

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 26, 2012**

PRESENT: Commissioners:

Larry Bruno	Laurie Tryon
Judy Beacco	Nick Tatton
Erroll Holt	
Frankie Sacco	
Alfred Richens	
Wayne Clausing	
Robert Oliver	

EXCUSED:

OTHERS PRESENT: John Jones, Jae Potter, Christian Bryner and Mike Milovich

The Planning and Zoning Commission held a 4 p.m. planning workshop for a review of possible development project proposed by developers (Manny Martinez and Reid Dickson) in the south Price area involving annexation, commercial, retail and residential development aspects.

1. MINUTES of November 13, 2012
MOTION. Commissioner Holt moved to approve the minutes of November 13, 2012 as presented. Motion seconded by Commissioner Sacco and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS- No comment was received.
3. NEW CARBON COUNTY COURTHOUSE-Consideration and possible preliminary approval for the development of a new Carbon County Courthouse, administrative, legislative and judicial land uses, located at 751 East 100 North within the C-1 zoning district presented by Christian Bryner.

Carbon County Attorney, Christian Bryner, presented a Conditional Use Permit (CUP) application for preliminary 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 following information to the Commissioners: “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. The preliminary approval step applied for herein carries elements of additional responsibility on the part of the applicant and Price City. It is at this step (preliminary), upon approval by the Planning Commission and City Council, that the project is considered to be “vested”. This, in lay terms, means that the project, as presented, is fully acceptable to the city and that the applicant has a right to the benefit of the project and that benefit is protected by law – in this case the Code. Upon preliminary approval essentially final amendments/edits/changes as discussed between the applicant, city staff, the Planning Commission and City Council, preliminarily approved, are made and all documents are finalized and updated from ‘draft’ to ‘final’.

The following matters and issues were discussed with the applicant at this time and agreement between the applicant and the planning commission, to be recommended to the Price City Council, on the matters reached for preparation of the final approval submission. Chairman Bruno read the following items aloud:

1. Lighting and lighting cast documents sheet ES101 and ES201. The parking lot and area lighting plan, as presented, will not adversely affect surrounding and neighboring residential land uses.

All lighting must be maintained on the subject property.

2. Fencing-reviewed and discussed the fencing indicated on sheet AS-101. The Commission recommended that the precast wall be installed at 3' high for the 1st 30 feet north from 100 North Street then proceed north at 6' high then turn west to the canal remaining 6' high. From that point to 700 East it is recommended that a 6' chain sight obscuring fence (3' high for 30 feet from the street) be installed. The chain fence will not potentially buckle and crack like the cast wall may as the canal swells the ground in the area annually.
3. Utility connections-the various utility connections have been planned and addressed with the providers. The applicant was informed that service letters from all utility providers indicating willingness to serve and capacity to serve must be provided with the application for final approval. Price City will help with the letters from City officials.
4. Traffic study-reviewed the included traffic study and the Level of Service (LOS) for the roads in the area. The study indicates that current and as-built traffic may not warrant installation of a semaphore for a signalized intersection at 100 North 700 East. The study does not, however, take into consideration the long-term impacts: 50+ years of building life; growth in residential and commercial collector traffic on 100 North interacting with increased courthouse traffic; increases in student traffic to USU-E, Carbon High and Pinnacle interacting with courthouse traffic. The matter was discussed with the applicant and it was agreed and recommended that the semaphore installation at 100 N 700 E become a required condition of approval and included on the final site plans. The pedestrian and traffic impacts at 600 E 100 N were discussed with the applicant and the semaphore at 100 North 700 East for pedestrian safety in the vicinity.
5. Signage-the location of building identification signage was reviewed on sheet AS-101. The signage locations and types are within Code requirements and should be approved as presented. It was agreed and recommended that the applicant include the building street address within the signage.
6. Parking-reviewed the intersection parking restriction and signage plan on sheet CE-102. It was recommended that a 15 minute drop-off & pick-up zone near the "front doors" on the north side of 100 North street – possibly a "bus stop" bump out into the parking strip area to accommodate the need be included and required. It was concluded and agreed to place a drop-off and pick-up zone on the 700 East side. The right turn only in and out of the driveway on 100 North was reviewed and discussed. The parking spaces planned are indicted to be 9.5 feet wide and 19 feet long. Inasmuch as there are considerably more parking spaces planned than the total minimum requirement it is recommended that the width of the spaces be 11 to 12 feet in width to mitigate 'door dings' and parking lot mishaps. The total building net usable floor space divided by 300 will indicate the total minimum number of parking stalls necessary for the development – the net usable space of the building still needs to be confirmed with the applicant to allow for an accurate determination of minimum total parking stalls necessary.
7. Development agreement-the total public infrastructure installation costs and development agreement and financial surety must be submitted prior to final approval. Examples of items involved in the development agreement include: street lights; fire hydrants; water and sewer lines; electric lines and transformers; curb, gutter, sidewalk; street; road base; semaphore signal, etc. A private utility agreement referencing the looped water lines and electric service line and transformer are also required.
8. Notification letters-included with this preliminary application submission are copies of the letters sent to the Canal Company and the surrounding property owners within 300' of the development site and the distribution list of property owners.
9. Storm water management-final design and City Engineer concurrence for the storm water management plan must be completed prior to final approval.
10. Environmental review-the environmental review indicates no problems and was submitted in final form. Should any environmental conditions become known or apparent the applicant will be informed of their responsibility to mitigate any negative impacts resulting from the

development.

- 11. PRWID Waste Water Survey-a copy of the PRWID waste water system survey and comments from PRWID must be completed and submitted prior to final approval. The applicant should be advised that for protection of the sewer system that a properly sized grease trap and sampling manhole will be required.

The Commission also discussed with the applicant the following items:

- Sidewalk will be 6’ instead of 4’ and snow removal activities will need to have a snow load area listed on plans and snow will be removed by Carbon County and placed within the site-not onto the public streets.
- Irrigation line along 700 E. should be sized to 15” and ADS pipe (smooth inside and corrugated outside) instead of PVC. Area over driveway will need to be reinforced. Irrigation line on the west side needs to be 15” pipe.
- Need street (re)build specifications, pavement design, etc.
- Fire flow tests need to be completed or results provided. Fire Chief needs sprinkler system; fire alarm and egress plan as soon as possible.
- Need final traffic striping plan-fog line, median, turn lane, arrows, etc.
- Street storm water catch basins with side inlet on curb
- Water meter must have backflow preventer and on irrigation sprinkler system also. Must acquire water meter from Price City Water Department.
- Need electrical power load sheet and final plan on service connection.
- Sewer lateral –final size will depend on calculations but will probably be 6” lines or 8” lines.
- Storm drain on corner of 700 E. Final alignment corridor to Meads Wash will be determined
- Existing fire hydrants need to be shown in final drawing.
- Road alignment on 700 East must match other 700 E. alignment.
- Final approval is anticipated to be applied for on January 7th, 2013.

MOTION. Commissioner Holt moved to approve preliminary only for the land use of the Carbon County Courthouse, Executive, Legislative and Judicial functions at 751 E. 100 N. Motion seconded by Commissioner Clausing and carried.

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

Meeting adjourned at 6:43 p.m. pursuant to a motion by Commissioner Holt.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon