

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF NOVEMBER 25, 2024**

**PRESENT:**

**Commissioners:**

<b>Judy Beacco</b>	<b>Jaci Adams, City Recorder</b>
<b>Kyle Heffernan</b>	<b>Nick Tatton, Community/Human Resources Director</b>
<b>Renee Swinburne</b>	
<b>Todd Thorne</b>	
<b>Chris Wood</b>	
<b>Jan Young</b>	

**EXCUSED: Commissioner Black, Commissioner Holt, Commissioner Root**

**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 Thorne reminded everyone that because the days are now shorter and it gets dark sooner, be careful when crossing the street.**

**4. MINUTES of 11-12-2024.**

**MOTION. Commissioner Wood moved to approve the minutes for 11-12-2024. Commissioner Beacco seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any business.**

**6. GENERAL BUSINESS/DISCUSSION**

- a. PUBLIC HEARING. Public hearing to receive input on a proposed zone change at 1430 E 300 S from R-1 to C-1.**

**Chair Young asked for a motion to open the public hearing.**

**MOTION.**

**Commissioner Thorne moved to open the public hearing at 5:03 p.m. Commissioner Swinburne seconded and motion carried. Jesse Reynolds, Bear River Storage highlighted the benefits of changing the residential zone to a commercial zone for**

the storage units and a proposed car wash at a later date. Commissioner Thorne and Nick Tatton, Administrative Director also added comments. Since there was no further discussion or public comment, Chair Young asked for a motion to close the public hearing. Commissioner Thorne moved to close the public hearing at 5:09 p.m. Commissioner Swinburne seconded and motion carried.

**b. RESOLUTION NO. 2024-003PZ. Consideration and possible approval of a Resolution of the Price City Planning and Zoning Commission Recommending an Amendment to a Portion of the Land Use Development and Management Code, 2008 Edition, as Adopted by Price City, Utah by Ordinance 2008-02, or any Amendments Thereto, by Changing the Zone of Parcel ID #01-2561-0000 at Approx 1430 E 300 S from a Residential 1-8 (R1-8) Zone to a Commercial 1 (C-1) Zone Within the Corporate Limits of Price, Utah.**

**MOTION.**

Commissioner Thorne moved to approve Resolution No. 2024-003PZ recommending an amendment to a portion of the Land Use Development and Management Code, 2008 Edition, as adopted by Price City, Utah by Ordinance 2008-02, or any amendments thereto, by changing the zone or parcel ID #01-2561-0000 at approx. 1430 E 300 S from a residential 1-8 (R1-8) zone to a commercial 1 (C-1) zone within the corporate limits of Price, Utah. Commissioner Heffernan seconded and motion carried.

**7. CONDITIONAL USE PERMIT**

**a. STORAGE, CARETAKER, OFFICE, FUTURE CAR WASH LAND USE.**

Consideration and possible approval of a Conditional Use Permit for a storage, caretaker, office, future car wash land use located at 1430 E 300 S within the Commercial 1 (C-1) zoning district, Bear River Storage, Jesse Reynolds.

The Commissioners thoroughly discussed the conditional use permit for a storage, caretaker, office, future car wash land use located at 1430 E 300 S within the Commercial 1 (C-1) zoning district, Bear River Storage with Jesse Reynolds and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the entrance and exit being the only one on the property, variety of units, the office/residential building that would be approximately 900 square feet, storm drain, masonry and steel buildings and a geological survey has been completed.

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

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.

- **Installation and (re)installation of any public infrastructure damaged or impacted on 300 South Street during construction finding that quality public infrastructure mitigates the potential for costly repairs.**
- **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.**
- **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. Electrical Specific: Electric Service as indicated and required by the Price City Electrical Department based on the load sheet submitted.**
- **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.**
- **All exterior areas to be lighted during any dark hours wherein access to the facility is available finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures. Lighting to be angled away from, shielded or other mitigations for light transference from neighboring residential land uses.**
- **Sight obscuring fencing installed surrounding the site, in a height of six (6) feet; three (3) feet from property boundaries back thirty (30) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.**
- **All vehicle site ingress/egress to be from 300 S Street only. Emergency access gate to be placed in the southeast corner of the site – for emergency use and access only. Acknowledgement letter from neighboring property (Housing Authority of Carbon County) regarding understanding of possible emergency access point and intent to ensure that access to the emergency access point remains open and unincumbered.**
- **Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping requested.**
- **Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved commercial signage promotes increased commercial activity and signage consistency in the community.**
- **Private fire hydrants to be serviced, tested and reported to the Price City Fire Chief annually.**

- Not less than four (4) off street parking spaces adjacent to the office and caretaker residence, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents.**
- No long term or overnight parking of vehicles in the storage area. No outside storage of vehicles or equipment.**

**Plans, Permits and Documents:**

- 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.**
- Completion of a public infrastructure development agreement, as needed or required, 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.**
- 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.**
- 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.**
- Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.**
- Obtain a Price City Business License prior to any commercial activity for any business element operating from the site.**
- Completion of a Price River Water Improvement (PRWID) waste water survey and submission to PRWID with copy to Price City. Compliance with all waste water protection reequipment stemming from the survey including sampling manholes and grease traps.**
- 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.**

**Restrictions:**

- Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.**
- No track out of mud or dirt onto 300 S Street during construction. Use of track mats required.**
- Construction Access – from east via 300 S only.**
- No authorized on-street parking along public streets. Applies to construction and operation.**

- No land uses other than the applied for storage, caretaker residence, future car wash.**
- No parking in fire lanes, must install signage and curb painting.**
- No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).**
- No businesses permitted within development other than those identified herein finding that the development has limited parking and access. No operation of businesses from storage units.**
- No outdoor storage permitted on site.**
- 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 Thorne moved to approve a conditional use permit for a storage, caretaker, office, future car wash land use located at 1430 E 300 S within the Commercial 1 (C-1) zoning district, Bear River Storage, Jesse Menlove. Commissioner Swinburne seconded and motion carried.

**8. UNFINISHED BUSINESS**

Nick Tatton, Administrative Director reminded everyone about the Planning Commission Retreat, November 26, 2024 beginning at 9:00 a.m.

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

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

The regular Planning and Zoning meeting was adjourned at 5:30 p.m.

**APPROVED:** \_\_\_\_\_  
Chair, Jan Young

**ATTEST:** \_\_\_\_\_  
City Recorder, Jaci Adams