

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
11/09/2020**

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 Powell
4. MINUTES of September 21, 2020
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
 - a. OATH OF OFFICE - Administer the Oath of Office to Jan Young.
7. CONDITIONAL USE PERMIT
 - a. RECOVERY SUPPORT LAND USE - Consideration and possible approval of a Conditional Use Permit for Utah Support Advocates for Recovery Awareness at 91 E Main Street, Shirley Wayman.
 - b. MANUFACTURING AND WAREHOUSING LAND USE - Consideration and possible approval of a conditional use permit to (re)establish the manufacturing and warehousing land use located at 565 S 300 W within the Manufacturing 1 zoning district, Filter Service and Testing Corp., Cody Bunderson.
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 21, 2020**

PRESENT:

Commissioners:

Dale Evans
Jade Powell
Richard Root
Todd Thorne
Jan Young

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

EXCUSED: Commissioner Beacco, Commissioner Bentley, Commissioner Black, and Commissioner 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 Evans reminded everyone to take the necessary steps for the hazards of winter. Take care of your home. Check the heating system, windows, and remember ladder safety. It is a good idea to have an alternative heating source. Check smoke detectors and carbon monoxide detectors and make sure they are working correctly. Remember to replace the batteries. Be sure and learn the symptoms of carbon monoxide poisoning.
4. MINUTES OF August 24, 2020

MOTION. Commissioner Root moved to approve the minutes for August 24, 2020. Motion seconded by Commissioner Evans and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Darin Lancaster and Kerry Jensen updated the Commissioners on the Carbon School District 2020-2021 projects. They reviewed Helper Jr. High School, Carbon High School and the bus garage projects currently in process.
7. CONDITIONAL USE PERMIT
 - a. A Conditional Use Permit (CUP) application was submitted by Kirt Jensen with the Southeast Utah 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.

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.
- 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.

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 Thorne moved to approve a Conditional Use Permit submitted by the Southeast Utah Health Department to amend the existing site plan at 120 East Main Street. Motion seconded by Commissioner Powell and carried.

8. UNFINISHED BUSINESS – Nick Tatton reminded everyone the yearly Planning and Zoning retreat will be held December 15, 2020. Due to the COVID-19 situation, several ideas are being considered on what type of meeting to hold. 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 Thorne and carried.

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

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon

Mayor
MICHAEL KOURIANOS
City Attorney
THOMAS SITTERUD
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON



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

Price City Planning & Zoning Commission

Planning & Zoning Commissioners

JAN YOUNG
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
TODD THORNE
JADE POWELL
ALTERNATE: ERROL HOLT
ALTERNATE: DAVE BLACK

DATE: OCOTBER 25TH, 2020
TO: PRICE CITY PLANNING AND ZONING COMMISSION
FROM: NICK TATTON 
RE: CONDITIONAL USE PERMIT – SOCIAL SERVICE LAND USE WITH GATHERINGS

Please find attached a Conditional Use Permit (CUP) submitted by Shirley Wayman on behalf of Utah Support Advocates for Recovery Awareness (USARA) to locate the business (land use) at 91 East 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 located in Section 11.1.m of the Code. The applicable land uses are Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code and Welfare and Charitable Services, a conditional land use, listed in Section 11.3.10.4.2 of the Code.

Please thoroughly discuss the land use/business operation and potential impacts on neighboring and surrounding businesses with the applicant. Note that the business started without proper licensing and permitting. Some community/neighborhood conflicts have occurred with the business in regard to the business clientele loitering in the area. It should also be discussed for the minute record that violations of the CUP may result in citations issued to both the property owner (Julie Ann Jarvis) and the business manager (Shirley Wayman on behalf of USARA) and or revocation of the CUP and/or business license.

Upon satisfactory discussion surrounding mitigation of impacts of the land use with the applicant it is the recommendation of staff that the permit be approved.

RECOMMENDED MOTION(S):

1. Move to authorize final approval for a Conditional Use Permit (CUP) submitted by Shirley Wayman on behalf of Utah Support Advocates for Recovery Awareness (USARA) to locate an addiction support business (land use) at 91 East Main Street within the Commercial 1 (C-1) zoning district based upon the general land use evaluation criteria 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 located in Section 11.1.m of the Code, the land of Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code and Welfare and Charitable Services, a conditional

land use, listed in Section 11.3.10.4.2 of the Code, and subject to the following conditions of approval:

- a. All parking for group assembly (customers, staff, owners) to be in off-street lot associated with the subject location or the mid-block public lots finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.
 - b. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protects the community aesthetic.
 - i. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
 - c. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
 - d. Completion of a building safety inspection, within thirty (30) days by the Price City Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.
 - i. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
 - e. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses.
 - i. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
 - f. Placement/installation of site landscaping complying with the Code minimum of 5%. May be located primarily on Main Street Frontage.
 - g. No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval.
 - h. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
 - i. 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.
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.

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>Shirley Wayman USAEA</u> <u>Utah Support Advocates for Recovery Awareness</u>		2. Title: <u>Crew leader</u>			
3. Applicant's Mailing Address: <u>180 E 2100S.</u>		4. Suite/Apt. No.: <u>100</u>			
5. City: <u>Salt Lake City</u>	6. State: <u>Utah</u>	7. Zip Code:			
8. County: <u>Salt Lake</u>		9. Telephone: <u>(315) 707-3785</u>			
Project Information					
10. Name of Project (Business): <u>Utah Support Advocates for Recovery Awareness (USARA)</u>					
11. Address of Proposed Project: <u>91 East Main, Price Utah 84501</u>					
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) _____	

24. Brief Description of Project:

(RCC) Recovery Community Center is a place where people who have struggled with substance use can connect with peers in recovery for individual and group support, find resources to help maintain their physical, mental and social well-being. Also there is recovery support for family members who have a loved one in substance use disorder.

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

Local Rural Areas such as Price have suffered greatly from lack of resources for recovery support & pro-social activities to help build awareness and a community of recovery where people are not stigmatized and find hope that recovery from addiction is possible.

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: _____

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.

There is no map of the space we have leased at 91 East Main Street. There is one restroom, 2 exits and 4 fire extinguishers

10-2-2020

To Whom It May Concern:

I'm am well aware of
and appreciate that USARA
is set up and doing business
in 91 East Main. Price Utah

They have my permission
to be there and are great
tenants

Julie Ann Jans
Trustee
June O Axelgard trust

**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 LOCATING
AN ADDICTION SUPPORT BUSINESS AT 91 EAST 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 **SHIRLEY WAYMANY**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **SHIRLEY WAYMAN, UTAH SUPPORT ADVOCATES FOR RECOVERY AWARENESS (USARA) AT 91 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 **SHIRLEY WAYMAN**, (Applicant's Agent), for the property located at: **91 East Main Street.**

Term: the term of this agreement commences on **November 9th, 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:

1. All parking for group assembly (customers, staff, owners) to be in the subject property off street parking lot or mid-block lots located finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.
2. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protects the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
3. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
4. Completion of a building safety inspection, within thirty (30) days by the Price City Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
5. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses.
6. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
7. Placement/installation of site landscaping complying with the Code minimum of 5%. May be located primarily on Main Street Frontage.
8. No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval.
9. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
10. 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.

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

SHIRLEY WAYMAN

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: ADMINISTRATION OFFICES,
SOCIAL SERVICES ADMINISTRATION, WELFARE
AND CHARITABLE SERVICES LAND USES
LOCATED AT 91 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.

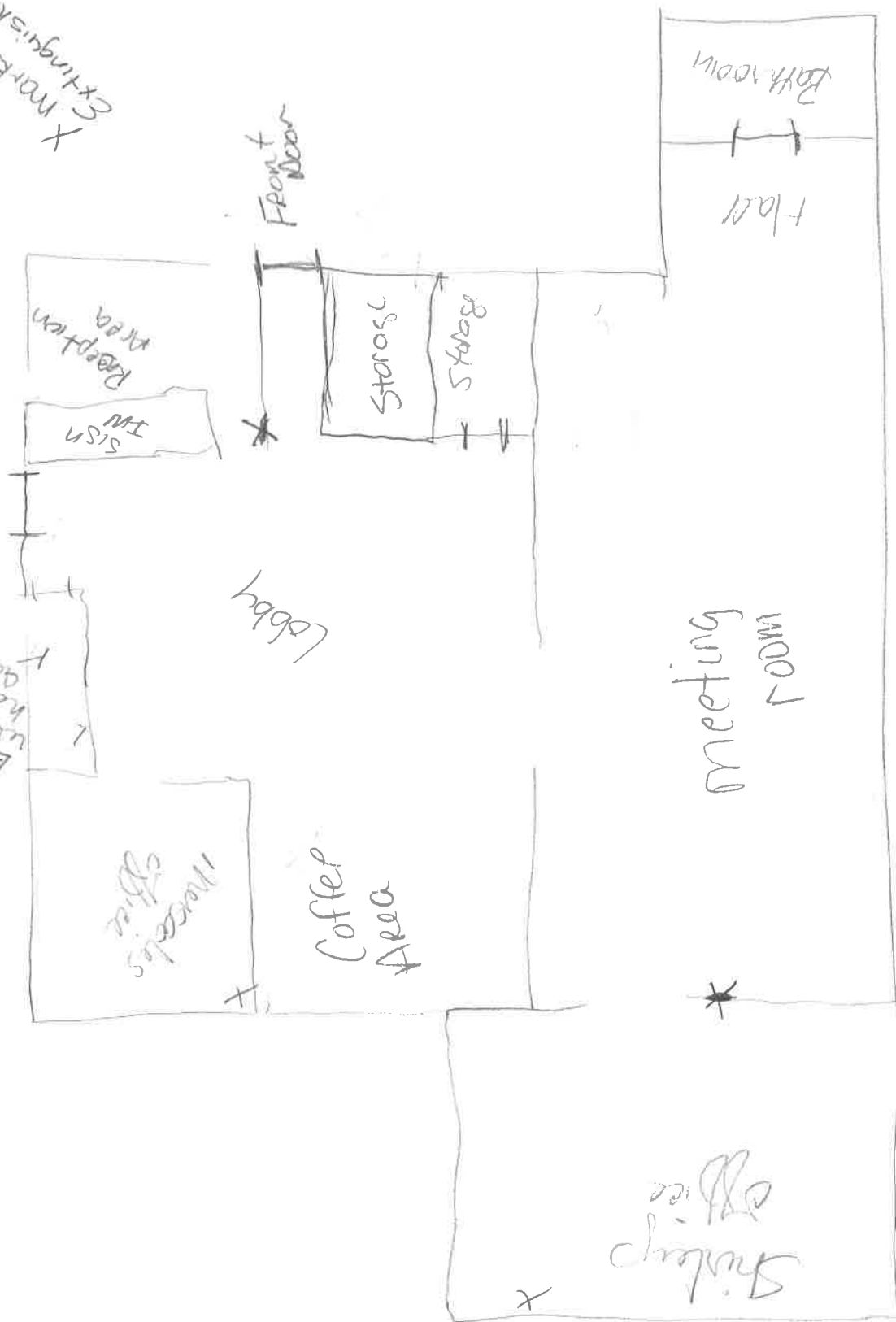
Price
Utah

SIGNATURE _____

DATE _____

X Marks Extinguishers

Basement
water
drain
area



USARA Utah Support Advocates for Recovery Awareness

91 East Main
Price Utah
84501



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: OCTOBER 28TH, 2020

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – MANUFACTURING AND WAREHOUSING LAND USE

Please find attached a Conditional Use Permit (CUP) application submitted by the Cody Bunderson for a business named Filter Service and Testing Corporation to (re)establish the manufacturing and warehousing land use at 565 S 300 W within the Manufacturing 1 (M-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 uses are: (1) Dry Goods, Section 11.3.9.2 of the Code, a conditional use; (2) Hardware, Plumbing, Heating and Supplies, Section 11.3.9.6 of the Code, a conditional use; and, (3) Warehousing, Section 11.3.9.11 of the Code, a conditional use. Incidental retail is a permitted use in the zoning district.

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 permit a manufacturing and warehousing land use at 565 S 300 W within the Manufacturing 1 (M-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 (1) Dry Goods, Section 11.3.9.2 of the Code, a conditional use; (2) Hardware, Plumbing, Heating and Supplies, Section 11.3.9.6 of the Code, a conditional use; and, (3) Warehousing, Section 11.3.9.11 of the Code, a conditional use, and subject to the following conditions of approval:
 - a. All employee, customer and work areas exterior to the structure to be lighted during dark hours finding that lighted areas mitigate the potential for personal accident and injury. All exterior lighting to be high efficiency LED fixtures.
 - b. Inspect and update/repair the site perimeter fence to ensure separation of subject property land use with adjoining land uses finding that fenced manufacturing and warehousing land uses separated from neighboring land uses that are potentially in conflict mitigates potential conflicts.

- c. Large freight delivery services to be directed to approach from 600 S and avoid other residential areas to the north of the subject property finding that limiting heavy truck traffic to areas away from residential areas mitigates potential land use conflicts.
 - d. Business signage to be submitted and approved by the Price City Planning Department prior to installation finding sign review is a reequipment of the Code.
 - e. Install/repair area landscaping to meet the minimum Code requirement of 5% landscaping understanding the pre-existing condition on site.
 - f. All parking to be accommodated off street finding the restricted on-street parking mitigates the potential for vehicle or pedestrian conflicts in the neighborhood, particularly since an elementary school is located in the general vicinity.
 - g. Obtain a Price City Building Permit for all commercial property renovations and construction that may take place on site, if any, finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community.
 - i. Absent a new building permit and new construction, a building safety review by the Price City Building Inspector and Price City Fire Chief is required. Compliance with all safety recommendations stemming from such an inspection.
 - h. Obtain a Price City Business License prior to operation of business from the location finding that properly licensed businesses protect the health, safety and welfare of the community.
 - i. Conduct a storm water management analysis for any additional surface areas beyond the current surfaced area of the site to manage, retain and release storm water for a 100-year storm event finding that managed storm water prevents flooding and property damage.
 - j. Any additional structures or amendments to the subject site shall required application of for and approval of an amended site plan.
 - k. All potential nuisance items, such as but not limited to odors, light, noise, dust, to be contained on site finding that containment of potential nuisances mitigates conflict with neighboring land uses.
 - l. 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.

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

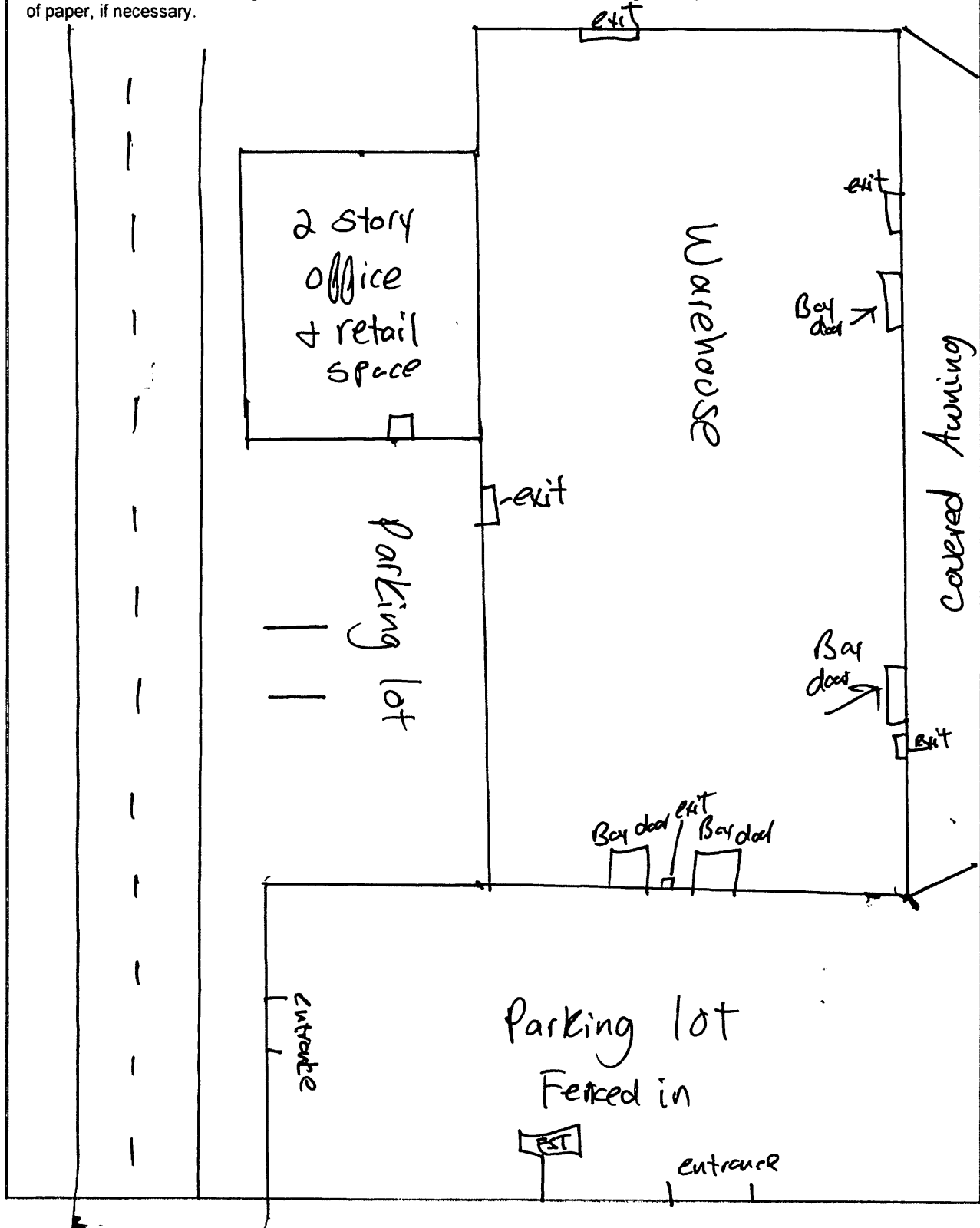
PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <u>Cody Bunderson</u>		2. Title: <u>Owner / CEO</u>	
3. Applicant's Mailing Address: <u>43 S. Main St.</u>		4. Suite/Apt. No.: _____	
5. City: <u>Helper</u>	6. State: <u>UT</u>	7. Zip Code: <u>84526</u>	
8. County: <u>Carbon</u>		9. Telephone: <u>(435) 630-0848</u>	
Project Information			
10. Name of Project (Business): <u>Filter Service & Testing Corp.</u>			
11. Address of Proposed Project: <u>565 S. 300 W. Price, UT, 84501</u>			
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) _____			

24. Brief Description of Project: <u>Filter Manufacturing for</u> <u>mining equipment, HVAC Filters, Gas Turbine</u> <u>filters, air intake filters.</u>		
25. Justification (Explain why this project is needed): <u>The building was</u> <u>acquired to accommodate our growing manufacturing</u> <u>needs.</u>		
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: _____		

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.



24. Brief Description of Project: Filter Manufacturing for
mining equipment, HVAC Filters, Gas Turbine
filters, air intake filters.

25. Justification (Explain why this project is needed): The building was
acquired to accommodate our growing manufacturing
needs.

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: _____

**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 (RE)
ESTABLISHMENT OF A MANUFACTURING AND WAREHOUSING LAND USE AT 565 S 300 W WITHIN THE
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 **CODY BUNDERSON, FILTER SERVICE AND TESTING CORP.**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **CODY BUNDERSON, FILTER SERVICE AND TESTING CORP. 565 S 300 WITHIN THE 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 **CODY BUNDERSON, FILTER SERVICE AND TESTING CORP.**, (Applicant's Agent), for the property located at: **565 S 300 W.**

Term: the term of this agreement commences on **NOVEMBER 9TH, 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:

- All employee, customer and work areas exterior to the structure to be lighted during dark hours finding that lighted areas mitigate the potential for personal accident and injury. All exterior lighting to be high efficiency LED fixtures.
- Inspect and update/repair the site perimeter fence to ensure separation of subject property land use with adjoining land uses finding that fenced manufacturing and warehousing land uses separated from neighboring land uses that are potentially in conflict mitigates potential conflicts.
- Large freight delivery services to be directed to approach from 600 S and avoid other residential areas to the north of the subject property finding that limiting heavy truck traffic to areas away from residential areas mitigates potential land use conflicts.
- Business signage to be submitted and approved by the Price City Planning Department prior to installation finding sign review is a reequipment of the Code.
- Install/repair site landscaping to minimum Code requirement of 5% landscaping understanding the pre-existing condition on site.
- All parking to be accommodated off street finding the restricted on-street parking mitigates the potential for vehicle or pedestrian conflicts in the neighborhood, particularly since an elementary school is located in the general vicinity.
- Obtain a Price City Building Permit for all commercial property renovations and construction that may take place on site, if any, finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community. Absent a new building permit and new construction, a building safety review by the Price City Building Inspector and Price City Fire Chief is required. Compliance with all safety recommendations stemming from such an inspection.
- Obtain a Price City Business License prior to operation of business from the location finding that properly licensed businesses protect the health, safety and welfare of the community.
- Conduct a storm water management analysis for any additional surface areas beyond the current surfaced area of the site to manage, retain and release storm water for a 100-year storm event finding that managed storm water prevents flooding and property damage.
- Any additional structures or amendments to the subject site shall require application of for and approval of an amended site plan.
- All potential nuisance items, such as but not limited to odors, light, noise, dust, to be contained on site finding that containment of potential nuisances mitigates conflict with neighboring land uses.
- 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

CODY BUNDERSON

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: MANUFACTURING AND
WAREHOUSING LOCATED AT 565 S 300
W WITHIN THE M-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 _____