

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF NOVEMBER 12, 2024**

PRESENT:

Commissioners:

David Black

Kyle Heffernan

Richard Root

Chris Wood

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Beacco, Commissioner Holt, Commissioner Swinburne, Commissioner Thorne

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Chair Young called the meeting to order at 5:00 p.m. Chair Young led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Wood reminded everyone to use the zipper merge technique when driving. Be courteous, yield right of way and signal.

4. MINUTES for 09-09-2024

Jaci Adams, City Recorder stated that the incorrect set of minutes was attached to the agenda packet. A hard copy of the correct one, 10-21-2024 Planning and Zoning minutes was handed out to the Planning and Zoning Commission. They could either table the agenda item to the next meeting and approve the 10-21-2024 then or read over them and approve them at the 11-12-2024 Planning and Zoning meeting.

MOTION. Commissioner Root moved to approve the 10-21-2024 Planning and Zoning minutes. Commissioner Black seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

Les Schultz, Price City resident had concerns with the possibility of new development near his residence on 600 West.

6. GENERAL BUSINESS/DISCUSSION

Chair Young reminded everyone to RSVP for the upcoming Planning and Zoning Commission Retreat November 26, 2024.

7. CONDITIONAL USE PERMIT

a. MULTIPLE RESIDENTIAL LAND USE. Consideration and possible approval of a multiple residential 14 units townhome land use, called Rosie Ridge Townhomes, located at 135 N 600 W, within the Residential 2-7 (R2-7) zone district, Kairos Real Estate, Dustin Carr.

The Commissioners thoroughly discussed the multiple residential land use and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the first-time home buyer program, landscaping the property, additional parking spaces, HOA approved, price point range for buyers and development will not be on railroad property.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

1. Site Plan Elements:

- a. All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.**
- b. Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. Restoration of any public infrastructure fronting or servicing the property that may be damaged during construction.**
- c. Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. All garbage, rubbish and debris during construction to be controlled and removed from the site.**
- d. Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.**
 - i. Water access from 500 W, not looped to 600 W.**
 - ii. Relocation of existing sewer line to not conflict with development.**
 - iii. Relocation of existing electrical pole and infrastructure to not conflict with development.**
 - iv. Electrical Specific: Comply with all electric utility connection direction from Price City Electric Department based on the load sheet submitted.**

- e. Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments. Must also control storm water flowing from north to south down the alleyway onto and potentially through the subject property.**
- f. All exterior areas to be lighted during resident and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- g. Sight obscuring fencing installed on the property boundaries in a height of six (6) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.**
- h. Primary ingress/egress to the development from 600 West Street including access for emergency services, garbage collection/removal services. Access via 500 W Street ingress only and signed as a 'one way street'. Signage, red striped, and fire lane restriction to be placed and enforced by owner on 500 W ingress. Signage to be MUTCD compliant. Signage to also indicate 'not a through street' at both the 600 W access and the 500 W connector street.**
- i. Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping requested.**
- j. Not less than twenty-eight (28) off street parking spaces, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents. Code requirement for minimum parking is two (2) spaces per unit minimum.**
- k. 600 West Street, stub road from 500 West Street and all related public infrastructure, such as roadway, curb, gutter, sidewalk to be installed and extended to connect to and match current existing infrastructure in the area finding that fully installed public infrastructure mitigates accident risk.**
- l. Alleyway between 500 W and 600 W to remain open access to the public and dedicated to public needs. Alleyway to be recorded into the records of the Carbon County Recorder as a public way. Alleyway to meet minimum city standards.**

2. Plans, Permits, Documents and Other:

- a. Final electrical load sheet completed and supplied to Price City. Compliance with requirements of the Price City electrical department in regard to electrical utility infrastructure (re)locations, service points, code compliant electrical service upgrades, transmission and distribution pole (re)locations, procurement of valid estimates by owner/developer required.**

- i. Installation of public street lights as directed by the Price City Electric Department.**
- b. Completion of a public infrastructure development agreement with the Price City Public Works Department and submit the required financial surety finding that property agreed and secured public infrastructure protects the financial interest of the community.**
- c. Obtain a building permit and all construction completed under the auspices of a building permit and inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community. Contact the Carbon County Building Department. Compliance with all direction and instruction provided by the Building Inspector(s).**
- d. Storm water control and management plan, all development and construction in compliance with the approved and accepted plan. Must control, retain and release, to pre-development flow rates, a 100-year storm event for a minimum of a 1-hour duration. Storm water control shall not negatively impact existing private properties, existing public infrastructure or slope stabilization of west Main Street corridor.**
- e. Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.**
- f. Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license.**
- g. Hold a minimum of one (1) meeting with property owners neighboring the subject property to inform and update them regarding the project, time-lines, construction elements, etc. Provide to Price City a copy of the meeting notice provided to the neighbors, a copy of the attendance roster, a copy of the agenda and minutes of the meeting identifying discussion points and mitigation of incremental project impacts, if any. Completed prior to the commencement of any construction activity.**
- h. Provide copy/written documentation of railroad approval of site setback along the railroad right of way prior to commencement of any construction activity.**

3. Restrictions:

- a. Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.**
- b. No track out of mud or dirt onto 600 West Street or 500 West Street during construction. Use of track mats required.**
- c. No authorized on-street parking along public streets.**
- d. No land uses other than the applied for 14-unit multiple family townhomes.**
- e. No parking in fire lanes, must install signage and curb painting.**
- f. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).**
- g. No Home Occupied Businesses permitted within development finding that the development has limited parking and access.**

- h. No individual sale of units finding that land subdivision and utility connections do not facilitate individual unit real estate sales.**
- i. No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.**

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 Root moved to approve a multiple residential 14 units townhome land use, called Rosie Ridge Townhomes, located at 135 N 600 W, within the Residential 2-7 (R2-7) zone district. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

Nick Tatton, Administrative Director reminded everyone about the annual Price City Planning and Zoning Commission Training Retreat November 26, 2024.

Chair Young asked for a motion to close the regular Planning and Zoning meeting.

MOTION. Commissioner Heffernan moved to close the regular Planning and Zoning meeting. Commissioner Wood seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:42 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams