

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JULY 26, 2016**

PRESENT:

Commissioners:

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

EXCUSED: Commissioner Root and Commissioner Holt-Alternate

OTHERS PRESENT: Wayne Clausing, Mark Holyoak, Clay Larsen, Greg Cook, and Grant Barraclough

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 July 11, 2016 –**
MOTION. Commissioner Young moved to approve the minutes of July 11, 2016 as presented. Motion seconded by Commissioner Evans and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.
5. **CONDITIONAL USE PERMIT –**
 - a. **HEALTHCARE CLINIC.** Consideration and possible approval of a health care clinic and related land uses site and development plan located at 317 E 100 N within the Commercial 1 zoning district, Castlevue Hospital, Mark Holyoak.

A Conditional Use Permit (CUP) application and the final site plan was submitted by Castlevue Hospital, Mark Holyoak, to locate a health care clinic and related operations business, at 317 East 100 North 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/land use checklist is in Section 11.1.m of the Code, the land uses at the site include the following:

- Drug and Propriety, Code Section 11.3.4.13, Conditional Use
- Comprehensive Health Care Facility/Center, Code Section 11.3.5.11, Conditional Use
- Medical Clinic, Outpatient Services, Code Section 11.3.5.25, Conditional Use
- Professional Health Care Offices, Code Section 11.3.5.32, Conditional Use

The Planning Commission reviewed the site plan with the applicant in detail including the site plan elements from the checklist and the pre-approved expansion area (the remaining residential property in the area). Since the proposed development will be a “design-build” format the proposed construction schedule was discussed with the applicant. Chairman Oliver read aloud the following conditions of approval:

Applicant Shall:

- Site Plan
 - Complete and record with the Carbon County Recorder of a real property assembly plat/lot line adjustment plat to create a viable building lot for the development finding that the development transcends current property boundaries at the site.
 - Exterior area and parking-lot lighting to be high efficiency LED fixtures and all exterior lighting to be on timers and/or shielded and/or angled away from neighboring residential uses to avoid light transference across property boundaries finding that conflicts with neighboring land uses is mitigated with lighting transference control measures.
 - Maintain a six foot (6') sight obscuring fence around the perimeter of the development site and around the remaining residential property to separate uses finding that land uses separated by sight obscuring fencing mitigates potential conflicts.
 - Garbage dumpster to be located in a dumpster enclosure and serviced at a frequency to prevent accumulations of garbage, rubbish and debris as well as wind-scatter of garbage, rubbish and debris finding that properly maintained and serviced garbage dumpsters mitigate community aesthetic complaints.
 - No hazardous or other restricted materials or items to be disposed of in garbage dumpster.
 - Water, sewer and electric utility connections to be coordinated and installed under the direction of the Price City water/sewer department and Price City electric department finding that properly coordinated utility connections provide long-term service to development.
 - Electrical load sheet to be submitted to the Price City electric department in advance of connection request.
 - Provide to Price City all necessary utility easements for access to public utilities, if applicable.
 - Maintain a minimum of not less than fifteen (15) off-street parking spaces compliant with the Code finding that off-street parking mitigates the potential for vehicle and pedestrian conflicts.
 - Maintain red zones and fire safety access lanes at all times. Curbs to be painted red and no-parking fire lane signs posted under the direction of the Price City Fire Chief.
 - Right-turn only posted at all site egress points finding that right-turn only at the site egress on both 100 N and 300 E (2 egress points) mitigates potential traffic and pedestrian conflicts since the development is situated fronting a primary intersection in the community.

- Business and building signage to only be installed upon completion of submission, review and authorization by the Price City Planning Department finding that properly reviewed signage promotes increased business activity.
- Installation of a minimum of five percent (5%) landscaping compliant with the Code finding that landscaped developments improve the community aesthetic.
 - All landscaping to be water wise.
- Expansion area: expansion area approved for expansion of business site finding that pre-authorization of expansion area increases the potential for commercial activity in the community and is consistent with the Price City General Plan.
 - Building permit for expansion required.
- Plans and Documents:
 - Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence and compliance with all recommendations and direction from the Price City Engineer regarding development based on the study.
 - Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department.
 - Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
 - Completion of a storm water management plan addressing the 100 year flood event and submission to the Price City Engineer for review and concurrence and compliance with all recommendations from the Price City Engineer regarding storm water management.
 - Submission of construction plans to Price City and procurement of a Price City building permit prior to commencement of construction finding that properly licensed, permitted and inspected commercial development protects the health, safety and welfare of the community.
 - Inclusion of fire suppression and alarm systems into building design as recommended by the Price City Fire Chief.
 - Procurement of a Price City business license prior to business operation at the site finding that properly licensed businesses protect the health, safety and welfare of the community.
- No conditions at the property or structure that violation of the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

ACCPETANCE: 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 Evans moved to recommend the Price City Council provide final approval for the Conditional Use Permit (CUP) application submitted by Castleview Hospital, Mark Holyoak, to locate a health care clinic and related land uses site and development plan located at 317 E 100 N within the Commercial 1 zoning district with all conditions indicated. Motion seconded by Commissioner Bentley and carried.

MOTION. Commissioner Evans moved to provide a recommendation to the Price City Council of final approval for a lot assembly plat to combine multiple lots at the development site into one commercial building lot. Motion seconded by Commissioner Young and carried.

b. LAND SUBDIVISION AND ELECTRIC SUBSTATION. Consideration and possible approval of a land subdivision and electric substation land use at 651 West Price River Drive, within the Commercial 1 zoning district, Bret Cammans, Price City.

Bret Cammans submitted a Conditional Use Permit (CUP) application for: (1) the subdivision of land; and (2) the development of an electrical substation by the Price City Electric Department for the location at 651 West Price River Drive within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the subdivision and the land use 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 land subdivision is a conditional use indicated in Section 11.3.11.1 of the Code and the substation land use is a conditional use listed in Section 11.3.12.2.2 of the Code.

The project was briefly discussed among the Commissioners and Nick Tatton provided some project background information.

MOTION. Commissioner Evans moved to table the consideration of the request until the August 8, 2016 meeting of the Planning Commission consistent with Commission practice finding that the applicant was not present to represent and discuss the project. Motion seconded by Commissioner Young and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:22 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Chairman Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon