

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
09/21/2020**

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 Evans
4. MINUTES of August 24, 2020
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Update on Carbon School District Projects by Kerry Jensen.
7. CONDITIONAL USE PERMIT
 - a. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment to add a storage building at 120 East Main Street, Southeast Utah District Health Department, Kirt Jensen.
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 AUGUST 24, 2020**

PRESENT:

Commissioners:

David Black
Dale Evans
Jade Powell
Richard Root
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Nancy Bentley, Commissioner Judy Beacco, Commissioner Todd Thorne, and Commissioner Errol Holt-Alternate

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Black reviewed pedestrian safety.

Follow the rules of the road. Walk on sidewalks and always face traffic. Cross at intersections, walk in well lighted areas and wear light colored clothing. Protect yourself and watch for cars. Avoid drugs and alcohol. Put your cell phone away while walking.

4. MINUTES OF July 6, 2020

MOTION. Commissioner Powell moved to approve the minutes for July 6, 2020. Motion seconded by Commissioner Black and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Presentation to the planning commission by Geri Gamber, Executive Director of the Southeastern Utah Association of Local Governments (SEUALG) on the topic of the Main Street Program, Castle Country Coal Strike Team and Silicon Slopes East.

Geri Gamber updated the Commissioners on the progress and accomplishments of Main Street America, Silicon Slopes East and Coal Country Strike Team. She also reviewed the next steps for each team.

Nick Tatton discussed a possible future role for the Planning and Zoning Commissioners. The panel is well established and could easily assist in their area of expertise in moving forward with projects.

Commissioner Powell commented on several projects in the works.

7. CONDITIONAL USE PERMIT

- a. A Conditional Use Permit (CUP) application was submitted by Angelo (Gopher) Kiahtipes to amend the existing site plan at Market Express Convenience Store to add a large vehicle (semi-truck, large truck with trailer) fuel island, an electric vehicle charging station and expand the built footprint of the existing building at 850 S Carbon Avenue. 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 uses are: (1) fuel sales with or without convenience store, Section 11.3.4.21 of the Code; (2) electric vehicle charging, Section 11.6.15.5 of the Code. Both land uses are conditional.

The Commissioners thoroughly discussed the CUP with the applicant. Chair Young read aloud the following conditions of approval:

- Site plan to be amended in compliance with plans submitted, no alterations or amendments permitted finding that authorized site plans and land uses consistent with submitted materials eliminates the opportunity for development misunderstandings.
- Building expansion not to exceed 3,000 square feet of footprint on the west elevation of the existing structure.
- No negative impacts to existing pedestrian or traffic safety within the site finding that personal safety is a primary concern. No negative impacts to existing area lighting, garbage collection or other site elements.
- Any new signage on the fuel island awning to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed signage for Code compliance promotes increased commercial activity within the community.
- Comply with all State of Utah fuel storage and dispensing requirements.
- Obtain comments and concurrence from the Price City Fire Chief regarding fuel island location, access and fuel storage and compliance with any recommendation stemming from the comments and review.
- Control all storm water from the site to the standard of the 100-year storm event and release from the site in a controlled pre-development flow.
- No impacts to traffic on Carbon Avenue or to ingress/egress from Carbon Avenue to the site, including emergency services access.
- Installation of site elements, large vehicle fuel island and related items, electric vehicle charging station and related items and building expansion and related items under the auspices of a Price City building permit and inspection.
- 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.

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 to amend the existing site plan at Market Express Convenience Store. Motion seconded by Commissioner Root and carried.

8. UNFINISHED BUSINESS – Nick Tatton reminded everyone about the yearly Planning and Zoning retreat held in December. Due to the COVID-19 situation, several ideas are being considered on the type of meeting to be held. More details to come toward the end of the year.

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

MOTION. Commissioner Evans moved to close the regular Planning and Zoning meeting at 5:47 p.m. Motion seconded by Commissioner Black and carried.

The regular Planning and Zoning meeting was adjourned at 5:47 P.M.

APPROVED: _____
Chair, Jan Young

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: SEPTEMBER 14TH, 2020

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP AMENDMENT – ADDITION OF A STORAGE BUILDING

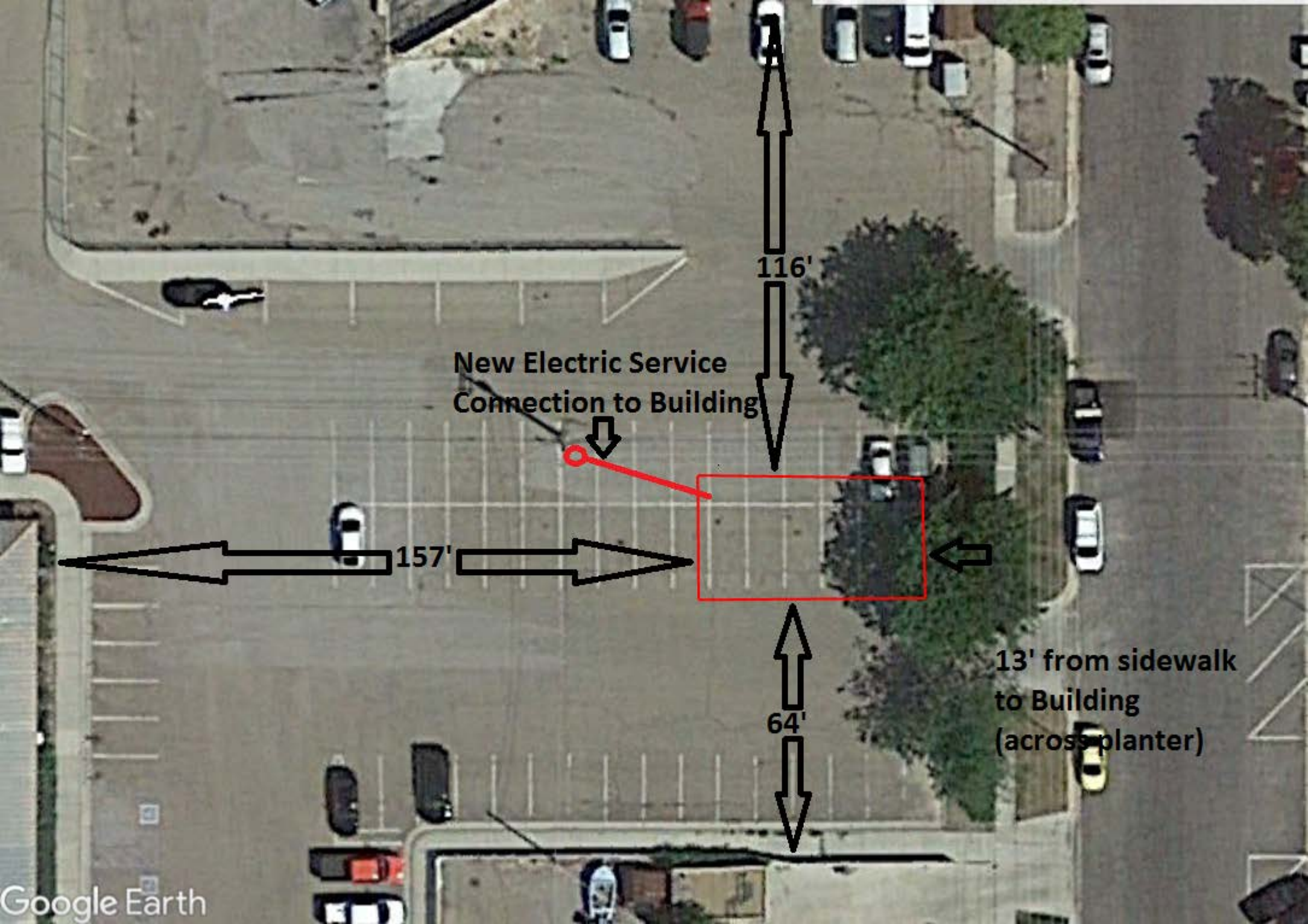
Please find attached a Conditional Use Permit (CUP) application submitted by the Southeast Utah District Health Department to amend the existing site plan at 120 East Main Street. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code.

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) amendment to allow a storage building/garage at 120 East 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 uses of Public and Quasi-Public listed in Section 11.3.10.5 and Private Garage listed in Section 11.3.2.1.10 of the Code, both Conditional Land Uses, and subject to the following conditions of approval:
 - a. Site plan to be amended in compliance with plans submitted, no alterations or amendments permitted finding that authorized site plans and land uses consistent with submitted materials eliminates the opportunity for development misunderstandings.
 - b. No negative impacts to existing pedestrian or traffic safety within the site finding that personal safety is a primary concern. No negative impacts to existing area lighting, garbage collection or other site elements.
 - c. Outdoor storage of materials and supplies restricted. No mechanical repairs or service to take place in the storage building.
 - d. All installed exterior lighting to be high efficiency LED fixtures.
 - e. Utility connections coordinated with respective providers. Restricted water and sewer connection without installation of grease trap and sampling manhole.
 - f. Control all storm water from the site to the standard of the 100-year storm event and release from the site in a controlled pre-development flow.

- g. Fire lanes signed and marked as required by the Price City Fire Chief.
 - h. Construction to take place under the auspices of a Price City Building Permit and Inspection. Provision of geotechnical study if required.
 - i. 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.



New Electric Service
Connection to Building

116'

157'

64'

13' from sidewalk
to Building
(across planter)

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: AMENDED SITE PLAN
FOR PLACEMENT OF A STORAGE GARAGE
LOCATED AT 120 EAST 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.

Price
Utah

SIGNATURE _____

DATE _____

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 AT 120 EAST MAIN STREET TO ADD A STORAGE GARAGE 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 [SOUTHEAST UTAH DISTRICT HEALTH DEPARTMENT](#), regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with [SOUTHEAST UTAH DISTRICT HEALTH DEPARTMENT AT 120 EAST 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 [SOUTHEAST UTAH DISTRICT HEALTH DEPARTMENT](#), (Applicant's Agent), for the property located at: [120 EAST MAIN STREET](#).

Term: the term of this agreement commences on [SEPTEMBER 21ST, 2020](#) 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:

- Site plan to be amended in compliance with plans submitted, no alterations or amendments permitted finding that authorized site plans and land uses consistent with submitted materials eliminates the opportunity for development misunderstandings.
- No negative impacts to existing pedestrian or traffic safety within the site finding that personal safety is a primary concern. No negative impacts to existing area lighting, garbage collection or other site elements.
- Control all storm water from the site to the standard of the 100-year storm event and release from the site in a controlled pre-development flow.
- Outdoor storage of materials and supplies restricted. No mechanical repairs or service to take place in the storage building.
- All installed exterior lighting to be high efficiency LED fixtures.
- Utility connections coordinated with respective providers. Restricted water and sewer connection without installation of grease trap and sampling manhole.
- Fire lanes signed and marked as required by the Price City Fire Chief.
- Construction to take place under the auspices of a Price City Building Permit and Inspection. Provision of geotechnical study if required.
- 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

[SOUTHEAST UTAH DISTRICT HEALTH DEPT.](#)

ATTEST:

Sherrie Gordon, City Recorder