

Chairman  
ROBERT OLIVER

City Attorney  
NICK SAMPINOS

Community Director  
NICK TATTON

City Recorder  
SHERRIE GORDON



**Commission**

JUDY BEACCO  
NANCY BENTLEY  
DALE EVANS  
ROBERT OLIVER  
RICHARD ROOT  
FRANKIE SACCO  
JAN YOUNG  
ERROLL HOLT, ALT.

**PRICE CITY PLANNING COMMISSION**

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

**PLANNING AND ZONING AGENDA**

**10/26/2015**

**THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF September 28, 2015 -
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
  - a. UTAH STATE UNIVERSITY-EASTERN - Presentation of the USU-E campus master plan to Price City, Kelly Gillman, CRSA Architects and Joe Peterson, USU-E Chancellor.
  - b. GENERAL PLAN UPDATE REVIEW - Review and discussion on Chapter 5 of the Price City General Plan, transportation.
6. CONDITIONAL USE PERMIT
  - a. SITE PLAN AMENDMENT - Consideration and possible approval of site plan amendment for Intermountain Farmers (IFA) located at 240 W 100 N within the Commercial I zoning district.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF SEPTEMBER 28, 2015**

**PRESENT:**

Commissioners:

Dale Evans	Nick Tatton, Community Director
Jan Young	Sherrie Gordon, City Recorder
Frankie Sacco	
Nancy Bentley	
Judy Beacco	
Robert Oliver	
Richard Root	

**EXCUSED:**

**OTHERS PRESENT:** Art Nickas, Vera Nickas, Nancy J. Potter, Joe E. Manzanares, Ann Evans, Layne Miller, Richard Herzet, Richard Nuffer, Tara Kalatzes, Joanne Hagen, Rick Shaw, Gust Kalatzes, Barbara Brown, Nicole Greene, Miles Nelson, Wayne Clausing, Kathy Hanna-Smith, Aspy Kontgas, George L. Kontgas, Susanne Scott, Joseph White, and Mayor Joe Piccolo

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 September 14, 2015 –  
**MOTION.** Commissioner Bentley moved to approve the minutes of September 14, 2015 as presented. Motion seconded by Commissioner Evans and carried, unanimous.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. GENERAL BUSINESS -
  - a. PUBLIC HEARING - Public hearing to receive input regarding the potential approval of conditional use permits for location of sober living houses at 160 East 100 South and 178 East 100 South within the Commercial 1 zoning district.

**MOTION.** Commissioner Root moved to open the public hearing at 6:24 p.m. Motion seconded by Commissioner Evans and carried, unanimous.

Nancy Potter addressed the Commissioners. She made the following comments and raised the following questions:

- What will the two sober houses do to the property values in the area?
- Where will the people living in the homes find a job in Price?
- Is it necessary to have the homes on adjoining lots?
- Are they going to have a men’s house and a women’s house?
- Where are the residents for the homes from?
- What type of security is there for the houses and for the neighbors?
- How many people are proposed to live in these houses?
- How are the residents tested for alcohol and drugs?
- Who pays for the residents to live in the houses?
- Do these people have promised employment?

Aspy Kontgas addressed the Commissioners. She made the following comments and raised the following questions:

- Are the applicant and the landlord trustworthy with operation of the sober houses?
- Will the houses have a negative impact on kids in this neighborhood?  
Could the sober houses lead to the whole area becoming half-way houses?

Vera Nickas addressed the Commissioners. She made the following comments and raised the following questions:

- Is there a curfew?
- Are the residents free to roam the neighborhood at night?
- What is the drug testing schedule?

Joseph White, Director of Foundation for Family Life/Mentor Works provided the following comments.

- He apologized for the misinformation regarding two houses in the area, not just one.
- The number of residents per house is dependent upon state and local licensing requirements. These two houses will allow a maximum of six residents per house. This includes the house manager.
- Residents will be drug tested randomly on a weekly basis.
- A resident may be in the program anywhere from nine weeks to one year.
- If residents relapse Mentor Works will try to help them. If they relapse a couple of times they may be removed from the program. If they are caught with drugs and alcohol on the property they are removed from the program immediately. It is not part of our responsibility to find them another house.
- Mentor Works interacts directly with Adult Probation and Parole.
- The two houses are for Carbon County residents, no outside persons will be brought to the houses.
- Mentor Works has mentors to help the residents find jobs.
- Mentor Works has a screening process:
  - A parole is referred to Mentor Works.
  - Mentor Works works with the Carbon County Jail and Utah State Prison.
  - Mentors visit with inmates.
  - Referred people are required to fill out an application.
  - Mentor Works wants the person is a good fit with the program.
  - A letter is sent to the individual letting them know they will be admitted to the program.
  - Each resident must identify how they are going to pay for the program.
- Seriousness of the individuals past and prior crimes is taken into consideration.
- House Manager qualifications:
  - Been through the program.
  - One year sobriety.
  - Understand the recovery process.
  - Support for House Managers.
- Support managers located throughout the local area. The Case Manager will be in the Price Area.
- Curfew is 11:00 P.M.
- Residents pay for all program fees.
- Mentor Works will help residents get bikes or they can walk to work and other appointments. Mentors may help. Most residents do not have a car.
- Three types of residents:
  1. Voluntary
  2. People on/completing probation.
  3. People just released from jail/prison.
- Four Corners Mental Health and Adult Probation and Parole asked Mentor Works to come to Price and establish sober houses. They started the process.

George Kontgas addressed the Commissioners. He made the following comments and raised the following questions:

- Police are called to this neighborhood numerous times for drugs. What happens if the police are called to these houses?

Commissioner Young asked if there were statistics for the police being called to this area. Mr. Kontgas replied no.

Commissioner Evans asked Mr. White to briefly detail the pros and cons of having two houses next to each other:

- Pros:
  - Need and location work here.
  - It is available.
  - Men and women can support each other.
- Cons:
  - Don't want men and women having issues.

Gust Kalatzes addressed the Commissioners. He made the following comments:

- Drug dealers are already in the area.
- The sober house may help stabilize the neighborhood.
- Mentor Works is a professional organization.
- This is an important program for the community.
- He has considered this very seriously as a landlord.

- These programs are highly structured.
- The residents are good people that have had problems.
- Offered to be a resource to call for neighbors if any suspicious activity takes place at the homes.
- Greek Church is not opposed to this program.
- Personal family experience has proven the value of sober houses and the programs offered.

Commissioner Sacco expressed concern about locating both houses next door to each other. She said she would vote against it.

Commissioner Bentley addressed ADA issues. Mr. White said they are not required to follow ADA guidelines.

Colleen Burge addressed the Commissioners. She said that drugs are all around us and thinks the sober houses provide a way to help people in need.

Mayor Piccolo addressed the Commissioners and the audience. He indicated that there is nothing in our community right now to address the need the sober houses address. He understands the fear of something new in rural Utah and thinks the community needs this program. He has faith in the landlord, the Police Department and Adult Probation and Parole to ensure a safe and effective environment and program. He indicated to the neighbors in attendance that the program will be putting 12 sober people in the neighborhood. He thinks it is the right thing to put them side-by-side. He thinks that jobs will be available in the community for sober job applicants. If the project is turned down we will never know if it will work or not. He asked the Planning Commission to “do the right thing”. He thanked everyone for all of their work on the project and in the neighborhood.

**MOTION.** Commissioner Bentley moved to close the public hearing at 7:44 p.m. Motion seconded by Commissioner Young and carried, unanimous.

- b. GENERAL PLAN REVIEW - Review of the proposed updates to Chapter 4 of the Price City General Plan, Economics.

Due to time constraints the commissioners agreed to forego the Chapter 4 review.

6. **CONDITIONAL USE PERMIT –**

- a. SOBER LIVING HOUSES - Consideration and possible approval of a Conditional Use Permit for sober living houses located at 160 E 100 S and 178 E 100 S, within the Commercial 1 zoning district, Foundation for Family Life of Utah-Mentor Works, Mr. Joseph White.

**MOTION.** Commissioner Sacco made a motion to approve a Conditional Use Permit for one home only located at 178 E 100 S. There was no second. Motion failed.

**MOTION.** Commissioner Root made a motion to move forward with both properties as indicated in the Conditional Use Permit application and recommend final approval for both locations to the Price City Council including the following conditions of approval. Motion seconded by Commissioner Evans and carried. The Commission approved the motion and it carried pursuant to the following vote:

Commissioner Bentley	Yea
Commissioner Sacco	Nay
Commissioner Evans	Yea
Commissioner Young	Yea
Commissioner Beacco	Yea
Commissioner Root	Yea

Chairman Oliver read aloud the following conditions of approval and led a discussion with the applicant:

- Acceptance and approval of a reasonable accommodation request finding that interpretation of the Code for the land use of a group home, a related land use to a rooming and boarding house, is restricted in the C-1 zoning district and a reasonable accommodation is warranted based on property availability within the community and the use is located in a residential structure within the C-1 zoning district and the group home standard provides a functional, reasonable and rational basis for the land use evaluation, conditions and permitting.

- No on-street parking by residents or house manager finding that restricted on-street parking mitigates the potential for vehicle and pedestrian accidents and congestion in the neighborhood.
  - No unusual traffic (delivery trucks, commercial vehicles, heavy equipment) permitted on or off site finding that restricted unusual traffic mitigates negative impacts in the neighborhood.
  - Total parking limited to two (2) traditional vehicles parked off street in the driveway for each location.
- Garbage collection and service frequency arranged so as to not permit accumulations of garbage beyond capacity of on-site receptacles and receptacle quantity and service frequency to be adjusted to avoid accumulations of garbage or other related nuisances in the neighborhood.
  - No unusual waste, debris, residential or otherwise to be generated, no unusual electronic interference generated, no unusual dust, smoke, odors, noise, discharge or other contamination generated finding that restricted unusual generation of potential nuisances conditions mitigates negative impacts in the neighborhood.
- No on-site individual or group counseling or medical treatments to be provided finding that the location is not licensed or permitted as a counseling or treatment center nor is it permitted as a Home Occupied Business for the provision of those services.
- Fire and building safety inspection of subject properties to be completed by the Price City Fire Chief and Price City Building Inspector and compliance with all safety requirements and recommendations stemming from the inspection(s) finding that fire and building safety improvements protect the health, safety and welfare of the community.
- Inspection of the subject properties by a qualified American's with Disabilities Act (ADA) inspection provider and compliance with all access and safety requirements stemming from the inspection finding that inspected and accessible housing ensures compliance with the ADA laws and is in the best interest of the potential residents occupying the structures.
- Maintain a minimum of one full-time, on-site house manager at all times at both 178 E 100 S and 160 E 100 S, respectively, finding that the nature of the housing occupancy necessitates full-time, on-site management to mitigate neighborhood impacts created by the occupancy type.
- Occupancy limit on each home not to exceed six (6) total persons including full-time, on-site house manager finding that the occupancy limits for a large group home licensing provide a rational basis for approval of the land use and mitigate the potential for overcrowding in the structure or neighborhood and the physical bedroom and bathroom space in the structure does not support additional occupancy levels.
- Occupancy to comply with Transitional Housing as defined in Section 1.13.278 of the Code: TRANSITIONAL HOUSING FACILITY. A facility owned, operated or contracted by a governmental entity or a charitable, not for profit organization, where, for no compensation, temporary housing (usually three to twenty four months, but in no event less than thirty days) is provided to homeless persons, while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility shall not include a shelter for the homeless, and a dwelling unit provided to a family for the exclusive use as part of a transitional housing program, for more than thirty days, shall not be considered to be a transitional housing facility.
- No persons to reside, visit, or congregate at the either home or property who are listed on any sex offender registry or who have committed a crime involving weapons or violence or persons known to currently be using drugs in an illegal manner finding that children may be present in the neighborhood and restricting registered sex offenders and those who have committed crime(s) involving weapons or violence from the location protects the health, safety and welfare of the community.
- Only persons originally or [formerly] permanently based in Carbon County for a minimum of a six (6) month period to reside in either home finding that limiting occupancy of the home to persons from Carbon County serves to mitigate the community concern regarding imported residents with criminal histories.
- Official supervision of each resident in the home to be provided by Adult Probation and Parole or, at Mentor Works expense for costs and reimbursement, the joint supervision by the Price City Police Chief and/or the Carbon County Sheriff, or through a court appointed private probation provider, finding that official law enforcement supervision increases the opportunity for success of the residents and mitigates potential issues within the neighborhood.
  - Supervisory visits to be completed at a minimum of weekly.
- No gathering in excess of ten (10) individuals at the home, inside or outside finding that restricting large gatherings of people mitigates disturbances within the neighborhood.
- No children under the age of eighteen (18) years of age permitted to enter either yard or home, regardless of relationship, connection to resident or status finding that restricting access by children protects the health, safety and welfare of the community.
- Conduct information dissemination and program operation meetings with members of the neighborhood, at a location within the neighborhood or immediately adjacent to the neighborhood, a minimum of annually, finding that interaction between the operation and the neighborhood limits misinformation and serves to mitigate misunderstandings as well as provide the basis for correction of problem situations in advance.

- Provision of a list of residents, managers, volunteers, updated from time-to-time as may be necessary, to the Price City Police Department, Carbon County Sheriff Department and any neighbors requesting finding that public safety knowledge of high-risk individuals or situations in the community mitigates the potential for criminal or civil violations.
  - Compliance with all community safety requirements or recommendations provided by the Price City Police Department finding that community safety directives protect the health, safety and welfare of the community.
- Certify, by way of accepting these conditions of approval, and the applicants acknowledgement, that: (1) all American's with Disability Act and Fair Housing Act requirements will be followed; and, (2) Certify, via the submission of the Conditional Use Permit Application, that no person will be placed or remain in either location whose prior or current behavior, actions and/or criminal incidents or convictions, has demonstrated that such person is or may be a direct threat to the health or safety of other individuals, or whose said behavior, actions and/or incidents or convictions has resulted in or may result in substantial physical damage to the property of others finding that such certifications protect the health, safety and welfare of the community.
  - Any violators to be removed from the home and the violation to be reported to the Price City Police Department within 24 hours.
  - Violators removed from home to be relocated to another home, facility by Mentor Works to ensure homeless situations are not created in the community.
- Provision of copies of all state licensing documents to Price City finding that properly licensed and registered businesses protect the health, safety and welfare of the community.
- Provision of a copy of the Department of Justice (DOJ) grant the Foundation for Family Life of Utah/Mentor Works is administering finding that local knowledge of the terms of the grant may help identify timing of management gaps of the project finding that a strong possibility of terminated, delayed or reduced management of the site by the Foundation for Family Life of Utah/Mentor Works may occur when the grant terminates.
- Submission of a written plan to Price City detailing the approach the Foundation for Family Life of Utah/Mentor Works will take to ensure continued, ongoing and uninterrupted operation of the facility in a manner consistent with this approval should the DOJ grant status change.
- No installation of signage at either location finding that restriction of signage serves to maintain the residential character of the properties, although situated within the C-1 zoning district, and structure utilized to accommodate the land use.
- Submission to Price City on an annual basis certificates of liability insurance from the property owner and/or operations provider in the minimum amount of \$1,000,000 finding that insured operation's protect the financial interest of the community as well as protect the health, safety and welfare of the community.
- No violations of the Price City Property Maintenance Code as it relates to the property or the structure finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

Mr. White expressed some concerns with several of the conditions of approval and asked that amendment of the conditions be considered:

1. Supervision – Mr. White indicated that Mentor Works does not plan to pay for additional supervision of residents. After discussion it was determined that it is unlikely that the need to pay for supervision will be needed but that the condition will remain.
2. Mr. White indicated he does not plan to help residents removed from the home and program find another place to live. After discussion it was determined that the condition will remain and the intent of the condition was clarified.
3. No more than 10 individuals to gather. Mr. White requested that the gathering limit be raised to accommodate supervised parties, gatherings, etc. After discussion the Planning Commission agreed to amend the condition to reference unsupervised gathering to accommodate the Mentor Works operation.
4. Mr. White requested that the restriction for children under the age of 18 to be in the homes or on the property be amended to allow visitation by resident's children and grandchildren. After discussion the Planning Commission agreed to amend the condition to only restrict uninvited or unsupervised children.
5. Mr. White requested that the ADA compliance and inspection be eliminated. After discussion it was determined that Mentor Works must comply with the condition as indicated.

Mayor Piccolo suggested Mr. White accept the conditions and move forward.

**MOTION.** Commissioner Root amended his original motion to accept and include the changes to the conditions of approval as discussed and agreed upon. Commissioner Evans concurred with his second of the original motion.

Chairman Oliver confirmed that 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.

- b. DAYCARE AND PRESCHOOL LAND USE - Consideration and possible approval of a daycare and preschool land use located at 130 N 200 E within the Commercial 1 zoning district, called Bedtime Stories 24 Hour Child Care Center, Johanna Hagen.

A Conditional Use Permit (CUP) application was submitted by JoAnna Hagen for (re)locating her business, a 24-hour daycare operation, from her home to 130 N 200 E within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code. The proposed land use, Daycare or Preschool, is conditional and listed in Section 11.3.5.14.5 of the Code.

After a discussion regarding the site plan and the operation of the business with the applicant Chairman Oliver read aloud the following conditions of approval and led a discussion with the applicant:

- Business operation and occupancy limited to the lesser of the identified safe occupancy load of the building as established and regulated by the Price City Building Inspector and Price City Fire Chief or the State of Utah permit maximum, finding that occupancy limits protect the health, safety and welfare of the building occupants and the overall community.
- Completion of building and fire safety inspection of structure by the Price City Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community and specifically protect the life safety of children at daycare or preschool.
  - Safety inspection must address: (1) building and structure in general; (2) kitchen and food prep area specifically; (3) use of lower level of structure specifically.
- Submission of a copy of State of Utah license to Price City finding that properly licensed and permitted businesses serve to protect the health, safety and welfare of the community.
- All building renovations completed under the auspices of a Price City Building Permit and inspected by the Price City Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
- No additional structures located on the site without specific review and approval of an amended site plan finding that future uses, structures and development may require additional permitting and consideration by Price City.
- Children within the structure or in the outdoor playground area to remain under the direct supervision of a qualified Bedtime Stories adult employee at all times finding that qualified adult supervision mitigates the potential for malicious acts.
- Site to be renovated and improved consistent with site plan submitted and as indicated below finding that approved site plans protect the health safety and welfare of the community.
  - Parking Lot Surfacing: Parking lot to be hard surfaced on or before 9-1-17 as required by Section 6.7 of the Code. Parking lot may be temporary surfaced with gravel or asphalt millings. No debris or mud track out to city streets permitted. Minimum of twelve (12) off street parking spaces to be identified, including ADA spaces. Minimum of two (2) off street parking spaces identified for safe drop-off and pick-up of children.
  - Exterior Lighting: parking lot, drop-off and pick-up area and outside corridors and play areas to be lighted and fully visible during dark hours for safety. Light fixtures to be angled away from neighboring residential properties. All exterior lighting to be LED fixtures.
  - Garbage: Garbage cans and/or garbage dumpster to be maintained in off-street enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers.
  - Drop off and Pick Up: Must be maintained in off-street location for safety.
  - Fencing: Playground and outdoor play area to be secured with a six foot non-sight obscuring (6') secured fence. Fence to accommodate secured gate used for emergency purposes only. No egress by children or ingress by unauthorized persons through gate or fence. Six foot (6') sight obscuring fence along north and east site boundaries; three foot (3') for thirty feet (30') from each sidewalk line.
  - Landscaping: Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise.

- Completion of a storm water management plan based on new impervious surface of parking lot and submission of plan to the Price City Engineer for review and concurrence finding that properly planned storm water flows prevent flooding and impact to property and life safety.
- Business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

ACCEPTANCE: The Commission confirmed that 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. Ms. Hagen noted that she thinks the City and the State require a 4' secured fence, not a 6' secured fence around the play area as noted. Nick Tatton, Community Director indicated the staff can accommodate the amendment to the site plan approval. The Commissioners recommended Mr. Tatton finalize that detail with the applicant as the development occurs.

**MOTION.** Commissioner Evans move to recommend the Price City Council provide final approval for a Conditional Use Permit (CUP) for the land use of a Daycare or Preschool to be located at 130 N 200 E within the Commercial 1 (C-1) zoning district, called Bedtime Stories 24 Hours Child Care Center, as applied for by JoAnna Hagen. Motion seconded by Commissioner Beacco and carried.

- c. ASSISTED LIVING FACILITY - Consideration and possible approval of concept approval only for an assisted living facility land use at 75 E 500 N within the Public Facilities (PF) zoning district, Beehive Homes of Price - Memory Care Center, Richard Nuffer.

A Conditional Use Permit (CUP) application was submitted by Richard Nuffer to locate an assisted care living center business at 75 E 500 N, called Beehive Homes of Price – Memory Care Center, within the Public Facilities (PF) zoning district. The PF zone accommodates public and quazi public as well as private land uses and, per Section 14.2.4 of the Price City Land Use Management and Development Code (Code) and utilizes the ‘most similar’ land use codes for permitting purposes. In this case it is the Commercial 1 (C-1) zoning district requirements. The land use evaluation criteria for the PF zone district are listed in the in Section 14.1, paragraphs 1 thru 7 of the Code, the general land use evaluation criteria for the C-1 zone district are in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist for the C-1 zone district are in Section 11.1.m of the Code. The actual land use, Assisted Living Facility, is conditional and listed in Section 11.3.2.1.5.7 of the Code. The site of the proposed development is currently owned by Price City and the surplus and sale process, including receipt of bids, is underway and expected to be completed in advance of final approval application.

The Planning Commission discussed the land use and development plan with the applicant for concept approval only at this time.

After a discussion regarding the development plans for the facility and the need for the facility in the community Chairman Oliver read aloud the following conditions of approval and led a discussion with the applicant and confirmed that the review is for concept approval only:

- a. Obtain site control or ownership allowing unencumbered private development to occur.
- b. Final comprehensive site plan to be prepared and submitted consistent with the concept site plan submitted, and to include the following elements:
  - i. Utility connections for water, sewer, electric, natural gas detailed (size, location, etc.) including any required sampling manholes and grease traps.
    1. Procurement and submission of capacity and willingness to serve letters from each utility provider.
    2. Provide electrical load sheet to Price City electric department.
    3. Provide full details on solar installation to Price City electric department.
  - ii. Detail and location of retaining wall to support hillside and prevent storm water or debris flows from negatively impacting the development.
  - iii. Fencing: potentially required six foot (6') sight obscuring fencing on the west and north sides of the development. Location and details onto site plan.
  - iv. Review of development with the Price City Fire Chief and installation of fire safety water lines and hydrants as required. Locations to be indicated on final site plan.

- v. Minimum of 12 off street parking spaces, including ADA spaces, to accommodate initial and future building at site. Consistent with Code Section 6.4.10 of 4 spaces + 1 space per 5 beds = 11 spaces. One (1) additional space for visitors.
  - 1. Parking lot and exterior area lighting to be high efficiency LED fixtures.
  - 2. Parking lot and exterior area lighting to be angled, shielded or on timers to not negatively impact neighboring residential uses with light transference.
  - 3. Right turn only upon exit from off street parking with signage. To be indicated on site plan.
- vi. Garbage dumpster to be located and identified on final site plan in screened enclosure with gates.
- vii. Detail on curb, gutter, sidewalk, street light, and other public infrastructure installations.
- viii. Indicate minimum of 5% of area landscaping on site plan. Landscaping to be water wise. Indicate locations of business and way-finding signage proposed on final site plan.
- c. Completion of a geotechnical study and submission of the study to the Price City Engineer for review and concurrence and potential further development requirements and recommendations.
- d. Completion of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence and potential further development requirements and recommendations including on site detention.
- e. Completion of a private utility agreement with the Price City public works department as it relates to culinary water connection and service.
- f. Completion of a public infrastructure development agreement with the Price City public works department as it relates to the installation of public infrastructure associated with the development and submission of the required financial surety as required.
- g. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission of the survey to PRWID with a copy to Price City.
- h. Submission of building plans to the Price City building department for review and approval. All construction to be completed under the auspices of a Price City building permit.
- i. Recommended that a pre-development meeting be held with Price City and area service providers prior to finalization of the site plan to be submitted for final approval.
- j. Identification and recording of any necessary easements including existing water lines, storm water drainage, electrical lines.
- k. Application and receipt of Price City business license prior to opening and operation at site.
- l. Business signage to be submitted to the Price City planning department for review and potential approval prior to installation.
- m. Completion and submission of a preliminary environmental site review consistent with Section 3.3.3 of the Code and any mitigation plans for conditions noted.

ACCEPTANCE: The Commission confirmed that 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 move to provide concept approval only for an Assisted Living Facility to be located at 75 E 500 N within the Public Facilities (PF) zoning district. Motion seconded by Commissioner Young and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 8:51p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Young and carried.

APPROVED: \_\_\_\_\_  
Chairman, Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon



## KEY POINTS

- Transportation Master Plan
- Public Transit Issues
- Price City Streets Map
- Alternative Modes
- Transportation Goals

### 5.1. INTRODUCTION

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community. The City plans to develop and maintain a system that is efficient and compliments the quality of life in Price.

### 5.2. TRANSPORTATION MASTER PLAN

It is the intent of the City to continue to utilize the Price City Transportation Master Plan developed in conjunction with the Utah Department of Transportation. Planning and providing for safe and efficient transportation is the chief objective of the plan. The Master Plan is a vital appendix to this chapter (See Appendix C).

A transportation master plan includes planning for the flow of traffic on and the use of city streets. In the streets component of a transportation plan, policies are established which foster a safe and effective street system, classify streets according to their intended function, establish street design requirements, and identify areas where street improvements are needed. Exhibit 5, below, shows the existing and intended use of Price City streets by classification.

Goals for improving and developing necessary transportation infrastructure are outlined in a master plan. The following transportation focus issues relating to streets and vehicular traffic are included in the goals of the Price City plan:

#### Street Improvement Focus Issues

1. Highway improvement, including increased efforts to potentially make U.S. Highway 6 into an interstate freeway.
2. Install street improvements throughout the community, including:



- a. Install / replace sidewalks where needed
- b. New pavement and improvements on residential streets
- c. Install more residential street lights
3. Develop an east side plan for better connectivity, including the construction of new street connections, including:
  - a. Meads Wash road, between Main Street and Cedar Hills Drive (with light)
  - b. 400 North to Cedar Hills Drive
  - e.
  - f. Extend 300 North to new Research Park road
  - h. Extend 200 South to Airport Road
  - i. Extend 400 South to Main Street
  - j. Connect 200 South to 400 South at about 900 East
  - k. New 1900 East between 800 North and Airport Road
  - l. Repair the Fairgrounds Road at Westwood Blvd. Intersection for safety
  - m. Create separate connection of Fairgrounds Road and Westwood Blvd, and another separate connection of Hospital Drive to Westwood Blvd  
(See Exhibit 5, Streets Master Plan Map)

Additionally, open space areas around the City should be reviewed to determine needs for possible access and improved traffic flow.

### 5.3. PUBLIC TRANSIT

Planning for mass transit systems and/or transit assistance programs, such as bus, rail and air traffic systems, is another important component to be included in the Price City Transportation Master Plan. This area of transportation has much potential for further development in Price, and the surrounding area served commercially by Price City.

As a community grows and improves, greater emphasis and desire is placed on the development of public transit systems. Focus issues needing further development in relation to public transit systems in Price include:

- Developing a public transit system between Helper, Price and Wellington,
- Placing more emphasis on the development and use of the airport,
- Developing a bus station in Price, and
- Developing a train station in Price.
- Public transit from Price to Wasatch Front transit connection point.
- Encourage use of 'Elevate Transit' transportation as a community option

### 5.4. ALTERNATIVE MODES

Alternative modes of transportation are strongly encouraged in Price. Promoting diversity in types of transportation was identified as an important issue in the recent plan update process.

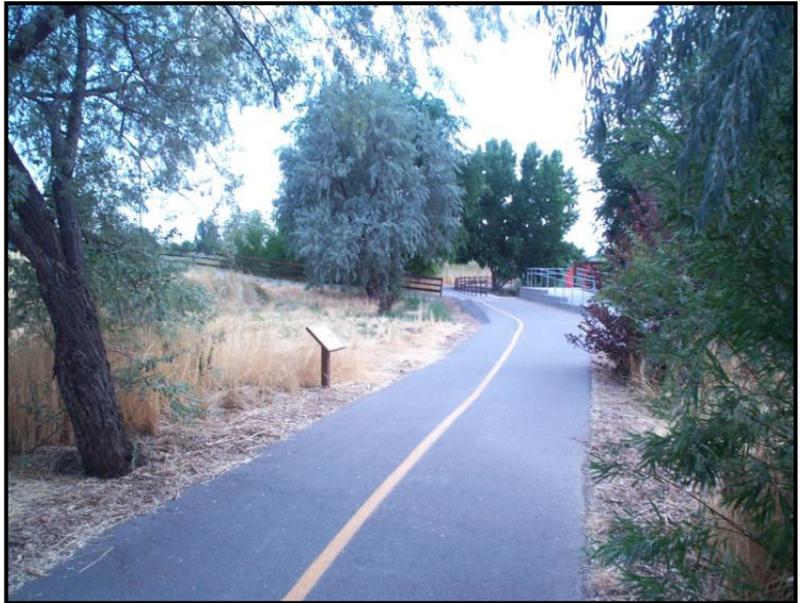
# PRICE CITY GENERAL PLAN

## CHAPTER 5 Transportation



A system of bicycle routes and pedestrian pathways is planned throughout the City to allow for easy access and connection to most areas of the City. Focus issues include:

1. Create and paint stripe a bike lane on a roadway loop, starting at Main Street and 300 East, heading north to 800 North, then east to Cedar Hills Drive, then south to 100 North, and west to 300 East.
2. Identify additional future bicycle routes throughout the city.
3. Identify routing for an ATV trails plan, with connections into town from the north end to the south end.



For more information, see Chapter 7, Parks and Recreation, and Exhibit 6, Parks, Recreation and Trails Map.



**EXHIBIT 5. STREETS MASTER PLAN MAP**

(Insert 11x17 map here)

# PRICE CITY GENERAL PLAN

## CHAPTER 5 Transportation



### CHAPTER 5 - TRANSPORTATION GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Promote a balanced transportation system that serves the diverse needs of the community.</b>	A. Encourage and assist efforts to cause Highway 6 to become an interstate freeway.	i. Meet with state and federal agency representatives on strategic methods to meet this objective.	Ongoing	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
	B. Plan for and fund street improvements for non-conforming streets.	i. Install full street improvements and street lights where needed.	0-10 years	City Council, Public Works
	C. Prepare and prioritize plans for new roadway connections in the community.	i. Construct 1900 East to connect to Airport Road.	0-5 years	Public Works
		ii. Plan the construction of other city road connections (see page 5-2).	Ongoing	Public Works
		iii. Review opens space areas for possible needs for additional roadway connections.	Ongoing	Public Works
	D. Promote increased use of the airport.	i. Develop an airport promotional plan in conjunction with Carbon County Economic Development, and state and federal aviation agencies.	0-2 years	City Council, Community Director, Public Works
		ii. Promote the airport as "Eastern Utah Regional Airport".	Ongoing	City Council, Community Director, Public Works
		iii. Add signage to promote access to the airport	0-5 years	Public Works
	<b>2. Encourage and promote opportunities for alternative modes of transportation which are safe, convenient, and environmentally sensitive.</b>	A. Develop a recreational trails system linking the parks and various areas of town, including trails for cyclists, pedestrians, equestrians and OHVs.	i. Continue to implement a detailed Trails System Master Plan, planning and identifying priority trail projects, including ATV routes.	0-5 years
ii. Work closely with Carbon County and regional recreational trail organizations.			Ongoing	Community Director, Public Works

# PRICE CITY GENERAL PLAN

## CHAPTER 5 Transportation



### CHAPTER 5 - TRANSPORTATION GOALS

Goals	Strategies	Actions	Timing	Agency
<b>2. (cont.) Encourage and promote opportunities for alternative modes of transportation which are safe, convenient, and environmentally sensitive.</b>		iii. Seek available funding for trails development from state, federal and other resources.	Ongoing	Community Director, Public Works
		iv. Construct trails in areas identified in this plan (See Exhibit ) and further planned and/or amended in the Trails System Master Plan.	Ongoing	Public Works
		v. Work to extend the Price River trail.	Ongoing	Public Works
	B. Develop a public transit system between Helper, Price and Wellington	i. Meet with state and federal transportation agency representatives on developing a regional bus / transit system.	0-10 years	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
		iii. Incorporate the Public Services Transit Plan into city goals and plans.	0-5 years	City Council, Public Works Director
	C. Encourage train transportation to take on a greater role in Price.	i. Meet with the relevant railroad companies, state and federal agency representatives on developing a train station in Price.	0-10 years	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
		iii. Develop a park and ride to encourage transit to Green River, working with UDOT, the County and other agencies.	0-10 years	City Council, Public Works
	<b>3. Prepare, adopt and implement a Transportation Master Plan.</b>	A. Using a public involvement process, prepare a master plan including all aspects of transportation.	i. Create a steering committee including transportation professionals to determine broad category elements to include in the Master Plan.	0-10 years
ii. Maintain and update the Transportation Master Plan.			Ongoing	City Council, Public Works

**Mayor**  
JOE L PICCOLO  
**City Attorney**  
NICK SAMPINOS  
**Community Director**  
NICK TATTON  
**City Recorder**  
SHERRIE GORDON  
**Public Works Director**  
GARY SONNTAG



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501  
PHONE (435) 637-5010 • FAX (435) 637-2905  
www.pricecityutah.com

## Price City Planning & Zoning Commission

**Planning & Zoning Commissioners**  
ROBERT OLIVER, CHAIR  
FRANKIE SACCO, VICE CHAIR  
JUDY BEACCO  
DALE EVANS  
NANCY BENTLEY  
RICHARD ROOT  
JAN YOUNG  
ALTERNATE: ERROLL HOLT

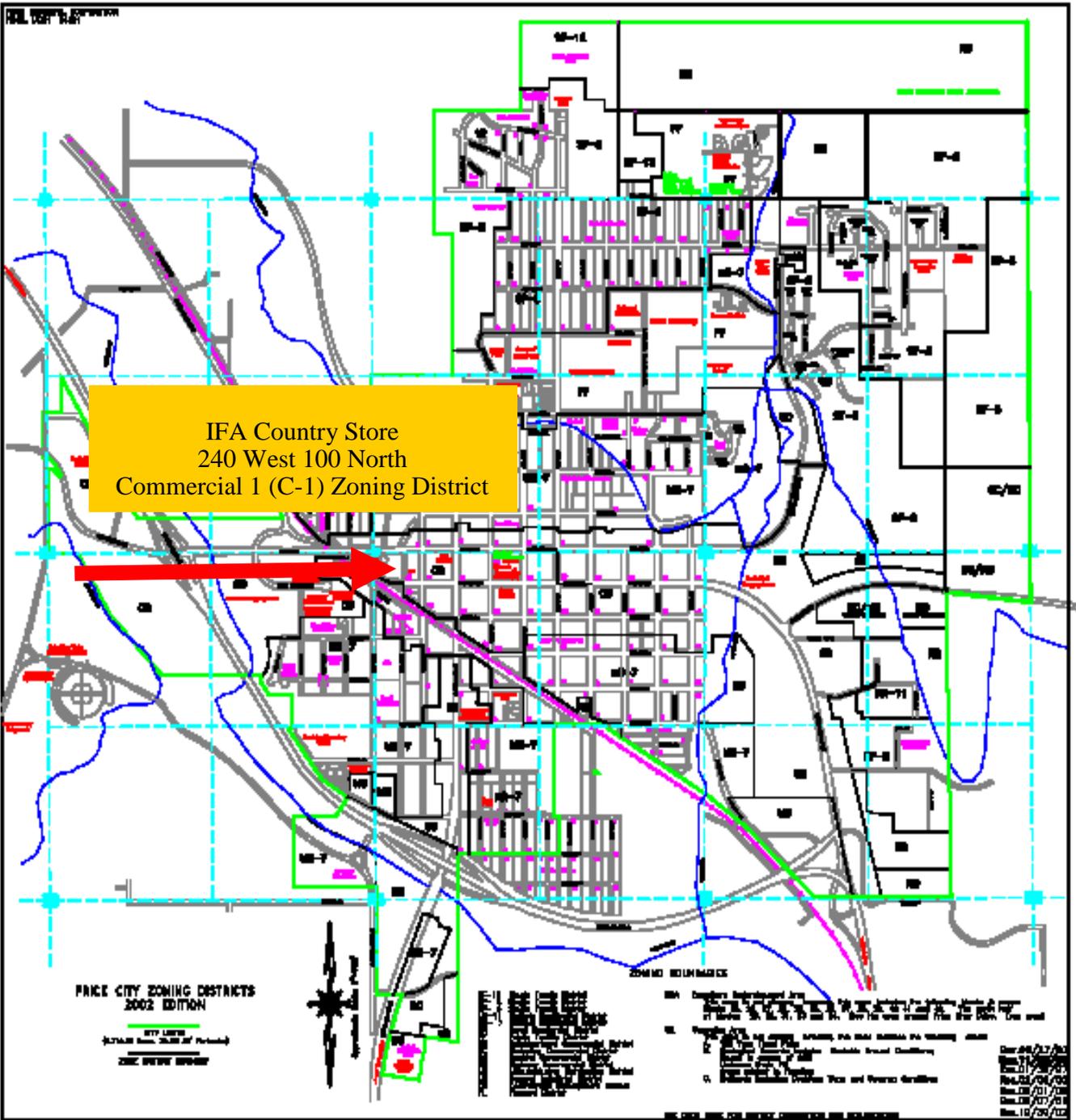
**DATE:** OCTOBER 8<sup>TH</sup>, 2015  
**TO:** PRICE CITY PLANNING & ZONING COMMISSION  
**FROM:** NICK TATTON  
PRICE CITY   
**RE:** SITE PLAN AMENDMENT – IFA – 240 W 100 N

Please find attached a Conditional Use Permit (CUP) application submitted by Daniel Thather, IFA Manager, for a site plan amendment to accommodate an additional building on the site at 240 W 100 N within the Commercial 1 (C-1) zoning district. The general land use evaluation criterion is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criterion is listed in Section 11.1.m of the Code. The existing land uses are both conditional and permitted and previously approved, however, the nature of the proposed addition to the site requires approval of a site plan amendment, which is also conditional. The land use, in general is listed in Section 11.3.4.23, Hardware and farm equipment.

### **RECOMMENDED MOTION(S):**

1. Move to recommend the Price City Council provides final approval for a site plan amendment for IFA, located at 240 W 100 N within the Commercial 1 (C-1) zoning district for the addition of an addition storage building structure, based on the general land use evaluation criterion is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criterion is listed in Section 11.1.m of the Code, acknowledging the existing conditional and permitted land uses at the site, and subject to the following conditions of approval:
  - a. Completion of a land parcel assembly-lot line adjustment plat and recording with the Carbon County Recorder finding that the site consists of multiple parcels of land that must be combined to accommodate the site plan amendment.
  - b. Development of the site plan, as submitted and amended herein, including the following elements finding that development consistent with approved site plans mitigates development misunderstandings.
    - i. No additional buildings or structures authorized that are not represented on the amended site plan.

- ii. Exterior site and yard area lighting to be high efficiency LED fixtures and angled, shielded or on timers to avoid light transference to neighboring residential properties.
    - iii. Site fencing maintained to prevent unauthorized access to site.
    - iv. No new or additional business signage without prior submission of sign plan and sign plan approval by Price City Planning Department.
    - v. Garbage collection frequency to eliminate the potential for accumulations of garbage, rubbish or debris and wind scatter.
    - vi. No on-street parking identified or permitted to serve site.
  - c. Procurement of a Price City building permit and all construction activity to take place under the auspices of the building permit and building inspection finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community
    - i. Construction to comply with all building and fire safety requirements set forth by the Price City Building Inspector and Price City Fire Chief.
  - d. Completion of a storm water management plan and concurrence with the storm water management plan by the Price City Engineer and compliance with all storm water management recommendations provided by the Price City Engineer finding that properly managed storm water flows prevent flooding and protect the health safety and welfare of the community.
  - e. Notification of surrounding property owners within 300 feet of development of pending development and time-line finding that neighborhood notification mitigates development misunderstandings and facilitates development.
  - f. No violations of the Price City Property Maintenance Code at the site or structures finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.
2. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.



Fee: \_\_\_\_\_



## CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- New Business (Complete boxes 1 through 13 on page 1, and all subsequent pages)
- New Construction/Development (Check all applicable boxes below and complete entire application)
  - Plan Phase:
    - Concept
    - Preliminary
    - Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <i>Nelco Contractors, Inc</i>		2. Title: <i>GENERAL CONTRACTOR</i>	
3. Applicant's Mailing Address: <i>P.O. BOX 282</i>		4. Suite/Apt. No.:	
5. City: <i>PRICE</i>	6. State: <i>UT</i>	7. Zip Code: <i>84501</i>	
8. County: <i>CARBON</i>		9. Telephone: <i>(435) 637-3495</i>	
Project Information			
10. Name of Project (Business): <i>IFA Country Stores</i>			
11. Address of Proposed Project: <i>240 W. 100 N., PRICE, UT 84501</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input checked="" type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input checked="" type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input checked="" type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work <i>\$10,000<sup>00</sup></i> b) Buildings <i>\$140,000<sup>00</sup></i> c) Other <i>\$</i> Total <i>\$150,000<sup>00</sup></i>		22. Electrical Load Sheet: <i>(Attach preliminary and final to application)</i> <div style="text-align: center; font-size: 1.2em;"><i>100 Amps ±</i></div>	
23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____ <input checked="" type="checkbox"/> <i>SITE PLAN &amp; PRELIMINARY BLDG. SKETCH</i>			

24. Brief Description of Project:

50' x 80' x 24'/20' High Steel Warehouse Building  
in IFA's Back Lot

25. Justification (Explain why this project is needed):

Expand warehouse space.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Alvin Thavn	252 W 100 N Price, ut. 84501	( ) 435-637-2597
2. Raymond Lofley	200 W. 153 N Price, ut. 84501	( ) 435-637-3550
3. James Johnson	173 W 200 N Price, ut. 84501	( ) 435-637-7643

27. Estimated Starting Date:

28. Estimated Completion Date:

29. Has P.R.W.I.D. Sewer Survey Been Submitted?  Yes  No

Signature of Property Owner

10-2-15

Date

Daniel Thatcher

Manager

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

Approve

Decline

Comments: 0 H-1 & H-1-m - eval criteria - a new plat  
1 existing C & P uses  
1 bldg plat - Fire Safety

Signature

[Signature]

Date

10-8-15

Requires:

Building Permit

Conditional Use Permit - site plan amendment

Code Amendment

Board of Adjustments Variance

Flood Plain Development Permit

Other

# Other Adjoining Property Owners

Lerea Stuart                      153 West. 200 North Price,  
Utah 84501

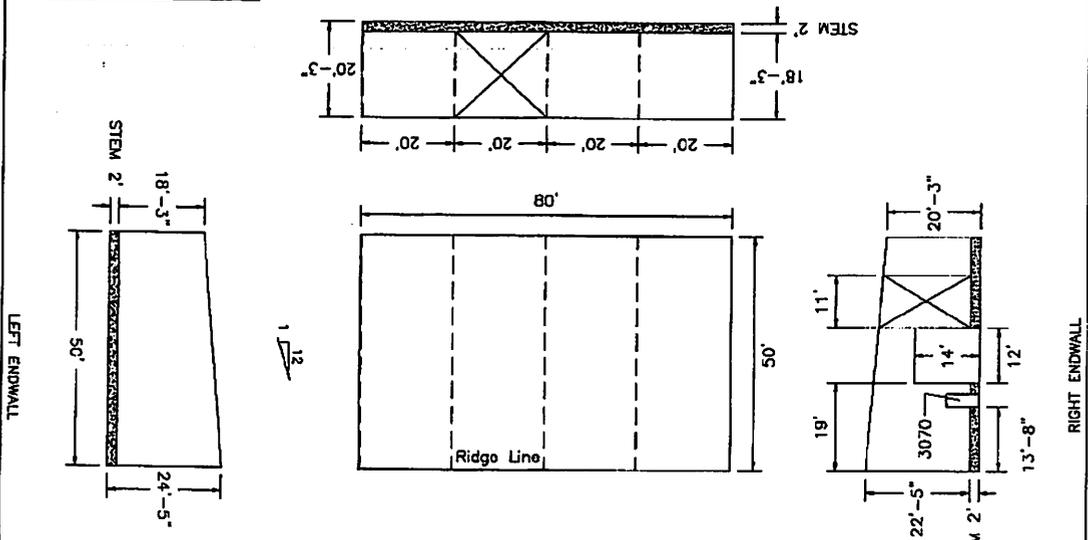
PH# 435-637-1461



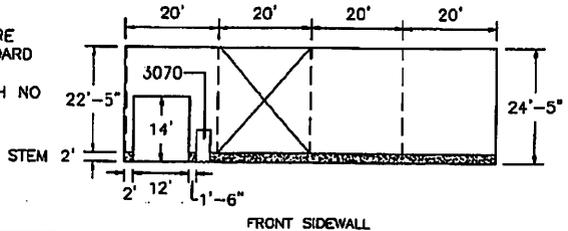
APPROVED *[Signature]* For IFA  
 DATE 9-24-2015

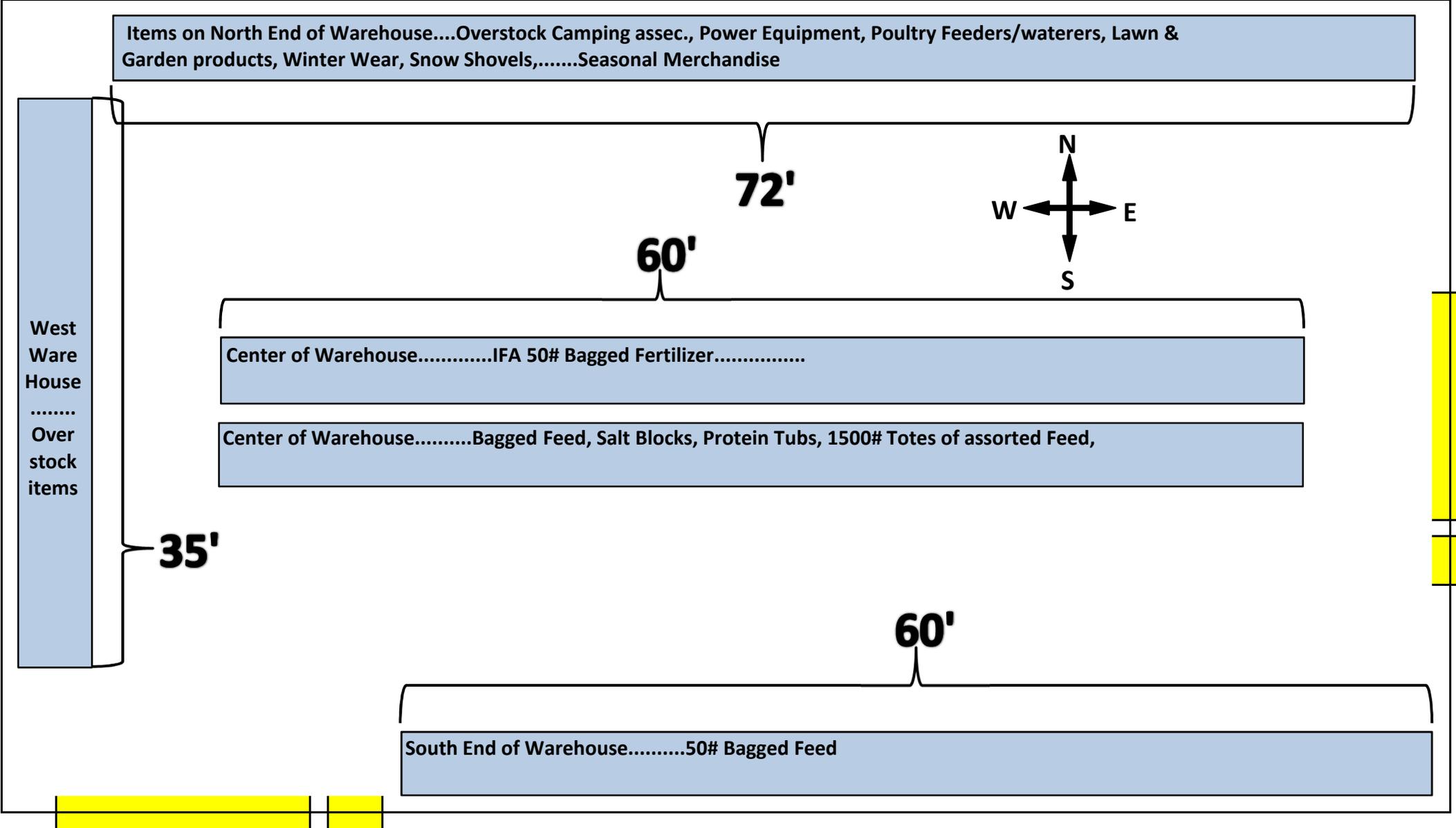
BACK SIDEWALL

QUOTE#5051931R3  
 PAGE 6 OF 6



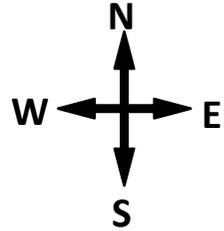
NOTES:  
 FSW, BSW & REW ARE SHEETED WITH STANDARD "X" BRACING.  
 LEW IS SHEETED WITH NO "X" BRACING





Items on North End of Warehouse....Overstock Camping assec., Power Equipment, Poultry Feeders/waterers, Lawn & Garden products, Winter Wear, Snow Shovels,.....Seasonal Merchandise

West Ware House ..... Over stock items



72'

60'

Center of Warehouse.....IFA 50# Bagged Fertilizer.....

Center of Warehouse.....Bagged Feed, Salt Blocks, Protein Tubs, 1500# Totes of assorted Feed,

35'

60'

South End of Warehouse.....50# Bagged Feed

175  
360  
300  
300  
300  
1435

**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR A SITE PLAN AMENDMENT FOR THE INTERMOUNTAIN FARMERS (IFA) BUSINESS LOCATED AT 240 W 100 N WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT**

**Purpose:** the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and IFA, regarding the conditions of land use associated with **A SITE PLAN AMENDMENT FOR THE INTERMOUNTAIN FARMERS (IFA) BUSINESS LOCATED AT 240 W 100 N WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT** as it is associated with IFA.

**Parties:** this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and IFA, (Applicant), for the property located at **240 W 100 N**.

**Term:** the term of this agreement commences on **OCTOBER 26, 2015** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- Completion of a land parcel assembly-lot line adjustment plat and recording with the Carbon County Recorder finding that the site consists of multiple parcels of land that must be combined to accommodate the site plan amendment.
- Development of the site plan, as submitted and amended herein, including the following elements finding that development consistent with approved site plans mitigates development misunderstandings.
  - No additional buildings or sutures authorized that are not represented on the amended site plan.
  - Exterior site and yard area lighting to be high efficiency LED fixtures and angled, shielded or on timers to avoid light transference to neighboring residential properties.
  - Site fencing maintained to prevent unauthorized access to site.
  - No new or additional business signage without prior submission of sign plan and sign plan approval by Price City Planning Department.
  - Garbage collection frequency to eliminate the potential for accumulations of garbage, rubbish or debris and wind scatter.
  - No on-street parking identified or permitted to serve site.
- Procurement of a Price City building permit and all construction activity to take place under the auspices of the building permit and building inspection finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community
  - Construction to comply with all building and fire safety requirements set forth by the Price City Building Inspector and Price City Fire Chief.
- Completion of a storm water management plan and concurrence with the storm water management plan by the Price City Engineer and compliance with all storm water management recommendations provided by the Price City Engineer finding that properly managed storm water flows prevent flooding and protect the health safety and welfare of the community.
- Notification of surrounding property owners within 300 feet of development of pending development and time-line finding that neighborhood notification mitigates development misunderstandings and facilities development.
- No violations of the Price City Property Maintenance Code at the site or structures finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated pursuant to Section 10.3.2.4 of the Code, Childcare, Nursery or Preschool, and the administrative approval therein authorized.

**SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

Price City

Applicant:

By Robert Oliver, Chair

**DANIEL THATCHER, IFA MANAGER**

ATTEST:

Sherrie Gordon, City Recorder