity Facilities, a conditional use based on Section 11.36.5 of the Code.
The anticipated use schedule, maintenance and other matters that may impact the residential areas to the east and/or vehicle and pedestrian traffic in the area was discussed in detail with the applicant. The applicant was asked to include a garbage dumpster enclosure and dumpster, or other garbage removal and control, on site and bike racks within the development to accommodate youth access and use of the facilities.
The Planning Commission discussed the Conditional Use Permit. Chairman Oliver read aloud the following conditions of approval and led a discussion:
Site Plan Elements:
 - Install all exterior lighting to be high efficiency LED fixtures and installed with timers and/or shields/and/or angled away from neighboring residential properties finding that energy efficiency is a goal of Price City and that restriction of light transference to residential properties mitigates potential conflicts.
 - Install fencing or other barrier restricting direct access to Meads Wash by participants and spectators utilizing the facility finding that restricted access to Meads Wash mitigates the potential for accidents involving the Meads Wash.
 - Installation of all utility services to be coordinated with the respective Price City utility departments finding that properly planned and installed utility connections mitigate potential misunderstandings and possible capacity and service issues. Compliance with all State Fire Marshall and Price City Fire Chief safety requirements and direction including access capable of supporting 44,000 pound fire equipment within 150 ft. of concession stand and fire hydrant within 250 ft. concession stand. Provision and recording of any necessary utility easements.
 - Installation of a minimum of 5% landscaping on the site as required by the Code. Installation of backflow prevention on all irrigation lines.
 - Placement of a garbage dumpster and garbage dumpster enclosure or other garbage collection and disposal control on site finding that on-site garbage dumpsters, with an appropriate service frequency, prevent the accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish and debris or cans serviced by the School District.
 - Off-Street parking of not less than ninety (90) spaces, as indicated on submitted planning documents and consistent with Section 6.4.15 of the Code. Off-street parking lot to be hard surfaced consistent with Section 6.7 of the Code. Restricted access and parking to the south side of the installed complex by unauthorized persons finding that general access is to be from the parking lot on the north. Service road to be maintained with road base gravel or asphalt millings to mitigate dust generation and mud track out. Installation of bike racks within the development to accommodate access by non-driving youth within the community.
 - Installation of signage at site to identify site and the site address numerically finding that properly signed athletic sites mitigate misunderstandings for emergency services.

- Submission of signage plan to the Price City Planning Department for review and approval prior to installation consistent with Chapter 4 of the Code.

Documents and Plans:

- Completion and submission of an elevation certificate prepared by a licensed surveyor or engineer, if required by the Price City Engineer, that indicates the structures are above the 100 year flood zone finding that the development is adjacent to a flood drainage in the community.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of a financial surety, if required, finding that properly agreed and planned public infrastructure installations protect the long-term interest of the community. Installation of standard curb and gutter on east parking lot entrance if existing ingress not used, coordinate with the Price City Engineer.
- Completion of a private utility agreement with the Price City Public Works Department and submission, if required, finding that properly agreed and planned water system connections to the Price City main system mitigates negative impacts and protects the health, safety and welfare of the community.
- Submission of construction plans to the Price City Building Department and procurement of a Price City Building Permit and payment of building permit fee, if required, finding that properly reviewed and inspected construction protects the health, safety and welfare of the community.
- Submission of a storm water management plan to the Price City Engineer, addressing a 100 year storm event, construction in compliance with the storm water management plan submitted and approved and any direction provided by the Price City Engineer finding that approved management of storm water mitigates flooding and property damage. Coordinate use or removal of existing storm drain line from Skate Park with Price City Engineer. Coordinate capacity approvals for existing on-site culverts with Price City Engineer.
- Submission of a geotechnical investigation study to the Price City Engineer and construction in compliance with the geotechnical investigation study submitted and approved and any direction provided by the Price City Engineer finding that construction consistent with approved geotechnical investigation studies mitigates possible construction failures.
- Completion of a Price River Water Improvement District (PRWID) waste water survey and submission of a copy of the survey and PRWID response to Price City finding that properly identified waste water connections mitigate negative impacts to the public waste water system. Installation of sampling manhole and grease trap as required.

General:

- Written notification to all neighboring property owners within five-hundred feet (500') of the project, the project schedule and project contact information finding that notification of neighboring property owners mitigates misunderstandings and promotes efficient development.
- Removal and disposal of all unused existing structures and equipment under the auspices of a Price City Demolition Permit finding that properly permitted demolition mitigates the potential for fugitive dust, asbestos and utility interruptions.
- No conditions at the site that violate the Price City Property Maintenance Code finding that properly maintained property and structures mitigate social and economic problems associated with public facilities as well as protect private property values in the area.

ACCPETANCE: 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 that the Price City Council provide final approval for a site plan amendment for reconstruction and replacement of the girls softball field and boys baseball field at 1260 E 700 N within the Public Facilities (PF) zoning district, amending the current site plan, as requested by Carbon School District acknowledging that the PF zoning district is designed to allow flexibility for school campuses as indicated in Section 14.1.7 of the Price City Land Use Management and Development Code (Code) and that the standards for development in the PF zoning district are to be governed by the most similar zoning district, as indicated in Section 14.2.4 of the Code; in this case the Commercial 1 (C-1) zoning district, based on the general evaluation criteria for the land use is listed in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code, the applicable land use is a Sports Activity Facilities, a conditional use based on Section 11.36.5 of the Code. Motion seconded by Commissioner Young and carried.

6. UNFINISHED BUSINESS – Nick Tatton reminded the Commission about the registration for the upcoming Price City Planning and Zoning Training Retreat scheduled for December 12, 2016.

Meeting adjourned at 6:31 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Sacco and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon