

Chairman
JAN YOUNG

City Attorney
THOMAS SITTERUD

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



185 East Main - P.O. BOX 893 - PRICE, UT 84501
PHONE (435) 636-3184 - Fax (435) 637-2905
www.pricecityutah.com

**PRICE CITY
PLANNING AND ZONING COMMISSION**

Commission

JUDY BEACCO
NANCY BENTLEY
DAVID BLACK
DALE EVANS
RICHARD ROOT
TODD THORNE
JAN YOUNG
ERROLL HOLT, ALT.
JADE POWELL, ALT.

**PLANNING AND ZONING AGENDA
10/07/2019**

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 5:00 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. SAFETY SECONDS - Commissioner Bentley
4. MINUTES of September 9, 2019
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Presentation regarding the operation of the Price City Water Treatment Plant by Plant Manager, Ron Brewer.
7. CONDITIONAL USE PERMIT
 - a. SOLAR DISTRIBUTED GENERATION FACILITY - Consideration and possible approval of a solar distributed generation facility at 1080 E Airport Road within the combined Commercial 1 and Manufacturing 1 zoning district, Prasad Reddy.
 - b. EATING PLACES-FOOD CONSUMED ON SITE (RESTAURANT) LAND USE - Consideration of a restaurant land use at 40 W Main Street, Juniper Pizza, Sherry Nehl.
8. 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 9, 2019**

PRESENT:

Commissioners:

Todd Thorne
Richard Root
Nancy Bentley
Dale Evans
Judy Beacco
David Black
Jade Powell

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Young and Commissioner Holt-Alternate

PRESENT: Chad Norton, Angela Pulli, Jesse Nielson, and Russell Seeley

1. In the absence of Commissioner Young, Vice Chair Thorne called the meeting to order at 5:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present. Vice Chair Thorne introduced the new Planning and Zoning Commissioner David Black. Commissioner Black introduced himself to those present and expressed his desire to serve the community.
3. SAFETY SECONDS – Commissioner Root reviewed safety tips while trying to hang outside lights for holidays. When leaning a ladder against a dead tree make sure it is sturdy. You should pay particular attention when stringing lights on metal roofs. These roofs are slippery when wet and ice forms easily. Take all precautions when working on a ladder so you don’t fall.
4. MINUTES OF June 10, 2019

MOTION. Commissioners Bentley moved to approve the minutes for June 10, 2019. Motion seconded by Commissioner Powell and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Information and training provided by Russell Seeley, Price City Engineer, regarding development requirements in and around the floodway and the floodplain.

Russell Seeley handed out an information sheet and reviewed the requirements.

7. CONDITIONAL USE PERMIT
 - a. AUTO DEALERSHIP LAND USE - Consideration and possible approval of an automobile sales and display land use located at 151 N Carbonville Road within the Commercial 1 zoning district, JN Auto, Jesse Nelson.

A Conditional Use Permit (CUP) application was submitted by Jesse Nelson to establish an automobile display and sales land use at 151 N Carbonville Road (Main Street) 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 identified in Section 11.1.m of the Code. The land use(s) are motor vehicle dealers, identified in Section 11.3.4.35 of the Code, a permitted use and the development of the site, identified in Section 11.3.11.5.1 of the Code, a conditional use.

The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant. Chairman Young read aloud the following conditions of approval:

- Maintain garbage can capacity and service frequency in such a manner to accommodate all use and prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish or debris finding that controlled, serviced and maintained garbage service protects the community aesthetic.

- Maintain exterior building lighting such that all customer and employee parking areas are lit during dark hours finding that lit parking areas mitigate the potential for vehicle and pedestrian accidents. Exterior lighting to be high efficiency LED fixtures.
- Maintain a minimum of nine (9) striped and identified off street parking locations for the building finding that properly identified off street parking mitigates the potential for vehicle and pedestrian accidents and is consistent with off street parking requirements identified in Chapter six (6) of the Code. Must include ADA accessible spaces as necessary.
- Site ingress/egress from existing ingress/egress “curb cuts” only finding that utilization of existing ingress/egress points mitigates the potential for vehicle and pedestrian conflicts and accidents.
- Unimpeded emergency services access from both Carbonville Road and Gopher Blvd. ingress/egress, including no parking and fire lane access finding that emergency services access protects the health, safety and welfare of the community. Building and fire hydrant access to be confirmed and coordinated with the Price City Fire Chief.
- Installation of a Code compliant sight-obscurer fence along the north boundary of the development to separate the development from the undeveloped adjoining area finding that separated development areas mitigate development creep and protect the community aesthetic.
- Utility connections completed in accordance with provider requirements finding that properly connected utility services protect the health, safety and welfare of the community.
- Completion of a public infrastructure development agreement with associated financial surety and a private water user agreement with the Price City Public Works Department, as required, if required, finding that properly agreed, secured and protected public infrastructure installations protect the health, safety and welfare of the community.
- Completion of storm water management controls to address a 100-year storm event concurred with by the Price City Engineer and compliant with all direction received from the Price City Engineer finding the properly controlled storm water flows mitigate flooding and damage. Details and calculations to be provided to the Price City Engineer.
- Installation of a minimum of 5% of the site project area in landscaping finding that 5% area landscaping is the Code minimum. Landscaping to be water wise.
- Installation of any business signage must be submitted to the Price City Planning Department prior to installation for Code compliance review and approval finding that properly reviewed and approved signage is required by the Code.
- Sales and display area to not exceed the safe capacity of the sales and display lot finding that safe sales areas mitigate potential personal accidents and serve to protect the health, safety and welfare of the community. All sales displays to remain on sales lot area. No parking or display in the public right of way.
- Installation of the structure under the auspices of a Price City Building Permit and inspection to ensure the safety of the location. Structure to be compliant with all flood plain elevation requirements including submission of an elevation certificate if necessary.
- Procurement of a Price City Business License prior to commencement of business operations from the location finding that all businesses operating in Price City are required to be licensed.
- Restrictions: (1) no mechanical service or maintenance or wash down on site finding that mechanical service, maintenance and wash down land use impact potentials are not fully mitigated for the site; (2) no impact to irrigation water flows; (3) no development beyond the development boundary identified on the submitted site plan finding that potential future development may necessitate additional restrictions or conditions of approval.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and improve the community aesthetic. Includes disturbed and undeveloped area to the north and west of the developed site.

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 Evans moved to approve a Conditional Use Permit (CUP) for an automobile sales and display land use located at 151 N Carbonville Road within the Commercial 1 zoning district. Motion seconded by Commissioner Beacco and carried.

8. UNFINISHED BUSINESS – Mark your calendar for the December 11, 2019 Price City Planning and Zoning Commission Training Retreat.

Meeting adjourned at 5:38 p.m. pursuant to a motion by Commissioner Root . Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
City Recorder, Sherrie Gordon



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

CHAIR
JAN YOUNG

COMMISSIONERS

NANCY BENTLEY
DALE EVANS
JUDY BEACCO
TODD THORNE
RICHARD ROOT
JADE POWELL
ALTERNATE: DAVID BLACK
ERROLL HOLT: ALTERNATE

DATE: AUGUST 24TH, 2019

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – SOLAR COLLECTION & GENERATION

Please find attached a Conditional Use Permit (CUP) application submitted by Prasad to establish small solar generation land use at 1080 East Airport Road within the combined Commercial 1 (C-1) and Manufacturing 1 (M-1) zoning districts. The general land use evaluation criteria are listed in Section 11.1 and 11.5 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code. The land use(s) are Electricity-Substations and Facilities, identified in Section 11.3.12.2.2 of the Code, a conditional, Distributed Generation, identified in Section 11.3.12.2.2.1 of the Code, a conditional use and the General Industrial/Commercials Development of the site, identified in Section 11.3.11.5.2 of the Code, a conditional use.

Please thoroughly discuss the application, land uses, restrictions and conditions of approval with the applicant. It is the recommendation of staff to provide final approval for the CUP.

RECOMMENDED MOTION(S):

1. Move to authorize final approval of a Conditional Use Permit (CUP) to establish a small solar generation land use at 1080 E Airport Road within the combined Commercial 1 (C-1) and Manufacturing 1 (M-1) zoning districts, based upon the general land use evaluation criteria is listed in Section 11.1 and 11.5 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code, Electricity-Substations and Facilities, identified in Section 11.3.12.2.2 of the Code, a conditional, Distributed Generation, identified in Section 11.3.12.2.2.1 of the Code, a conditional use, and the General Industrial/Commercials Development of the site, identified in Section 11.3.11.5.2 of the Code, a conditional use, and subject to the following conditions of approval:
 - a. Must comply with Carbon County issued Conditional Use Permit requirements, dated February 5, 2019, finding that the project spans County and City jurisdictional boundaries and joint permit compliance protects the community interest of all area residents.
 - b. Comply with all laws, regulations and restrictions of applicable City, County, State and Federal regulatory agencies finding that compliance with all applicable laws and

regulations mitigates potential negative impacts from development that may be created.

- c. No land uses or construction, not specifically applied for or contemplated herein authorized finding that additional and uses or construction may require additional permitting and licensing.
- d. Comply with all laws, codes and ordinances of Price City, as they may relate to this business and land use, finding that compliance with local laws, codes and ordinances reduces potential violations of laws, codes and ordinances.
 - i. Completion of a franchise agreement between project owner and Price City identifying the terms and conditions of operation of an electrical generation facility and use of produced energy. Must be completed prior to operation.
 - ii. Submission of franchise tax payment to Price City in the percentage/dollar amount identified as the Price City franchise tax assessment amount. Installation of equipment and metering at the site to ensure an accurate calculation of energy produced/used and franchise tax to be paid to Price City.
- e. All construction and installation activity to be completed under the auspices of a Price City Building Permit and inspection to ensure the safety of the location.
 - i. Fully engineered and stamped construction plans to be submitted to the Price City Building Department for review, correction and issuance of a Price City Building Permit.
 1. Must submit specifications for all equipment placed on the property.
 2. Must comply with all site safety directives and requirements from Price City.
- f. No interconnection to, or use of, the Price City electrical system and all equipment and/or installation on the site shall not have any negative impact on the Price City electric distribution system finding that protection of the Price City electrical distribution system is a primary duty of Price City.
 - i. All equipment and/or installation on the site shall not have any negative impact on the bulk electrical system owned and operated by Rocky Mountain Power and shall only be interconnected where, how approved by Rocky Mountain Power and pursuant to applicable load and impact studies.
- g. Solar generation, collection and distribution equipment to be installed using isolation disconnects to each bank of panels finding that isolating the panels in the event of an emergency protects the health, safety and welfare of emergency responders.
- h. Solar panel installation to be a minimum of forty feet (40') back from the Airport Road right-of-way boundary finding that a 40' setback from the Airport Road right-of-way boundary is consistent with requirements of adjoining property development.
- i. Maintain garbage can capacity and service frequency in such a manner to accommodate all adjacent building occupancy as well as service and maintenance on the solar panel site and prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish or debris finding that controlled, serviced and maintained garbage service protects the community aesthetic.
- j. Maintain exterior lighting such that the site is fully visible during dark hours finding that lighted solar production sites mitigate thefts and unauthorized site access.
 - i. Exterior lighting to be high efficiency LED fixtures.
 - ii. Exterior lighting to be angled, shielded, etc. to prevent light transference to neighboring residential structures.
- k. No reflection from installed solar panels to impact any adjoining property owners finding the reflected light mitigations protects the property enjoyment rights of adjoining property owners. No reflection of light from solar panels into the Airport

Road right of way finding that restricted reflection of light into the road mitigates the potential for vehicles accidents and visibility problems.

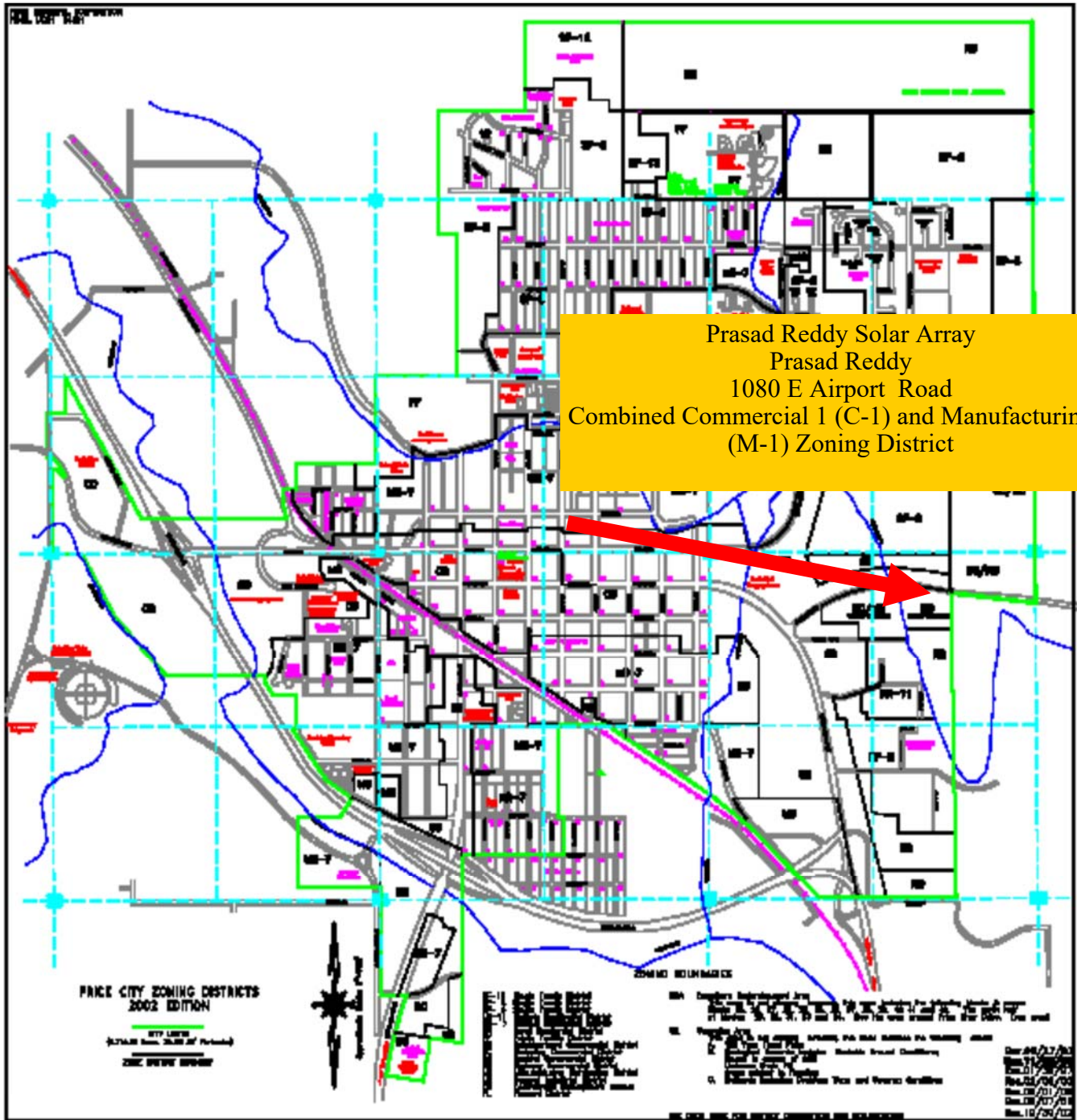
- l. No site ingress/egress from Airport Road finding that restricted ingress/egress points along Airport Road mitigates the potential for vehicle and pedestrian conflicts and accidents. All site access to be maintained from and through parcel #02-1520-0005 located to the immediate east of the subject property.
 - i. Exception: emergency services access point and gate identified below.
- m. All site interior access ways (roads) to be a minimum of twenty feet (20) in width and constructed/maintained to support the full weight of emergency services apparatus and include such facilities (turn abounds) within the site to allow emergency services unimpeded ingress and egress from the Airport Road gate identified below and from and through parcel #02-1520-0005 located to the immediate east of the subject property. Build of interior access/ways to be coordinated with the Price City Fire Chief.
- n. Installation of a Code compliant six foot (6') non-sight-obscuring fence along the project boundary of the development to separate the development from the undeveloped adjoining area finding that separated development areas mitigate development creep, provide site security and protect the community aesthetic.
 - i. Install an emergency services access on Airport Road frontage with a locked gate. Gate to be a minimum of twelve feet (12) in width. Keys or equivalent to be provided to all emergency services finding that properly maintained and secured emergency services access protects the health, safety and welfare of the community.
- o. No Price City water, sewer, electrical, utility connections permitted to property finding that utility connection plans and studies have not been generated or submitted to Price City by the applicant.
 - i. Exception – water line placement/extension for fire hydrant as required.
- p. Completion of a public infrastructure development agreement and submission of the associated financial surety, finding that properly agreed, secured and protected public infrastructure installations protect the health, safety and welfare of the community.
 - i. Public infrastructure including roadway improvements along frontage required.
 - ii. Surety to be determined by the Price City engineer upon review and concurrence of the public infrastructure installation plan provided by applicant. Must install curb, gutter, sidewalk, roadway extension/restoration, fire hydrant(s), storm water management and control, and street lighting as required. Shall install any other public improvements required by the Price City Engineer.
- q. Completion of storm water management plans and controls to address a 100-year storm event, completed by a qualified provider, concurred with by the Price City Engineer and compliant with all direction received from the Price City Engineer finding the properly controlled storm water flows mitigate flooding and damage.
 - i. Details and calculations to be provided to the Price City Engineer.
- r. Completion and submission of a geotechnical study and report by a qualified provider to the Price City Engineer and compliance with all direction provided by the Price City Engineer based on the geotechnical study regarding development of the site and placement of the solar panels.
- s. Completion and submission of a hazard communication and mitigation plan to Price City regarding any chemicals, materials located on the site finding that property

known and understood chemicals and materials protect the health, safety and welfare of the community.

- i. Any run off, spills, etc. must be contained on-site and the respective regulatory authority notified of any such run off, spills or accidents.
- t. Installation of a minimum of 5% of the site project are in landscaping finding that 5% area landscaping is the Code minimum.
 - i. Landscaping to be water wise.
- u. Installation of contact and safety signage at two (2) locations on each fence side (north, south, east, west) and on the emergency services access gate identifying the facility owner and contact information and providing safety warning of hazardous equipment within the fenced boundary finding that signage, as such, serves to protect the health, safety and welfare of the community.
 - i. Signage minimum size of fifteen inches (15”) by 15”.
- v. Project owner/developer must provide for (pay for) all financial impacts and arrange all site restoration and project decommissioning in the event of project abandonment or project end of service life finding that contemplated, arranged and funded project decommissioning and site restoration protect the financial interest of the community.
 - i. Project owner/developer shall prepare and provide a bona-fide decommissioning and site restoration plan, prepared by a qualified professional, to Price City.
 - ii. Decommissioning shall include, but may not be limited to, at a minimum, the following: removal of all solar panels, arrays, inverters, transformers, conduit, electrical equipment and systems, fencing, lighting, structures and other apparatuses located on the site.
 - iii. Project inactivity or lack of continuous service for a period of six (6) months or more shall be considered abandonment and facilities shall be immediately decommissioned and removed and site restored at owners’ expense.
 - iv. Site shall be fully mitigated, decommissioned, restored within three (3) months of removal/abandonment/end of life of solar generation project.
 - v. Owner shall provide a current qualified engineer estimate of site decommissioning and restoration including an end of life cost estimate that includes inflation.
 - vi. Provide a financial surety, in a form acceptable to Price City, at Price City’s sole discretion, in an amount equal to or exceeding the estimated end of life decommissioning and restoration cost. Inasmuch as not site construction cost was indicated by applicant on the Conditional Use Permit application, the amount shall not be less than \$214,192.51¹.
- w. No development beyond the development boundary identified on the submitted site plan finding that potential future development may necessitate additional restrictions or conditions of approval.
- x. No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.
 - i. Includes undeveloped area to the west on the same parcel as the solar panel installation.
 - ii. Development area shall be maintained weed free at all times.

¹ CUP cost estimated provided by applicant is \$1,100,000. $25\% \times \$1.1 \text{ million} = \$275,000$; Cost of reclamation based on electric generation industry standards. 25-year end of useful life time value of money at 1% inflationary rate = \$275,000.

- iii. All abandoned vehicles, storage containers, debris shall be removed from the balance of the property to the west of the develop portion of the parcel.
 - iv. No dust or mud track out conditions allowed from property.
 - v. No storage of any items, materials or other items on the property.
2. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.



Prasad Reddy Solar Array
Prasad Reddy
1080 E Airport Road
Combined Commercial 1 (C-1) and Manufacturing 1 (M-1) Zoning District

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: Prasad Reddy		2. Title: CEO - Owner	
3. Applicant's Mailing Address: 1080 E, Airport Road		4. Suite/Apt. No.:	
5. City: Price	6. State: UT	7. Zip Code: 84501	
8. County: Carbon		9. Telephone: (414) 687-3000	
Project Information			
10. Name of Project (Business): Price Solar LLC			
11. Address of Proposed Project: 1080 E, Airport Road, Price UT 84501.			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. ☐ Sign ☒ Commercial ☐ Residential	14. ☐ Zone Change ☐ Storm Drainage ☐ Street Work ☐ Road Dedication ☐ Water ☐ Sewer	15. ☐ Excavation ☐ Fill Work ☐ Building ☐ Subdivision ☐ Apartments ☒ Electrical	16. ☐ Industrial ☐ Annexation ☐ Flood Plain ☐ Recreation ☐ Street Opening ☐ Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: ☒ Plans Included ☒ Attachments (Number) <u> 5 </u>	

24. Brief Description of Project: We are planning to install a 2 MW Ground mounted Photovoltaic Solar project at the location specified.

25. Justification (Explain why this project is needed): We have a Data Center in Price, Utah at Airport Road. For a Data Center, electricity charge is major expense. So with the installation of 2 MW solar power generating plant would help to control these charges.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. JTJJ Enterprise Ltd	PO Box 946	()
	Price, UT 84501	
2. Nielsen Ted Roger & Lori S TR	1630 Airport Road	()
	Price UT 84501	
3. Varner Jason C	144 S 1650 E	()
	Price, UT 84501	
27. Estimated Starting Date: May / 15 / 2019	28. Estimated Completion Date: June / 30 / 2019	29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☐ No

Signature of Property Owner

Date

08/24/2019

Please Print Name

Prasad Reddy

Title

CEO -Owner

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve

☐ Decline

Comments:

Signature: _____

Date: _____

Requires:

☐ Building Permit

☐ Conditional Use Permit

☐ Code Amendment

☐ Board of Adjustments Variance

☐ Flood Plain Development Permit

☐ Other: _____

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

9-3-19

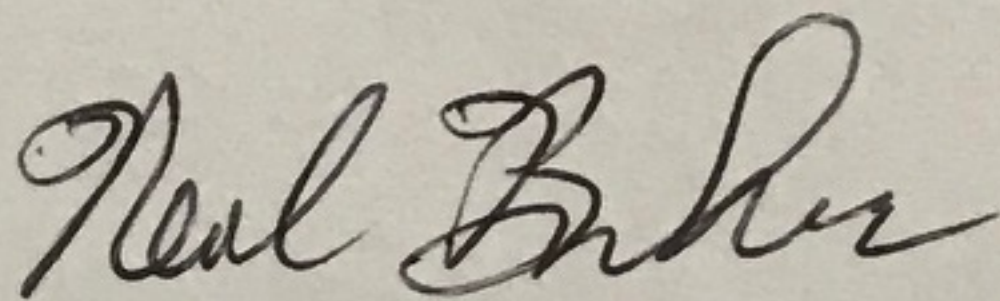
To Whom it may Concern

I give Prasad Reddy authorization to proceed with getting a conditional use permit for a Solar project.

We signed a purchase intent agreement several months ago.

He has financing ^{lined up} now and is ready to continue the process for the conditional use permit which I give him authorization to do.

Thanks

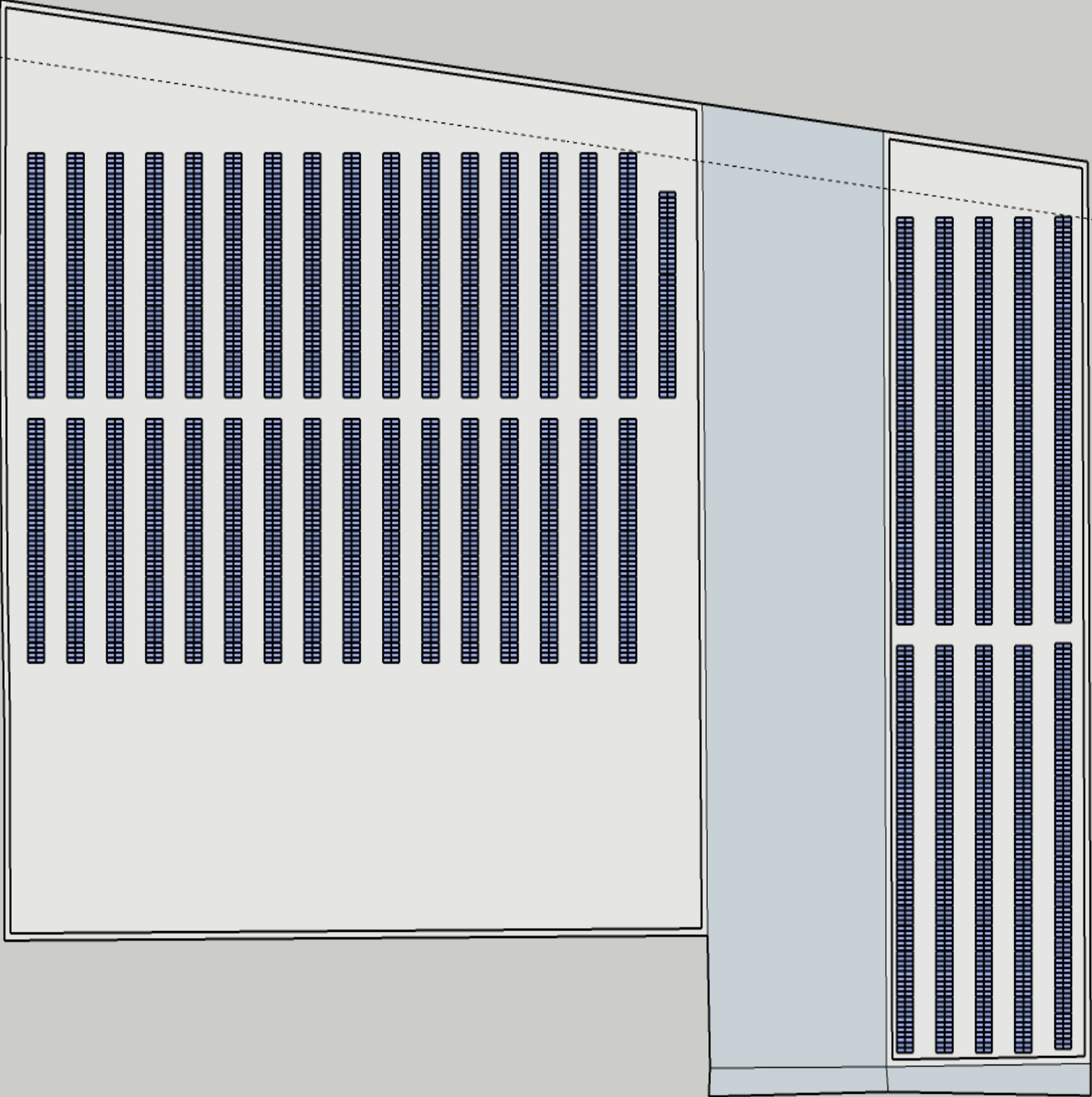


Neal Baker - RNB Investment LLC

Price Solar LLC-Price_101_2MW

1080 E, Airport Road, Price UT 84501

PROJECT AREA



SHEET	REV	SHEET TITLE
1		TITLE SHEET
2		SITE PLAN
3		TRACKET LAYOUT
4		INVERTER LAYOUT
5		PV PLANT SINGLE LINE DIAGRAM

PROJECT TEAM

PROJECT SITE

Price Solar LLC
1080 E. Airport Rd
Price, UT 84501

CONTACT: Prasad Reddy
(414) 687-3000

ENGINEER

Data Care LLC
894 E 3900 S
Salt Lake City, UT 84109

CONTACT: Arun Palepu
(801) 528-9002

DEVELOPER

Price Solar LLC
1080 E, Airport Road,
Price, UT 84501

CONTACT: Prasad Reddy
(414) 687-3000

ENGINEER

Kay Electric LLC
PO Box 937
Huntington, UT 85428

CONTACT: Karl Kay
(435) 749-9617



PROJECT DETAIL

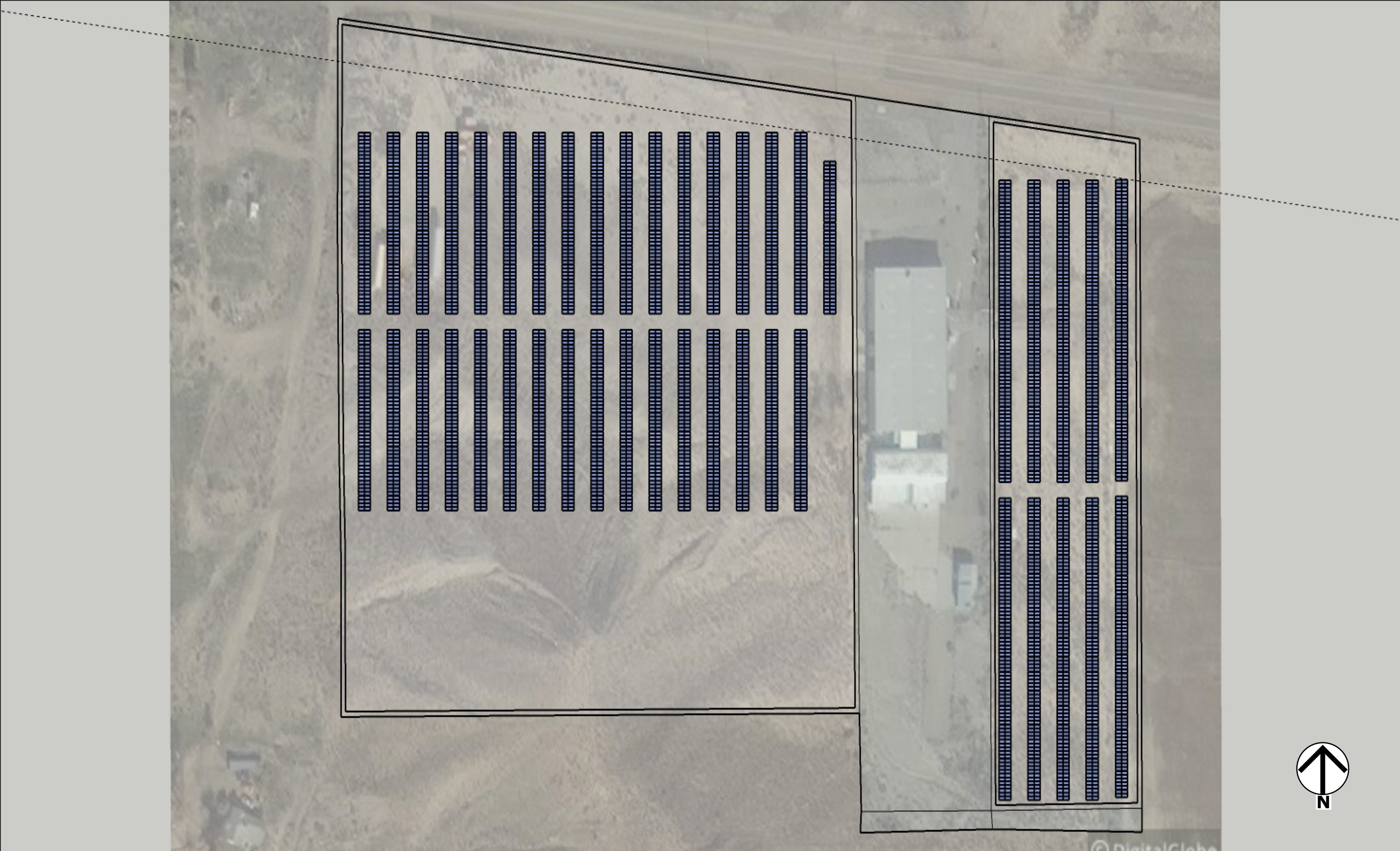
PROJECT NUM: Price_101_2MW	LAT/LONG: 39.5988134°,-110.7826686°
CLIENT: Price Solar LLC	
PROJECT NAME: Price Solar LLC-Price_101_2MW	
ADDRESS: 1080 E, Airport Road, Price UT 84501	

SYSTEM DECRPTION

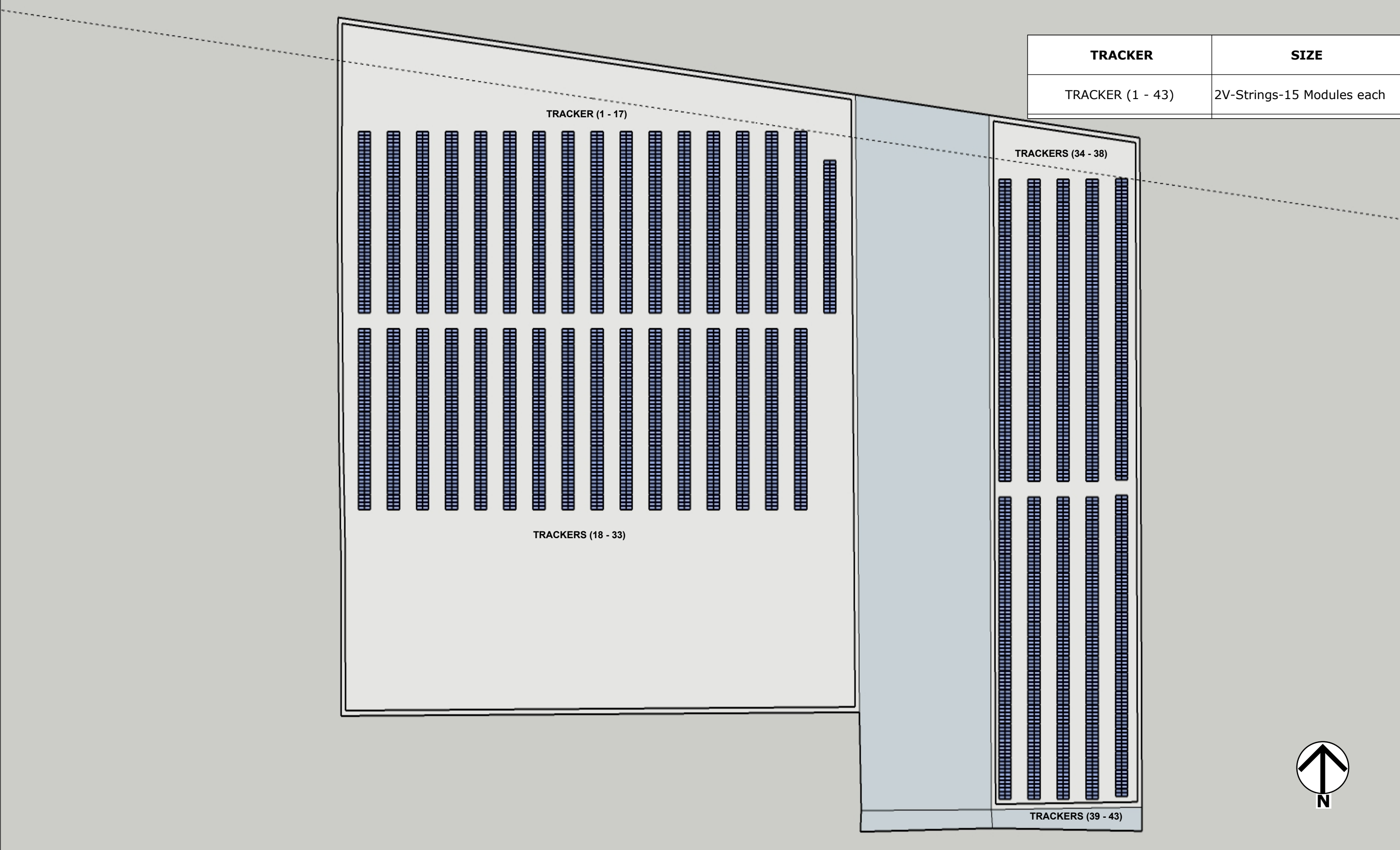
MODULE TYPE: Longi Solar LR4-72HBD-420M	TILT: 0°	AZIMUTH: 180.0°	SITE AREA: 11.1 Acres
MODULE QUANTITY: 4752	RACKING STRUCTURE: ARCHTECH		
SYSTEM SIZE (DC): 1995.84kW	INVERTER: SolarEdge_SE100KUS		
SYSTEM SIZE (AC): 2000.0kW	PRODUCTION ESTIMATE: 33100.912kWh		

SHEET INFORMATION

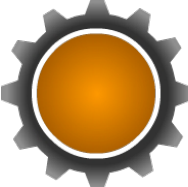
DATE: 08/14/2019	SHEET NO: 1
DESIGNER: AP	
APPROVED: DC	

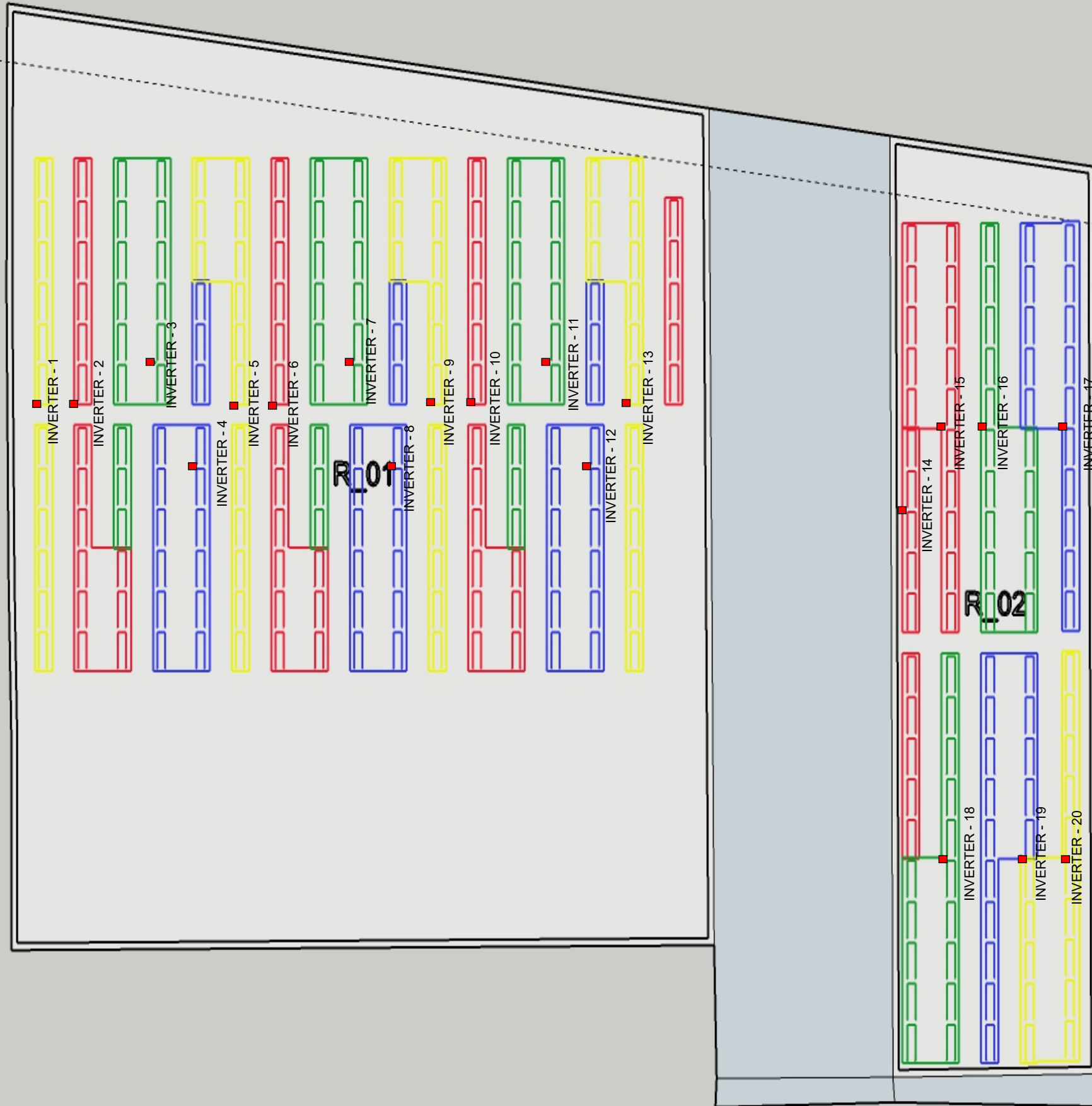


	PROJECT DETAIL		SYSTEM DECRPTION				SHEET INFORMATION	
	PROJECT NUM: Price_101_2MW	LAT/LONG: 39.5988134°,-110.7826686°	MODULE TYPE: Longi Solar LR4-72HBD-420M	TILT:0°	AZIMUTH:180.0°	SITE AREA: 11.1 Acres	DATE:08/14/2019	SHEET NO: 2
	CLIENT:Price Solar LLC		MODULE QUANTITY: 4752	RACKING STRUCTURE:ARCHTECH		DESIGNER: AP		
	PROJECT NAME:Price Solar LLC-Price_101_2MW		SYSTEM SIZE (DC): 1995.84kW	INVERTER: SolarEdge_SE100KUS		APPROVED:DC		
	ADDRESS:1080 E, Airport Road, Price UT 84501		SYSTEM SIZE (AC): 2000.0kW	PRODUCTION ESTIMATE: 33100.912kWh				

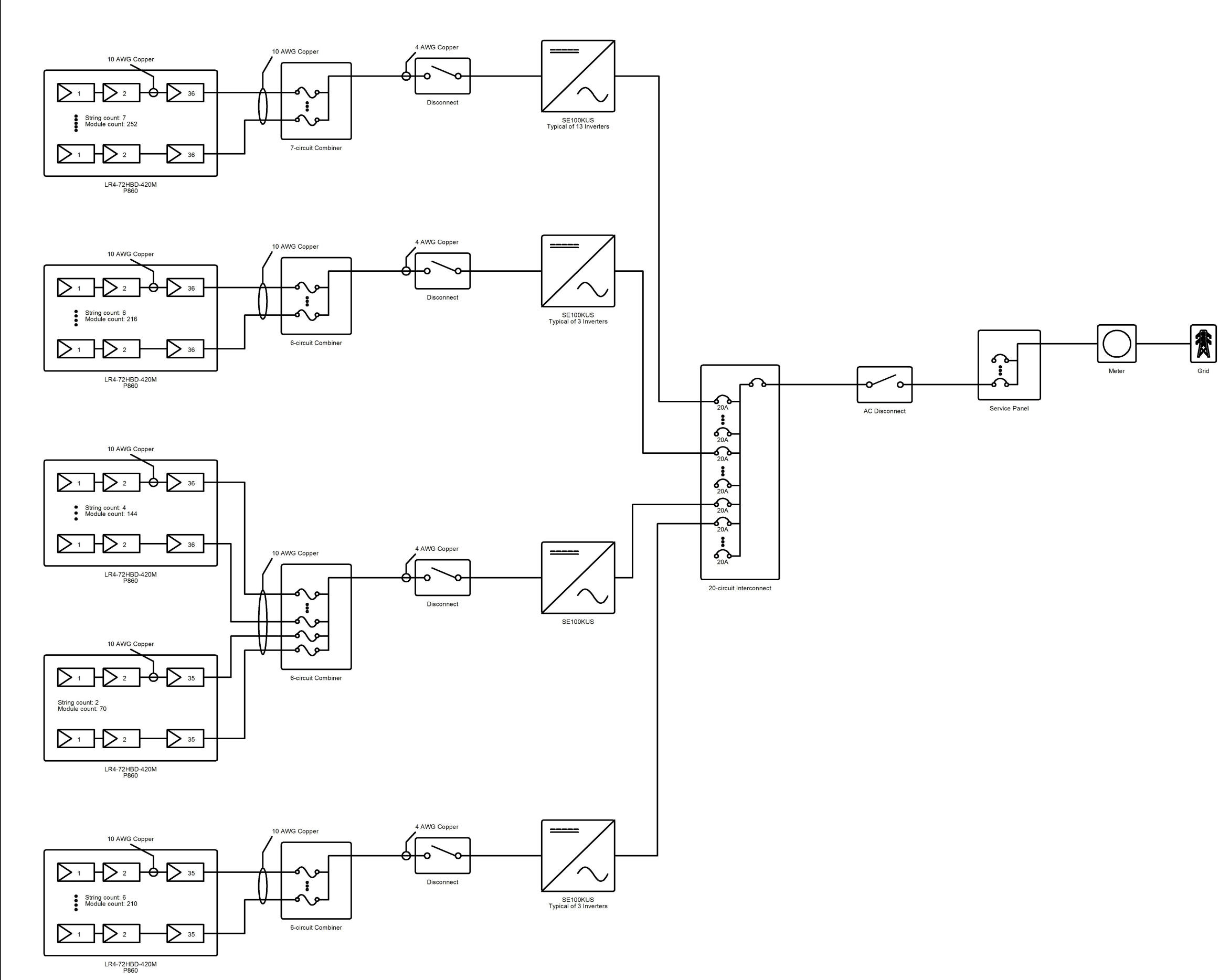


TRACKER	SIZE
TRACKER (1 - 43)	2V-Strings-15 Modules each

 SUNDAT	PROJECT DETAIL		SYSTEM DECRIPTION				SHEET INFORMATION	
	PROJECT NUM: Price_101_2MW	LAT/LONG: 39.5988134°,-110.7826686°	MODULE TYPE: Longi Solar LR4-72HBD-420M	TILT:0°	AZIMUTH:180.0°	SITE AREA: 11.1 Acres	DATE:08/14/2019	SHEET NO: 3
	CLIENT:Price Solar LLC		MODULE QUANTITY: 4752	RACKING STRUCTURE:ARCHTECH		DESIGNER: AP		
	PROJECT NAME:Price Solar LLC-Price_101_2MW		SYSTEM SIZE (DC): 1995.84kW	INVERTER: SolarEdge_SE100KUS		APPROVED:DC		
	ADDRESS:1080 E, Airport Road, Price UT 84501		SYSTEM SIZE (AC): 2000.0kW	PRODUCTION ESTIMATE:33100.912kWh				



PROJECT DETAIL		SYSTEM DECRPTION			SHEET INFORMATION	
PROJECT NUM: Price_101_2MW	LAT/LONG: 39.5988134°,-110.7826686°	MODULE TYPE: Longi Solar LR4-72HBD-420M	TILT:0°	AZIMUTH:180.0°	SITE AREA: 11.1 Acres	DATE:08/14/2019
CLIENT:Price Solar LLC		MODULE QUANTITY: 4752	RACKING STRUCTURE:ARCHTECH		DESIGNER: AP	SHEET NO: 4
PROJECT NAME:Price Solar LLC-Price_101_2MW		SYSTEM SIZE (DC): 1995.84kW	INVERTER: SolarEdge_SE100KUS		APPROVED:DC	
ADDRESS:1080 E, Airport Road, Price UT 84501		SYSTEM SIZE (AC): 2000.0kW	PRODUCTION ESTIMATE: 33100.912kWh			



PV MODULE SPECIFICATIONS	
MANUFACTURER	Longi Solar
MODEL NUMBER	Longi Solar LR4-72HBD-420M
MODULES PER STRING	16
Imp OPERATING CURRENT(A)	10.3
Isc SHORT CIRCUIT CURRENT(A)	10.96
Vmp OPERATING VOLTAGE(V)	40.8
Voc OPEN CIRCUIT VOLTAGE(V)	49.2
MAX. SYSTEM VOLTAGE(V)	1500
MAX. SERIES FUSE (OCPD) (A)	20.0
MAX. POWER (DC STC) (V)	420.0
NOMINAL POWER (DC PTC) (V)	0.0
Voc TEMP. COEFFICIENT (%/°C)	-0.3

INVERTER SPECIFICATIONS	
MANUFACTURER	SolarEdge
MODEL NUMBER	SolarEdge_SE100KUS
MAX. DC VOLTAGE RATING (V)	1000
MAX. DC INPUT CURRENT (A)	120.0
MAX. DC Isc (A)	120.0
MAX. POWER(kW) AT MAX. TEMP.	100.0 AT (<INVERTER_MAX_TEMP_1>°C)
NOMINAL AC VOLTAGE (V)	480
AC VOLTAGE RANGE (V)	0.0-0.0
MAX. BACKFEED AC CURRENT (A)	0.0
OCPD RATING (A)	0
WIRE CONFIGURATION	<INVERTER_WIRE_CONFIG_1>
ENCLOSURE RATING	NEMA 3R
HARMONIC DISTORTION	<INVERTER_HARMONIC_DISTORTION_1>
FREQUENCY RANGE	<INVERTER_FREQUENCY_RANGE_1>
GROUNDING CONDUCTOR	<INVERTER_GROUNDING_CONDUCTOR_1>

MAXIMUM VOLTAGE	
MODULES PER STRING	16
MODULES Voc (V)	49.2
TEMPERATURE COEFFICIENT	-0.3
LOW TEMPERATURE (°C)	-18.7
*MAX. VOLTAGE (V)	890.402
*MODULES x (Voc + TCOEF x Voc x (TLOW-25))	

	PROJECT DETAIL		SYSTEM DECRPTION			SHEET INFORMATION	
	PROJECT NUM: Price_101_2MW	LAT/LONG: 39.5988134°,-110.7826686°	MODULE TYPE: Longi Solar LR4-72HBD-420M	TILT:0°	AZIMUTH:180.0°	SITE AREA: 11.1 Acres	DATE:08/14/2019
	CLIENT:Price Solar LLC		MODULE QUANTITY: 4752	RACKING STRUCTURE:ARCHTECH		DESIGNER: AP	SHEET NO: 5
	PROJECT NAME:Price Solar LLC-Price_101_2MW		SYSTEM SIZE (DC): 1995.84kW	INVERTER: SolarEdge_SE100KUS		APPROVED:DC	
	ADDRESS:1080 E, Airport Road, Price UT 84501		SYSTEM SIZE (AC): 2000.0kW	PRODUCTION ESTIMATE: 33100.912kWh			



**CONDITIONAL USE PERMIT
COUNTY OF CARBON
DEPARTMENT OF PLANNING**

THIS CERTIFICATE ISSUED AS PER SECTION 5.1.2 AND C-2 WHOLESALE
COMMERCIAL ZONE OF THE DEVELOPMENT CODE OF CARBON COUNTY TO:

**Prasad Reddy
1080 E Airport Rd. Price, Utah**

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A 2 MEGA WATT SOLAR PLANT

DATED: February 5, 2019

CONDITIONS:

1. Comply with all laws, regulations and restrictions of applicable State, Federal and Regulatory agencies in effect at the time of issuance of this conditional use permit, finding that complying with all applicable laws reduces the negative impacts that may be created.
2. Comply with all laws, codes and ordinances of Carbon County pertaining to this business in effect at the time of issuance of this conditional use permit, finding that complying with County regulations reduces potential violations of laws, codes and ordinances.
3. Any buildings constructed for the project shall comply with adopted codes and be inspected by Carbon County Building Department, finding that buildings properly permitted, constructed, and inspected to protect the health, safety and welfare of employees and the public.
4. The following documents will need to be submitted before issuing a building permit
 - a. Full line engineered and wet stamped diagram
 - b. Wire sizing calculations and scheduling
 - c. Spec sheets on all equipment
 - d. Arc flash and short circuit study, finding that properly engineered and designed systems protects the safety of the building and employees.

February 5, 2019/Solar Plant/Prasad Reddy

5. Provide a load study from Rocky Mountain Power, finding that properly approved connections to Rocky Mountain Power reduces potential conflict and damage to existing electrical grid.
6. Shall not connect to Price City electrical system
7. Shall provide an interconnect agreement with Rocky Mountain Power
8. The property shall be kept free of debris, refuse, weeds shall be kept below twelve (12) inches, (including but not limited to noxious weeds) and other flammable material that may constitute a fire hazard, finding that properly maintain property mitigates the risk of fire, and other potentially dangerous safety situations
9. No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored on the property, finding that properly maintained properties mitigate the potential negative impacts to the aesthetic condition of the County.
10. Containers for trash storage shall be maintained on the entire operating property and empty on a regular basis as to not create a nuisance, finding that properly controlled garbage, and debris mitigates potential negative impacts to the aesthetic condition of the County
11. Install a six (6) foot, finding that properly fenced properties reduce negative visual impacts.
12. Outdoor storage of materials limited to the height of the site obscuring fence, finding that limiting the height of storage material reduces the risk of negative visual impacts.
13. Storm drainage plan shall be designed to store storm water generated by a 1 hour, 25 year storm event and be prepared by an approved third party engineer, and then approved by the Carbon County Engineer, finding that properly designed, engineered, and constructed storm drainage plans reduce the storm water runoff on to adjacent properties.
14. Geotechnical report conducted by an approved third party engineer shall be submitted to the Carbon County Engineer, finding that properly conducted geotechnical reports mitigates potential hazards subsurface soil, rock, and water conditions.
15. Maintain entrance to property to be free of debris and obstructions and clean up any debris on road from any vehicles used, finding that properly maintained entrances mitigates potential safety hazards.
16. All gates installed shall be a minimum of 12 feet wide. If gates are locked, keys or equivalent shall be provided to all emergency services, finding that properly maintained access allows for emergency services to provided services.
17. Any potential run off, spills, or accidents to be addressed immediately and a plan in place for containment or cleanup, finding that properly controlled run off, spills and accidents mitigates the potential safety hazards to the public
18. Mitigate any dust as dictated by road and, or, weather conditions

19. Road encroachment shall be issued to access Airport Road and only one access shall be approved by the Carbon County Road Department
20. All solar panels shall be a minimum of forty (40) feet from the county right of way
21. All material during construction shall be maintained at least twenty (20) feet from the county right of way
22. All roads constructed within the solar plant area shall be wide enough to allow access for emergency vehicles
23. During Construction sufficient signage along Airport Road shall be posted and approved by the Carbon County Road Department to ensure safety of vehicular traffic.
24. Any reflection of solar panels onto adjacent road ways of properties shall be mitigated.
25. All construction waste generated by the solar project shall be haul to ECDC at the owners expense.
26. The manufacturers' or installers' identification and appropriate warning signage shall be posted at the site in a clearly visible manner.
27. Adhere to the setback, height, coverage requirements of the C-2 Wholesale Commercial zone
28. The following requirements shall be met for decommissioning
 - a. When the solar project has been inactive and not in continuous service for a period of six (6) months, it shall be removed at the owners or operators expense
 - b. Engineer's estimate for the cost of the removal of the solar project
 - c. Bond in the amount of the engineer's estimate, plus inflation shall be held in an account with Carbon County and Price City until the final decommissioning of the solar project
 - d. A reclamation plan shall be submitted and approved by the County Building and Planning Department
 - e. The site shall be restored to its natural condition within three (3) months of the removal of solar project
 - f. Decommissioning shall include the removal of the arrays, inverters, transformers, the electrical collection system, fencing, lighting, supply structures, and any other applicable apparatuses.
29. Shall comply with all aspects of Price City's conditional use permit
30. A building permit shall not be issued until all of the above listed requirements have been met, finding that compliance with Carbon County Conditional Use Permits ensure the protection of health, safety, and welfare of the citizens of the community.

LEGAL DESCRIPTION:

BEG 658.34 FT S & 990.97 FT W NE COR SEC 22, T14S, R10E, SLB&M; N 82°58' W 335.90 FT; S 00°42' E 698.2 FT; N 89°26' E 332.7 FT; N 00°42' W 653.8 FT TO BEG. 5.16 AC

DRAFT

SIGNED: _____ DATE _____
Richard Tatton, Chairman
Carbon County Planning Commission

STATE OF UTAH)
 :SS
COUNTY OF CARBON)

Witness my hand and official seal hereto affixed:

On this ____ day of _____ 20____, personally appeared before me,
_____, the signer(s) of the foregoing document, who duly
acknowledge to me that he executed the same.

Notary Public

Residing at _____

My Commission Expires _____

SIGNED: _____ DATE _____
Carbon County Board of Commissioners

STATE OF UTAH)
 :SS
COUNTY OF CARBON)

Witness my hand and official seal hereto affixed:

On this ____ day of _____ 20____, personally appeared before me,
_____, the signer(s) of the foregoing document, who duly
acknowledge to me that he executed the same.

Notary Public

Residing at _____

My Commission Expires _____

**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 ESTABLISHMENT OF A SOLAR GENERATION ARRAY LAND USE OCCUPANCY AT
1080 E AIRPORT ROAD WITHIN THE COMBINED COMMERCIAL 1 (C-1) AND MANUFACTURING 1 (M-1)
ZONING DISTRICT.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and PRASAD REDDY, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with JESSE NELSON, JN AUTO THE LAND USES ASSOCIATED WITH SOLAR GENERATION ARRAY AT 1080 E AIRPORT ROAD WITHIN THE COMBINED COMMERCIAL 1 (C-1) AND MANUFACTURING 1 (M-1) ZONING DISTRICT.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and PRASAD REDDY, (Applicant's Agent), for the property located at: 1080 E AIRPORT ROAD.

Term: the term of this agreement commences on OCTOBER 7TH, 2019 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:

- Must comply with Carbon County issued Conditional Use Permit requirements, dated February 5, 2019, finding that the project spans County and City jurisdictional boundaries and joint permit compliance protects the community interest of all area residents.
- Comply with all laws, regulations and restrictions of applicable City, County, State and Federal regulatory agencies finding that compliance with all applicable laws and regulations mitigates potential negative impacts from development that may be created.
- No land uses or construction, not specifically applied for or contemplated herein authorized finding that additional and uses or construction may require additional permitting and licensing.
- Comply with all laws, codes and ordinances of Price City, as they may relate to this business and land use, finding that compliance with local laws, codes and ordinances reduces potential violations of laws, codes and ordinances.
- Completion of a franchise agreement between project owner and Price City identifying the terms and conditions of operation of an electrical generation facility and use of produced energy. Must be completed prior to operation. Submission of franchise tax payment to Price City in the percentage/dollar amount identified as the Price City franchise tax assessment amount. Installation of equipment and metering at the site to ensure an accurate calculation of energy produced/used and franchise tax to be paid to Price City.
- All construction and installation activity to be completed under the auspices of a Price City Building Permit and inspection to ensure the safety of the location. Fully engineered and stamped construction plans to be submitted to the Price City Building Department for review, correction and issuance of a Price City Building Permit. Must submit specifications for all equipment placed on the property. Must comply with all site safety directives and requirements from Price City.
- No interconnection to, or use of, the Price City electrical system and all equipment and/or installation on the site shall not have any negative impact on the Price City electric distribution system finding that protection of the Price City electrical distribution system is a primary duty of Price City. All equipment and/or installation on the site shall not have any negative impact on the bulk electrical system owned and operated by Rocky Mountain Power and shall only be interconnected where, how approved by Rocky Mountain Power and pursuant to applicable load and impact studies. Solar panel installation to be a minimum of forty feet (40') back from the Airport Road right-of-way boundary finding that a 40' setback from the Airport Road right-of-way boundary is consistent with requirements of adjoining property development.

- Solar generation, collection and distribution equipment to be installed using isolation disconnects to each bank of panels finding that isolating the panels in the event of an emergency protects the health, safety and welfare of emergency responders.
- Maintain garbage can capacity and service frequency in such a manner to accommodate all adjacent building occupancy as well as service and maintenance on the solar panel site and prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish or debris finding that controlled, serviced and maintained garbage service protects the community aesthetic.
- Maintain exterior lighting such that the site is fully visible during dark hours finding that lighted solar production sites mitigate thefts and unauthorized site access. Exterior lighting to be high efficiency LED fixtures. Exterior lighting to be angled, shielded, etc. to prevent light transference to neighboring residential structures. No reflection from installed solar panels to impact any adjoining property owners finding the reflected light mitigations protects the property enjoyment rights of adjoining property owners. No reflection of light from solar panels into the Airport Road right of way finding that restricted reflection of light into the road mitigates the potential for vehicles accidents and visibility problems.
- No site ingress/egress from Airport Road finding that restricted ingress/egress points along Airport Road mitigates the potential for vehicle and pedestrian conflicts and accidents. All site access to be maintained from and through parcel #02-1520-0005 located to the immediate east of the subject property. Exception: emergency services access point and gate identified below.
- All site interior access ways (roads) to be a minimum of twenty feet (20) in width and constructed/maintained to support the full weight of emergency services apparatus and include such facilities (turn abounds) within the site to allow emergency services unimpeded ingress and egress from the Airport Road gate identified below and from and through parcel #02-1520-0005 located to the immediate east of the subject property. Build of interior access/ways to be coordinated with the Price City Fire Chief.
- Installation of a Code compliant six foot (6') non-sight-obscuring fence along the project boundary of the development to separate the development from the undeveloped adjoining area finding that separated development areas mitigate development creep, provide site security and protect the community aesthetic. Install an emergency services access on Airport Road frontage with a locked gate. Gate to be a minimum of twelve feet (12) in width. Keys or equivalent to be provided to all emergency services finding that properly maintained and secured emergency services access protects the health, safety and welfare of the community.
- No Price City water, sewer, electrical, utility connections permitted to property finding that utility connection plans and studies have not been generated or submitted to Price City by the applicant. Exception – water line placement/extension for fire hydrant as required.
- Completion of a public infrastructure development agreement and submission of the associated financial surety, finding that properly agreed, secured and protected public infrastructure installations protect the health, safety and welfare of the community. Public infrastructure including roadway restoration along frontage required. Surety to be determined by the Price City engineer upon review and concurrence of the public infrastructure installation plan provided by applicant. Must install curb, gutter, sidewalk, roadway extension/restoration, fire hydrant(s), storm water management and control, and street lighting as required. Shall install any other public improvements required by the Price City Engineer. Completion of storm water management plans and controls to address a 100-year storm event, completed by a qualified provider, concurred with by the Price City Engineer and compliant with all direction received from the Price City Engineer finding the properly controlled storm water flows mitigate flooding and damage. Details and calculations to be provided to the Price City Engineer.
- Completion and submission of a geotechnical study and report by a qualified provider to the Price City Engineer and compliance with all direction provided by the Price City Engineer based on the geotechnical study regarding development of the site and placement of the solar panels.
- Completion and submission of a hazard communication and mitigation plan to Price City regarding any chemicals, materials located on the site finding that property known and understood chemicals and materials protect the health, safety and welfare of the community. Any run off, spills, etc. must be contained on-site and the respective regulatory authority notified of any such run off, spills or accidents.
- Installation of a minimum of 5% of the site project are in landscaping finding that 5% area landscaping is the Code minimum. Landscaping to be water wise.
- Installation of contact and safety signage at two (2) locations on each fence side (north, south, east, west) and on the emergency services access gate identifying the facility owner and contact information and providing safety warning

of hazardous equipment within the fenced boundary finding that signage, as such, serves to protect the health, safety and welfare of the community. Signage minimum size of fifteen inches (15”) by 15”.

- Project owner/developer must provide for (pay for) all financial impacts and arrange all site restoration and project decommissioning in the event of project abandonment or project end of service life finding that contemplated, arranged and funded project decommissioning and site restoration protect the financial interest of the community. Project owner/developer shall prepare and provide a bona-fide decommissioning and site restoration plan, prepared by a qualified professional, to Price City. Decommissioning shall include, but may not be limited to, at a minimum, the following: removal of all solar panels, arrays, inverters, transformers, conduit, electrical equipment and systems, fencing, lighting, structures and other apparatuses located on the site. Project inactivity or lack of continuous service for a period of six (6) months or more shall be considered abandonment and facilities shall be immediately decommissioned and removed and site restored at owners’ expense. Site shall be fully mitigated, decommissioned, restored within three (3) months of removal/abandonment/end of life of solar generation project. Owner shall provide a current qualified engineer estimate of site decommissioning and restoration including an end of life cost estimate that includes inflation. Provide a financial surety, in a form acceptable to Price City, at Price City’s sole discretion, in an amount equal to or exceeding the estimated end of life decommissioning and restoration cost. Inasmuch as not site construction cost was indicated by applicant on the Conditional Use Permit application, the amount shall not be less than \$214,192.51¹
- No development beyond the development boundary identified on the submitted site plan finding that potential future development may necessitate additional restrictions or conditions of approval.
- No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic. Includes undeveloped area to the west on the same parcel as the solar panel installation. Development area shall be maintained weed free at all times. All abandoned vehicles, storage containers, debris shall be removed from the balance of the property to the west of the develop portion of the parcel. No dust or mud track out conditions allowed from property. No storage of any items, materials or other items on the property.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS _____ DAY OF _____, 20____.

Price City

Applicant:

By Jan Young, Chair

PRASAD REDDY

ATTEST:

Sherrie Gordon, City Recorder

¹ CUP application indicates installed cost of \$1.1 million. 25% x \$1.1 million = \$275,000; cost of reclamation/decommissioning based on electric generation industry standards. 25-year end of useful life time value of money at 1% inflationary rate = \$275,000.

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: SOLAR PANEL
GENERATION ARRAY LAND USE LOCATED AT
1080 EAST AIRPORT ROAD WITHIN THE
COMBINED C-1 AND M-1 ZONING DISTRICTS.**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____



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

CHAIR
JAN YOUNG

COMMISSIONERS

NANCY BENTLEY
DALE EVANS
JUDY BEACCO
TODD THORNE
RICHARD ROOT
JADE POWELL
ALTERNATE: DAVID BLACK
ERROLL HOLT: ALTERNATE

DATE: SEPTEMBER 5TH, 2019

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – SOLAR COLLECTION & GENERATION

Please find attached a Conditional Use Permit (CUP) application submitted by Sherry Nehl to establish an eating places (restaurant) land use at 40 West Main Street within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria are 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 identified in Section 11.1.m of the Code. The land use is Eating Places – Food Consumed on Premises, identified in Section 11.3.4.14 of the Code, a conditional use.

Please discuss the application, land uses, restrictions and conditions of approval with the applicant. It is the recommendation of staff to provide final approval for the CUP.

RECOMMENDED MOTION(S):

1. Move to authorize final approval of a Conditional Use Permit (CUP) to establish an eating places (restaurant) land use at 40 West Main Street within the Commercial 1 (C-1) zoning district, based upon the general land use evaluation criteria is listed in Section 11.1 and 11.5 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code, the land use is Eating Places – Food Consumed on Premises, identified in Section 11.3.4.14 of the Code, a conditional use, and subject to the following conditions of approval:
 - a. Fully lighted front and rear building ingress/egress finding that fully lighted ingress/egress mitigates the potential for accident and injury. Exterior lighting to be high efficiency LED fixtures.
 - b. Garbage service capacity and frequency to prevent the accumulation of garbage, rubbish and debris finding that controlled garbage, rubbish and debris enhances the community aesthetic and prevents wind scatter of garbage, rubbish and debris.
 - c. Use of a grease trap, property serviced and maintained, to protect the Price City waste water collection system (sewer) from blockages of grease finding that protection of the public sewer system infrastructure is a priority and in the financial interest of the community.
 - d. Employee and owner parking in mid-block parking areas maintaining on-street parking in an open condition for customers in the downtown area finding that open on-street parking increases commercial activity in the downtown area.

- e. Installation of business signage consistent with that provided in the CUP application finding that properly reviewed and approved signage promotes consistency in the community and increased potential for business activity.
 - f. Installation and maintenance of a minimum of 5% of the area in landscaping finding that 5% landscaping is the minimum standard identified in the Code.
 - g. Completion of qualifying building renovations under the auspices of a Price City building permit finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
 - h. Coordinate any necessary easements for placement of outdoor items within the public right-of-way, if any, such as bike racks, stationary furniture, etc. finding that easements protect the placement of equipment as well as ensure safe pedestrian passage.
 - i. Obtain a Price City business license prior to operation of the business finding that properly licensed businesses protect the health, safety and welfare of the community.
 - i. Obtain and comply with all other permits and requirements as may be necessary for the successful operation of the business.
 - j. No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.
2. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

100

Juniper Pizza
Sherry Nehl
40 West Main Street
Commercial 1 (C-1) Zoning District

**PRICE CITY ZONING DISTRICTS
2002 EDITION**

THE FIVE POINTS

[illegible]

12 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1 2 3 4 5 6
--	--	--	--	--	--

Doc: 48.2.7.2
 Vers: 1.1
 Date: 01/07/2011
 Rev: 01/04/2011
 Rev: 01/01/2011
 Rev: 01/07/2011
 Rev: 10/29/2011

□ □ □ □ □ □ □ □ □ □

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: <u>Sherry New</u>		2. Title: <u>owner</u>	
3. Applicant's Mailing Address: <u>638 N. 200 East</u>		4. Suite/Apt. No.:	
5. City: <u>Price</u>	6. State: <u>UT</u>	7. Zip Code: <u>84501</u>	
8. County: <u>Carbon</u>		9. Telephone: <u>(541) 620 0103</u>	
Project Information			
10. Name of Project (Business): <u>Juniper Pizza Cafe</u>			
11. Address of Proposed Project: <u>40 West Main St.</u>			
12. Zone District (see attached zoning map): <u></u>			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. ☒ Sign ☒ Commercial ☐ Residential	14. ☐ Zone Change ☐ Storm Drainage ☐ Street Work ☐ Road Dedication ☐ Water ☐ Sewer	15. ☐ Excavation ☐ Fill Work ☐ Building ☐ Subdivision ☐ Apartments ☐ Electrical	16. ☐ Industrial ☐ Annexation ☐ Flood Plain ☐ Recreation ☐ Street Opening ☐ Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ <u>12,000</u> b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: ☐ Plans Included ☐ Attachments (Number) _____	

24. Brief Description of Project:

We are doing cosmetic updates plumbing repair
to the former location of the Silver Steakhouse
in order to open a new cafe @ the location.

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

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
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

Date

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☐ Approve
☐ Decline

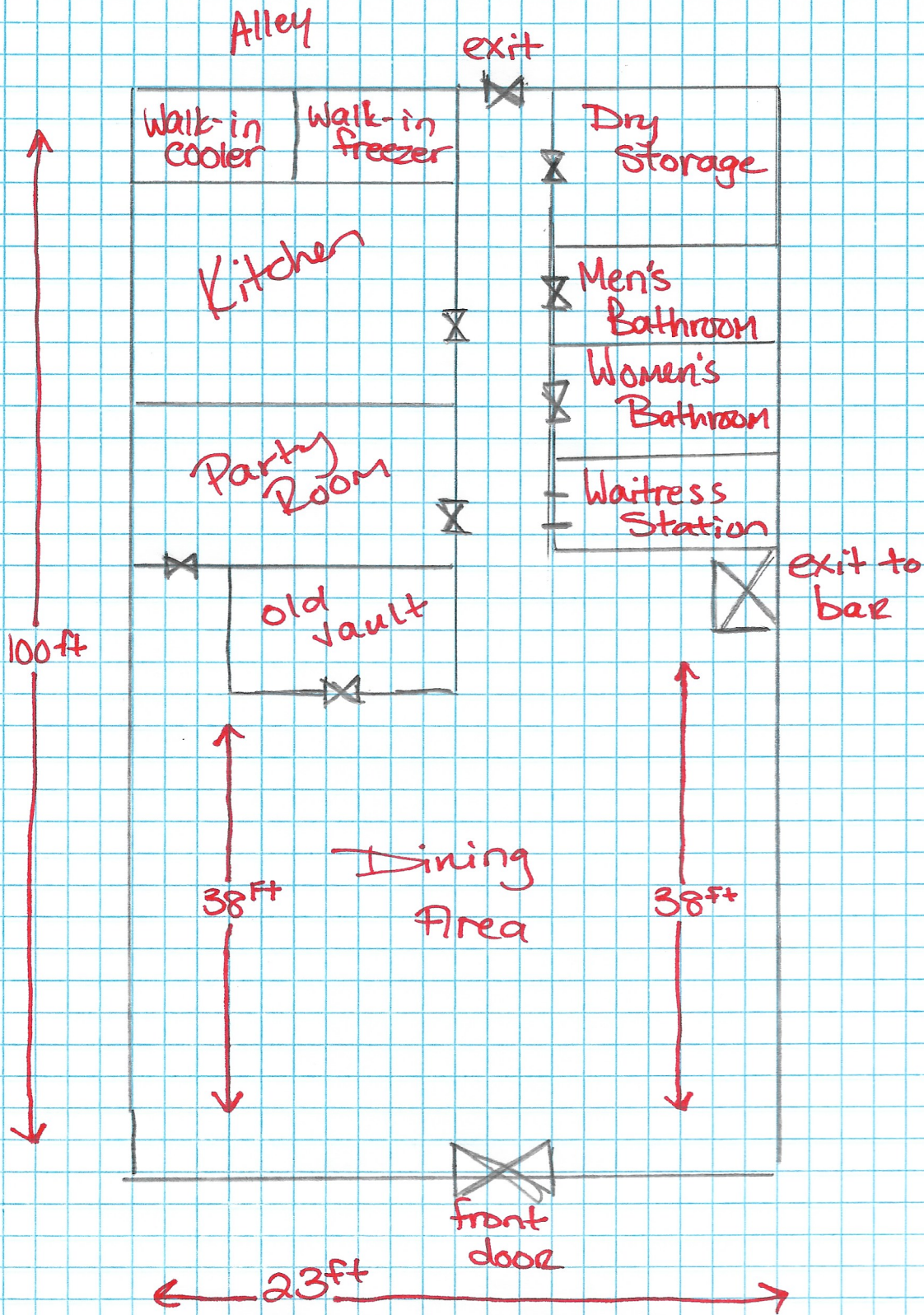
Comments:

Signature: _____

Date: _____

Requires:

- ☐ Building Permit
☐ Conditional Use Permit
☐ Code Amendment
☐ Board of Adjustments Variance
☐ Flood Plain Development Permit
☐ Other: _____



40 West Main St.
Juniper Pizza Cafe



Please check your PROOF for typographical errors, number accuracy and spacing. Any errors or mistakes NOT caught in the proofing process will be responsibility of the customer.

☐ APPROVED ☐ MAKE CHANGES
signature required _____

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

**THIS DRAWING IS PROPERTY OF
SIGN EDGE INC., PRICE, UTAH
ALL RIGHTS RESERVED**

37 North 100 West
Price, Utah 84501
435-637-2363
FAX 435-637-9542
Cell 435-636-5418



Please contact *Latasha* for questions regarding your Proof, Lead-Time, and Rush Service Options.

**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
ESTABLISHMENT OF AN EATING PLACES-FOOD CONSUMED ON PREMESIS (RESTAURANT) LAND USE AT 40
WEST MAIN STREET 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 **PRASAD REDDY**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **SHERRY NEHL, JUNIPER PIZZA AND THE LAND USE OF EATING PLACES-FOOD CONSUMED ON PREMESIS AT 40 WEST MAIN STREET WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT.**

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **SHERRY NEHL**, (Applicant's Agent), for the property located at: **40 West Main Street.**

Term: the term of this agreement commences on **OCTOBER 7TH, 2019** 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:

- Install fully lighted front and rear building ingress/egress finding that fully lighted ingress/egress mitigates the potential for accident and injury. Exterior lighting to be high efficiency LED fixtures.
- Ensure garbage service capacity and frequency to prevent the accumulation of garbage, rubbish and debris finding that controlled garbage, rubbish and debris enhances the community aesthetic and prevents wind scatter of garbage, rubbish and debris.
- Ensure use of a grease trap, property serviced and maintained, to protect the Price City waste water collection system (sewer) from blockages of grease finding that protection of the public sewer system infrastructure is a priority and in the financial interest of the community.
- Maintain employee and owner parking in mid-block parking areas maintaining on-street parking in an open condition for customers in the downtown area finding that open on-street parking increases commercial activity in the downtown area.
- Installation of business signage consistent with that contained in the CUP application finding that properly reviewed and approved signage promotes consistency in the community and increased potential for business activity.
- Installation and maintenance of a minimum of 5% of the area in landscaping finding that 5% landscaping is the minimum standard identified in the Code.
- Completion of qualifying building renovations under the auspices of a Price City building permit finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
- Coordinate any necessary easements for placement of outdoor items within the public right-of-way, if any, such as bike racks, stationary furniture, etc. finding that easements protect the placement of equipment as well as ensure safe pedestrian passage.
- Obtain a Price City business license prior to operation of the business finding that properly licensed businesses protect the health, safety and welfare of the community. Obtain and comply with all other permits and requirements as may be necessary for the successful operation of the business.
- No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Jan Young, Chair

SHERRY NEHL

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: EATING PLACES—FOOD
CONSUMED ON PREMISES (RESTAURANT)
LAND USE LOCATED AT 40 WEST MAIN
STREET WITHIN THE C-1 DISTRICT.**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____