

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

**PLANNING AND ZONING AGENDA
12/07/2020**

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 Beacco
4. MINUTES of November 9, 2020
5. PUBLIC COMMENT ON AGENDA ITEMS
6. CONDITIONAL USE PERMIT
 - a. AFTERSCHOOL PROGRAMS LAND USES - Consideration and possible approval of a Conditional Use Permit for the Boys and Girls Club of Greater Salt Lake located at 60 E 100 N within the Commercial 1 zoning district, Jessica Haro.
7. UNFINISHED BUSINESS

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

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 9, 2020**

PRESENT:

Commissioners:

Judy Beacco
Nancy Bentley
Dave Black via Telephone Conference Call
Dale Evans via Telephone Conference Call
Jade Powell via Telephone Conference Call
Richard Root
Todd Thorne via Telephone Conference Call
Jan Young

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

EXCUSED: 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 Powell reminded everyone to wear proper foot wear when walking through the snow/ice so you don't slip and fall.
4. MINUTES OF September 21, 2020

MOTION. Commissioner Root moved to approve the minutes for September 21 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. OATH OF OFFICE - Administer the Oath of Office to Jan Young.

Price City Council approved the appointment of Jan Young as a Planning and Zoning Commissioner at the October 28, 2020 City Council meeting. The City Recorder administered the Oath of Office.

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.

A Conditional Use Permit (CUP) was 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.

The Commissioners 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 was also 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. Chair young read aloud the following conditions of approval:

- 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.
- 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.
- 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.
- 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.
- No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
- Placement/installation of site landscaping complying with the Code minimum of 5%. May be located primarily on Main Street Frontage.
- No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval.
- All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
- 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.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Bentley moved to approve a Conditional Use Permit 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. Motion seconded by Commissioner Beacco and carried.

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.

A Conditional Use Permit (CUP) application was 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.

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

- 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.

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 submitted by Cody Bunderson 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. Motion seconded by Commissioner Bentley 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. If you would like to attend, a hard RSVP is required as soon as possible.

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. Motion seconded by Commissioner Powell and carried.

Chair Young stated that the regular Planning and Zoning meeting was adjourned at 5:27 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: NOVEMBER 30TH, 2020

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – BOYS AND GIRLS CLUB AFTERSCHOOL PROGRAMS LAND USE

Please find attached a Conditional Use Permit (CUP) application submitted by the Boys and Girls Club of Greater Salt Lake, via their local manager Jessica Haro, for the afterschool program(s) land use at 60 E 100 N 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 uses are: (1) administration and business offices, a permitted use per Code Section 11.3.5.1; (2) commercial schools, a conditional use per Code Section 11.3.5.38; (3) public, private or quasi social services and administration, a conditional use per Code Section 11.3.5.41; (4) special training and schooling, a conditional use per Code Section 11.3.10.3.1; and, (5) recreational centers, a conditional use per Code Section 11.3.10.6.6.

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. Note that the property owner, Kevin Norried has signed the CUP application.

RECOMMENDED MOTION(S):

1. Move to authorize final approval of a Conditional Use Permit (CUP) for the Boys and Girls Club to permit the land uses of (1) administration and business offices, a permitted use per Code Section 11.3.5.1; (2) commercial schools, a conditional use per Code Section 11.3.5.38; (3) public, private or quasi social services and administration, a conditional use per Code Section 11.3.5.41; (4) special training and schooling, a conditional use per Code Section 11.3.10.3.1; and, (5) recreational centers, a conditional use per Code Section 11.3.10.6.6, based upon the general land use evaluation criteria is listed in Section 11.1 and 11.5 of the
 - a. Business signage to be submitted and approved by the Price City Planning Department prior to installation finding sign review is a requirement of the Code.
 - b. Install/repair area landscaping to meet the minimum Code requirement of 5% landscaping understanding the pre-existing condition on site.
 - c. All employee and visitor parking to be accommodated off street finding the restricted on-street parking mitigates the potential for vehicle or pedestrian conflicts in the neighborhood.

- d. Drop-off and pick-up location identified in CUP application to be maintained free of hazards that may negatively impact client or visitor safety in the form of vehicular or pedestrian access. Review of the drop-off and pick-up location by the Price City Police Department and compliance with any safety recommendations stemming from the review finding that safety is a primary community goal.
 - i. Any bike racks or other items potentially placed in the public right-of-way to be reviewed and approved by Price City prior to installation.
 - ii. Ingress and egress from the subject property to utilize existing driveway approaches only.
 - e. 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.
 - ii. Maximum safe occupancy of the subject property not to be exceeded.
 - f. 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.
 - g. Restricted and unauthorized activities:
 - i. Prepared meals cooked on site finding no cooking hood or grease trap installed on site.
 - h. 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.
 - 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.

Fee: \$100



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>KEVIN NORRIS</u>		2. Title: <u>OWNER</u>	
3. Applicant's Mailing Address: <u>68 N. CARBON AVE</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>(435) 650-5577</u>	
Project Information			
10. Name of Project (Business): <u>Price Boys & Girls Club of Greater Salt Lake</u>			
11. Address of Proposed Project: <u>60 E 100 N 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) _____			

Jessica Haro
(385) 831-3420
jharo@gsiclubs.org

24. Brief Description of Project:

Boys & Girls Club is a nonprofit serving youth in need of after school care.

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

The city decided to sell our previous building, so we had to move to a new location.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. LeAnn Saldivar	P.O. Box 57071 Salt Lake City, UT 84107	(801) 322-4411
2.		()
3.		()
27. Estimated Starting Date: 10 / 5 / 2020	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

KEVIN NORRIZI

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

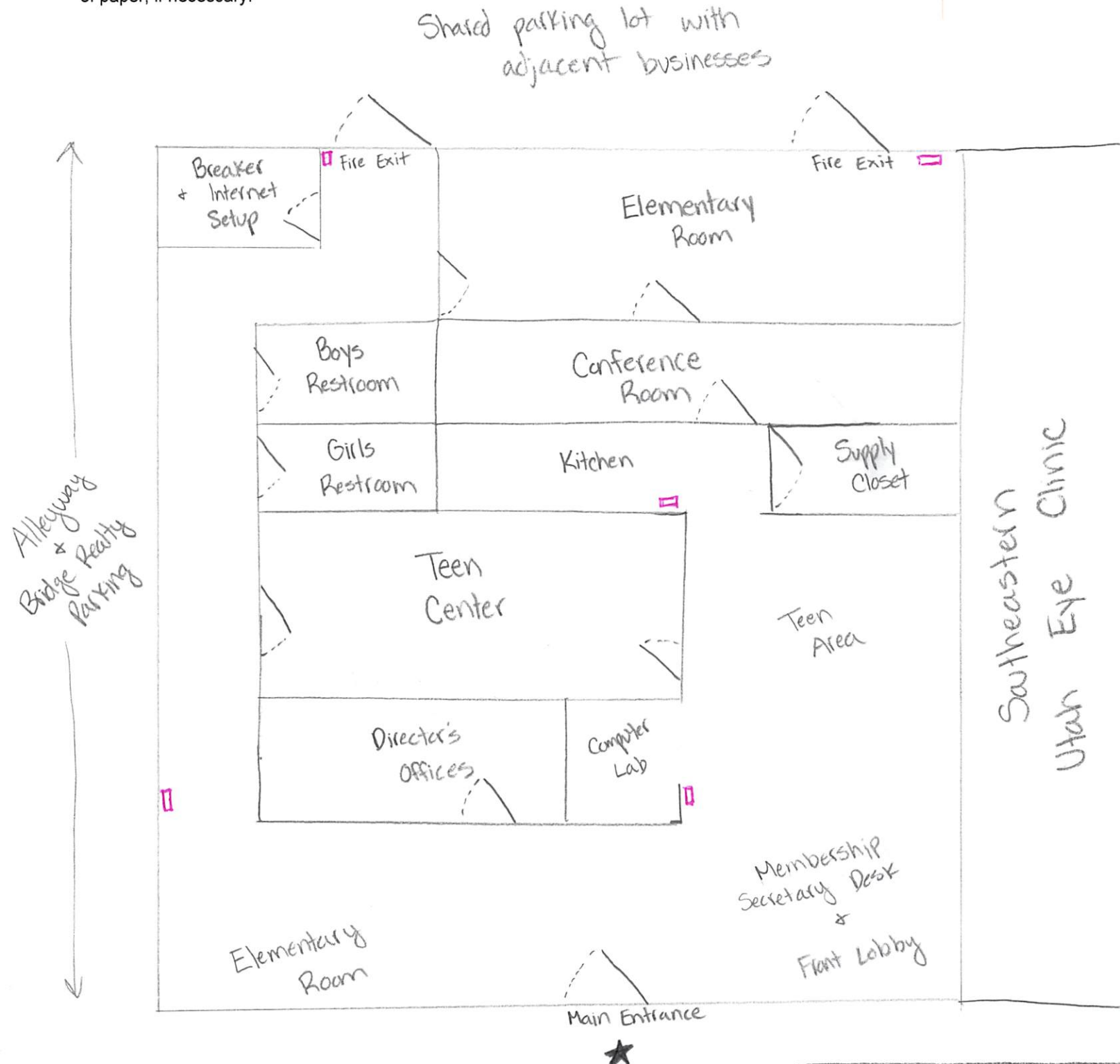
☐ Board of Adjustments Variance

☐ Flood Plain Development Permit

☐ Other: _____

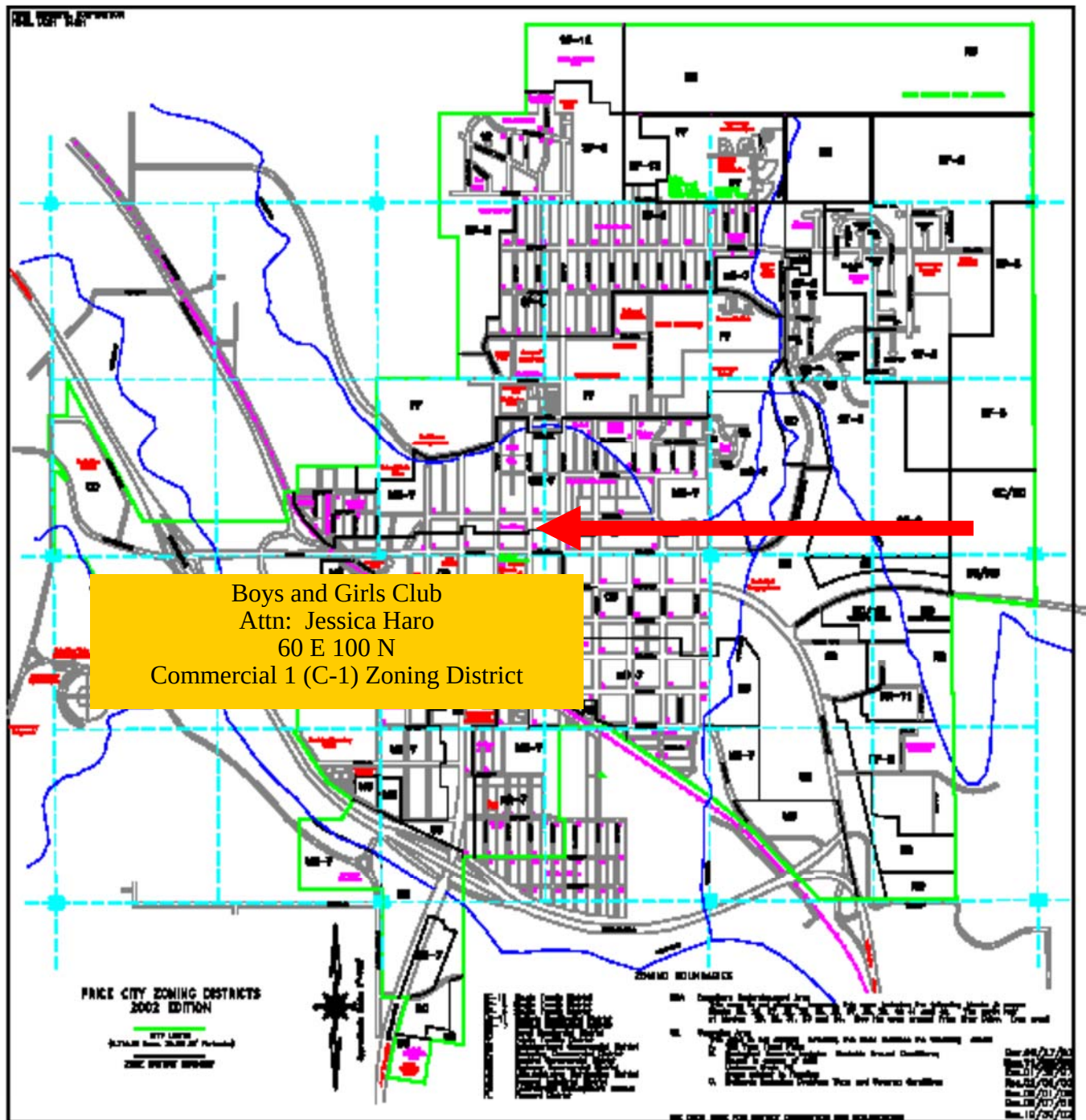
SITE PLAN

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.



As agreed upon with the Bus Garage, school buses drop youth off directly in front of the building. No elementary aged children walk home, all are picked up by parents at this same entrance. All youth are required to be escorted in or out by our membership secretary.

■ = Fire Extinguishers



**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 AN
AFTERSCHOOL PROGRAM (BOYS AND GIRLS CLUB) LOCATED AT 60 E 100 N WITHIN THE COMMERCIAL
1 (C-1) ZONING DISTRICT**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **BOYS AND GIRLS CLUB OF GREATER SALT LAKE** regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **BOYS AND GIRLS CLUB LOCATED AT 60 E 100 N 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 **BOYS AND GIRLS CLUB**, (Applicant's Agent), for the property located at: **60 E 100 N**.

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

- Business signage to be submitted and approved by the Price City Planning Department prior to installation finding sign review is a requirement of the Code.
- Install/repair area landscaping to meet the minimum Code requirement of 5% landscaping understanding the pre-existing condition on site.
- All employee and visitor parking to be accommodated off street finding the restricted on-street parking mitigates the potential for vehicle or pedestrian conflicts in the neighborhood.
- Drop-off and pick-up location identified in CUP application to be maintained free of hazards that may negatively impact client or visitor safety in the form of vehicular or pedestrian access. Review of the drop-off and pick-up location by the Price City Police Department and compliance with any safety recommendations stemming from the review finding that safety is a primary community goal. Any bike racks or other items potentially placed in the public right-of-way to be reviewed and approved by Price City prior to installation. Ingress and egress from the subject property to utilize existing driveway approaches only.
- 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. Maximum safe occupancy of the subject property not to be exceeded.
- 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.
- Restricted and unauthorized activities: Prepared meals cooked on site finding no cooking hood or grease trap installed on site.
- 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

JESSICA HARO
BOYS AND GIRLS CLUB

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: BOYS AND GIRLS
CLUB AFTERSCHOOL PROGRAM LOCATED
AT 60 E 100 N 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 _____

PRICE MUNICIPAL CORPORATION
185 EAST MAIN STREET
P. O. BOX 893
PRICE UT 84501

637-5010

Receipt No: 5.173588

Nov 23, 2020

PRICE BOYS AND GIRLS CLUB

Previous Balance:	.00
LICENSE PERMIT FEES	
ZONING FEES-PRICE BOYS	100.00
AND GIRLS CLUB	

Total:	100.00
--------	--------

AMERICAN EXPRESS	100.00
Total Applied:	100.00

Change Tendered:	.00
------------------	-----

11/23/2020 10:25 AM