

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF APRIL 21, 2025**

PRESENT:

Commissioners:

Judy Beacco

David Black

Erroll Holt

Kyle Heffernan

Richard Root

Renee Swinburne

Todd Thorne

Jaci Adams, City Recorder

Nick Tatton, Administrative Director/via phone

EXCUSED: Commissioner Wood, Chair Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

In an excused absence of Chair Jan Young, Vice Chair Todd Thorne conducted the Planning and Zoning meeting.

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

City Recorder, Jaci Adams reminded everyone how to use a fire extinguisher with the P.A.S.S. acronym, which is pull the pin, aim at the base of the fire, squeeze the top handle or lever and sweep from side to side.

4. MINUTES of 02-24-2025.

MOTION.

Commissioner Root moved to approve the minutes for 02-24-2025. 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. STORAGE BUILDINGS EXPANSION. Consideration and possible approval of a site plan amendment for expansion of the storage buildings at 350 N Cedar Hills Drive within the commercial 1 zoning district, Cedar Hills Storage, Robert Etzel.

The Commissioners thoroughly discussed the site plan amendment for expansion of the storage buildings at 350 N Cedar Hills Drive with Robert Etzel and specifically addressed issues that mitigates potential negative impacts of the land use.

Discussion was held regarding the number of additional units, landscaping with curb and gutter, the same entrance will be used for access, a culvert will be installed for drainage, and there will be no tall trees planted in order to keep vision clear for traffic.

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

- 1. Exterior area lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures.**
- 2. 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. Min. distance between buildings of not less than twenty feet (20') or as required by the Price Fire Chief.**
- 3. Maintain current six foot (6') fencing surrounding property. Additional driveway approach permitted on 300 N Street at owners' option, must be not less than forty feet (40') from the intersection. Must maintain the triangle of safety at the intersection of 300 N and Cedar Hills Drive.**
- 4. Installation of a minimum of five percent (5%) area landscaping. Water wise landscaping requested.**
- 5. Installation of all public infrastructure on both 300 N and Cedar Hills Drive frontages of project site, including but not limited to curb, gutter, sidewalk, driveway approaches, roadway restoration. All public infrastructure to be installed meeting or exceeding Price City minimum standards. Restoration of any public infrastructure damaged during construction or missing from adjacent frontages. Completion of a Public Infrastructure Development Agreement with the Price City Public Works Department and submission of any required financial surety for installed public infrastructure.**
- 6. Garbage dumpster in an enclosure with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.**
- 7. Signage reviewed and approved by the Price City Planning Department prior to installation.**
- 8. Hard surfacing of access areas within expansion area for storage buildings.**

9. Completion of storm water management and engineering to retain and release flows from a 100-year storm event for a 1-hour duration to a qualified storm water conveyance. Storm water control plan to be reviewed and approved by Price City Public Works.

a. Obtain a building permit and all construction under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260. Completion of a geotechnical study for the subject property for building if required. Dust control and track out control required during construction. Submission of an elevation certificate (current or existing) for the development finding that it is adjacent to a flood way.

10. Restrictions:

a. Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties. No track out of mud or dirt onto 300 N or Cedar Hills Drive Street during construction. Use of track mats required.

b. No authorized on-street parking along public streets. Applies to construction and operation. No land uses other than the applied for storage building expansion. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy). 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 Heffernan moved to approve a site plan amendment for expansion of the storage buildings at 350 N Cedar Hills Drive within the commercial 1 zoning district, Cedar Hills Storage. Commissioner Black seconded and motion carried.

b. WAREHOUSING, PAINTING AND RELATED BUSINESS LAND USE. Consideration and possible approval of warehousing, painting and related land use located at 334 S 400 E within the manufacturing 1 (M1) zoning district, Mountain Heights Hardwood Flooring Company, Inc. Jan Worms.

The Commissioners thoroughly discussed the warehousing, painting and related land use located at 334 S 400 E, Mountain Heights Hardwood Flooring Company, Inc. with Jan Worms and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding what kind of work and the process of how they do it, how many employees, no customer traffic, parking, type of chemicals if any that will be used, no manufacturing, finishing the product only.

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

- 1. Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents within all parking and building access areas. Lighting to be angled away from and/or shielded from neighboring residential uses to mitigate light transference nuisances. Exterior lighting to be high efficiency LED fixtures.**
- 2. Maintain current six foot (6') fencing surrounding property and repair or replace as necessary.**
- 3. Installation of a minimum of five percent (5%) area landscaping as the site may allow. Water wise landscaping requested.**
- 4. Submission of an electrical load sheet to the Price City Electric Department regarding existing building and expansion area usage, including outdoor areas. Comply with electrical service requirements stemming from the load sheet. Owner responsible to obtain cost estimate from Rocky Mountain Power as needed.**
- 5. Installation of missing or damaged public infrastructure on 400 E frontage of project site, including but not limited to curb, gutter, sidewalk, driveway approaches, roadway restoration. All public infrastructure to be installed meeting or exceeding Price City minimum standards. Restoration of any public infrastructure damaged during construction or missing from adjacent frontages. Completion of a Public Infrastructure Development Agreement with the Price City Public Works Department and submission of any required financial surety for installed public infrastructure, if required.**
- 6. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and a copy to Price City. Compliance with all necessary requirements stemming from the survey including installation of any required sampling manhole and/or grease trap.**
- 7. Garbage dumpster in an enclosure on-site with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.**
- 8. Off street parking for not less than fourteen (14) vehicles, including ADA spaces as required. Off street parking to be located in the southeast portion of the site and not to impact the required fire lane and access.**
- 9. Fire Department access unencumbered to west property (behind structures) with turn-rounds complying with Appendix D (Fire Apparatus Access Roads) under the direction of the Price City Fire Chief, including red striping/signage for no parking in fire lanes.**
- 10. Completion of storm water management and engineering to retain and release flows from a 100-year storm event for a 1-hour duration to a qualified storm water conveyance. Storm water control plan to be reviewed and approved by Price City Public Works.**
- 11. Obtain a Price City Business License prior to operation of business activity from the site.**

12. Obtain a building permit and all construction under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260. Current building use subject to safety inspection by the Building Inspector and Fire Chief and compliance with all safety recommendations and requirements stemming from the safety inspection, including use of flammables cabinets, dust control, etc.

13. Restrictions:

- a. No unscreened outdoor storage at the subject property.**
- b. No new traffic patterns to be produced. No new site ingress/egress authorized.**
- c. No noises, odors, light or other nuisance matters to emanate beyond the property boundaries.**
- d. No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.**

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.

Commissioner Swinburne moved to approve the warehousing, painting and related land use located at 334 S 400 E within the manufacturing 1 (M1) zoning district, Mountain Heights Hardwood Flooring Company, Inc. Commissioner Heffernan seconded and motion carried.

c. CERTIFIED LOCAL GOVERNMENT COMMITTEE. Recess as the Price City Planning and Zoning Commission and Convene as the Certified Local Government Committee.

Vice Chair Thorne asked for a motion to go into recess as the Price City Planning and Zoning Commission and convene as the Certified Local Government Committee.

MOTION.

Commissioner Root moved to recess as the Price City Planning and Zoning Commission at 5:28 p.m. Commissioner Swinburne seconded and motion carried. Commissioner Swinburne moved to convene as the Certified Local Government Committee. Commissioner Beacco seconded and motion carried.

Nick Tatton, Administrative Director, via phone made everyone aware of available CLG grants. Vice Chair Thorne read over the Certified Local Government eligible projects noting that CLG's can apply for a grant every other year. Grant amounts are limited to a maximum \$10,000.

MOTION.

Commissioner Black moved to recess as the Certified Local Government Committee at 5:30 p.m. Commissioner Root seconded and motion carried. Commissioner Swinburne moved to convene as the Price City Planning and Zoning Commission. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

Commissioner Root inquired about the vacant Pizza Hut building and what was going to be there. Vice Chair Thorne told him a Mexican food restaurant would be starting there soon.

Vice Chair Thorne 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 5:33 p.m.

APPROVED: _____

Vice Chair, Todd Thorne

ATTEST: _____

City Recorder, Jaci Adams