

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

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

**PLANNING AND ZONING AGENDA
09/20/2021**

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 Root
4. MINUTES of June 21, 2021
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING. Presentation by Jeff Richens, Manager, Price River Water Improvement District (PRWID), regarding water and sewer system requirements.
7. CONDITIONAL USE PERMIT
 - a. SUBDIVISION AND LAND DEVELOPMENT, CONCEPT APPROVAL ONLY. Consideration and possible approval of concept approval only for the single family residential Willow Creek Companies, Deer Run Subdivision, Russell Fowles, vicinity of 1000 N 450 E.
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.

DRAFT

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 21, 2021**

PRESENT:

Commissioners:

Judy Beacco
David Black
Dale Evans
Daniel Hinckley
Jade Powell
Todd Thorne
Jan Young

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

EXCUSED: Commissioner Root 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 Powell reminded everyone to stay safe in the extreme heat we are experiencing. Be sure and stay hydrated, drink lots of water and pay attention to your body.
4. MINUTES OF April 26, 2021

MOTION. Commissioner Evans moved to approve the minutes for April 26, 2021. Motion seconded by Commissioner Thorne and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. CONDITIONAL USE PERMIT
 - a. ADMINISTRATIVE OFFICE, QUASI PUBLIC SERVICES LAND USE. Consideration and possible approval of a Conditional Use Permit for Life Balance Recovery at 90 W 100 N, Chelsie Durden.

A Conditional Use Permit (CUP) application was submitted by Chelsie Durden for a business called Life Balance Recovery to be located at 90 W 100 N within an existing office building in the Commercial 1 (C-1) zoning district. Note that the property owner has signed a CUP application indicating awareness of the land use. 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 are listed in Section 11.1.m of the Code. The land uses associated with the application are: (1) professional and administrative offices, a permitted use, per Section 11.3.5.1 of the Code; (2) public, private and quasi social services administration, a conditional use, per Section 11.3.5.41 of the Code; and (3) welfare and charitable related services, a conditional use, per Section 11.3.10.4.2 of the Code.

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

- All client access points to be lighted finding that lighted access points mitigate the potential for personal accident occurrences. All exterior lighting to be high efficiency LED.
- Client, owner, employee parking to be maintained, to the extent possible, in the off-street parking lot for the building finding that limited/restricted on-street parking mitigates the potential for vehicle and pedestrian conflicts.
- Total occupancy of the office space not to exceed the safe occupancy level as determined by the Price City Building Inspector and Price City Fire Chief finding that adhering to safe occupancy levels protects the health, safety and welfare of the community.

- Completion of a site safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendations and requirements stemming from the safety inspection finding that properly inspected business locations protect the health, safety and welfare of the community.
 - Any leasehold improvements or building renovations to be completed under the auspices of a Price City Building Permit and inspection.
- Any business signage to be submitted to the Price City Planning Department for review and possible approval prior to installation.
- Restrictions:
 - No accumulations of garbage, rubbish or debris resulting from the land use.
 - No client loitering exterior to the building.
 - Smoking to be in compliance with the Utah Indoor Clean Air Act.
 - No provision or distribution of medical supplies or medications.
 - No laboratory services.
 - No land uses authorized that are not specifically authorized herein.

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 Thorne moved to approve a Conditional Use Permit for Life Balance Recovery at 90 W 100 N. Motion seconded by Commissioner Powell and carried.

7. UNFINISHED BUSINESS – The following items were discussed:

- 4th North and 3rd East road project
- Carbon High School baseball field spectator stands
- Japanese restaurant status
- Horton housing development
- Zoning verifications
- TravelStorys website

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

MOTION. Commissioner Evans moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Beacco carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:20 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon

Date: September 7th, 2021

City of Price
185 East Main Street
Price, Utah 84501

Letter of Zoning Variance For:

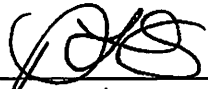
Willow Creek Companies-Deer Run Subdivision
4145 North 900 West
Pleasant Grove, Utah 84062

ZONING: R1-12 PARCEL ID#: 01-1664-0013 & 01-1664-0000
Letter for Zoning Variances

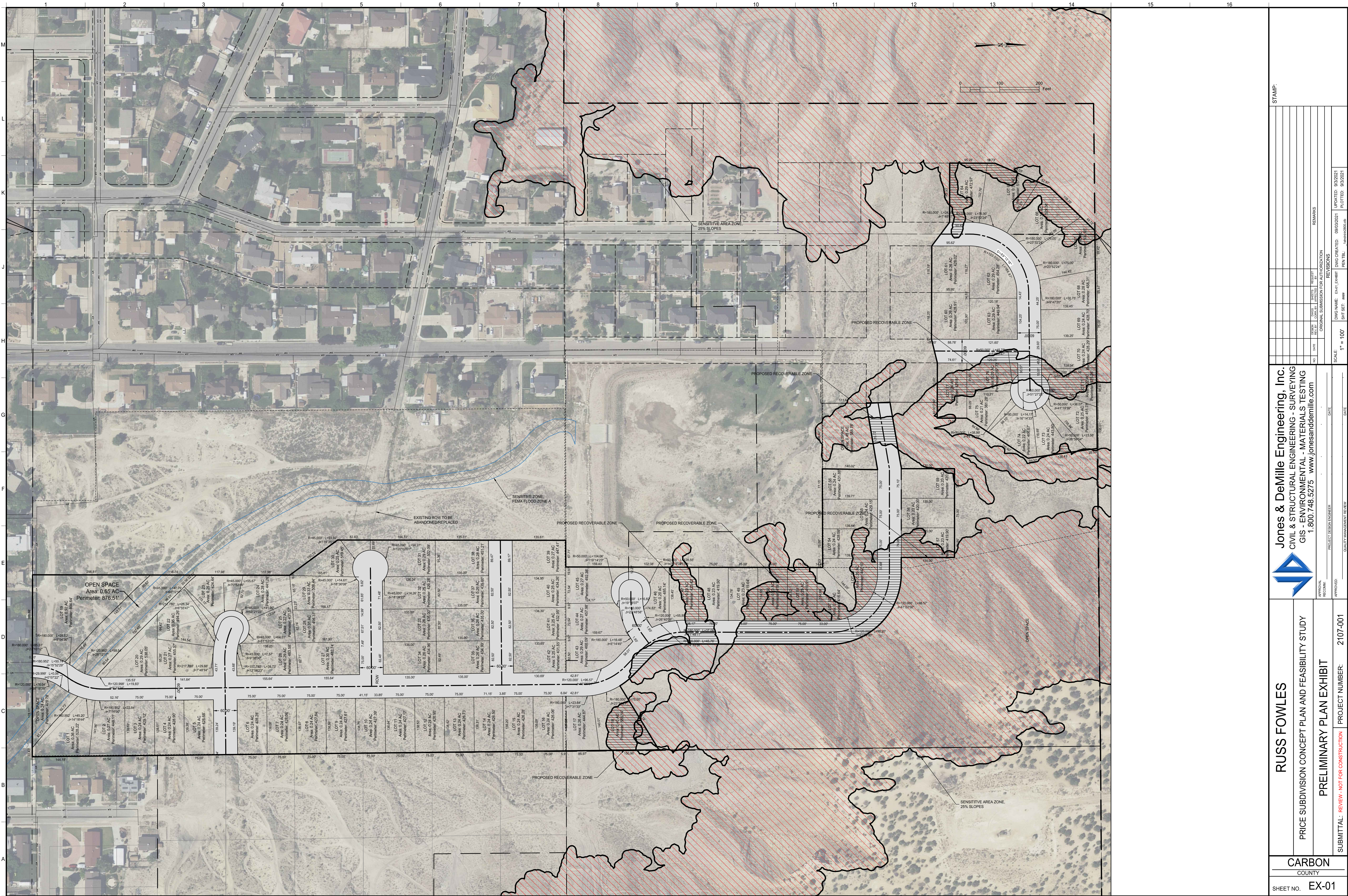
Dear Planning & Zoning Members,

Willow Creek Companies (WCC) respectfully requests a variance from zoning requirement R1-12 on parcels 01-1664-0013, and 01-1664-0000. There are currently 39 proposed lots on these two parcels, and of these 26 are slightly smaller than the R1-12 requirement. The reduction in lot sizes are due to several issues, primarily terrain. Several washes dictate the usable areas of the building lots, and in an effort to keep the property and its residences safe, a setback from the washes was incorporated. Property lines could extend to these washes allowing the lot sizes to meet R1-12 requirements, however, erosion could continue and potentially compromise the lot at some future time. Another issue considered in requesting this variance are the steep slopes on the property. In order to protect the hillsides and prevent future property owners from attempting to build auxiliary buildings on these slopes, property lines were kept off of the slopes, and thereby reduced the overall lot size. For these reasons we would ask that the variance on the affected lots be allowed.

Respectfully,



Russ Fowles
Willow Creek Companies LLC



RUSS FOWLES

PRICE SUBDIVISION CONCEPT PLAN AND FEASIBILITY STUDY

PRELIMINARY PLAN EXHIBIT

SUBMITTAL: REVIEW - NOT FOR CONSTRUCTION PROJECT NUMBER: 2107-001

CARBON COUNTY

Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
1.800.748.5275 www.jonesandmille.com

APPROVAL RECORD: PROJECT DESIGN NUMBER: DATE: APPROVED: DATE: QUALITY MANAGEMENT REVIEW

STAMP: NO DATE DESIGNED BY CHECKED BY REVISIONS REMARKS
SCALE: 1" = 100' DATE CREATED: 09/03/2021 PLOTTED: 9/3/2021
DRAWN: EAP, JFW REV: 0001 SHEET SET: 0001

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: RUSS FOWLES, WILLOW CREEK COMPANIES, LLC		2. Title: MEMBER	
3. Applicant's Mailing Address: 4145 N 900 W		4. Suite/Apt. No.:	
5. City: PLEASANT GROVE	6. State: UTAH	7. Zip Code: 84062	
8. County: UTAH		9. Telephone: (970) 778-5554	
Project Information			
10. Name of Project (Business): DEER RUN SUBDIVISION			
11. Address of Proposed Project: 200E - 500E, 1000 N / PARCELS		01-1664-0013 01-1724-0000 01-1664-0000	
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): 9	19. Township(s): 14S	20. Range(s) & Base: 10E
21. Estimated Cost of Project: a) Site Work \$ 1,700,000.00 b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	23. Project Plans: ☐ Plans Included ☒ Attachments (Number) 1

24. Brief Description of Project: Single family residence Subdivision.

25. Justification (Explain why this project is needed): To provide affordable housing that meets the lifestyle of the community

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

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

27. Estimated Starting Date:
10 / 30 / 2021

28. Estimated Completion Date:
12 / 30 / 2022

29. Has P.R.W.I.D. Sewer Survey
Been Submitted? ☐ Yes ☒ No

[Signature]
Signature of Property Owner

9-7-21
Date

RUSS FOWLES
Please Print Name

member
Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☐ Approve
☐ Decline

Comments:

Signature: _____

Date: _____

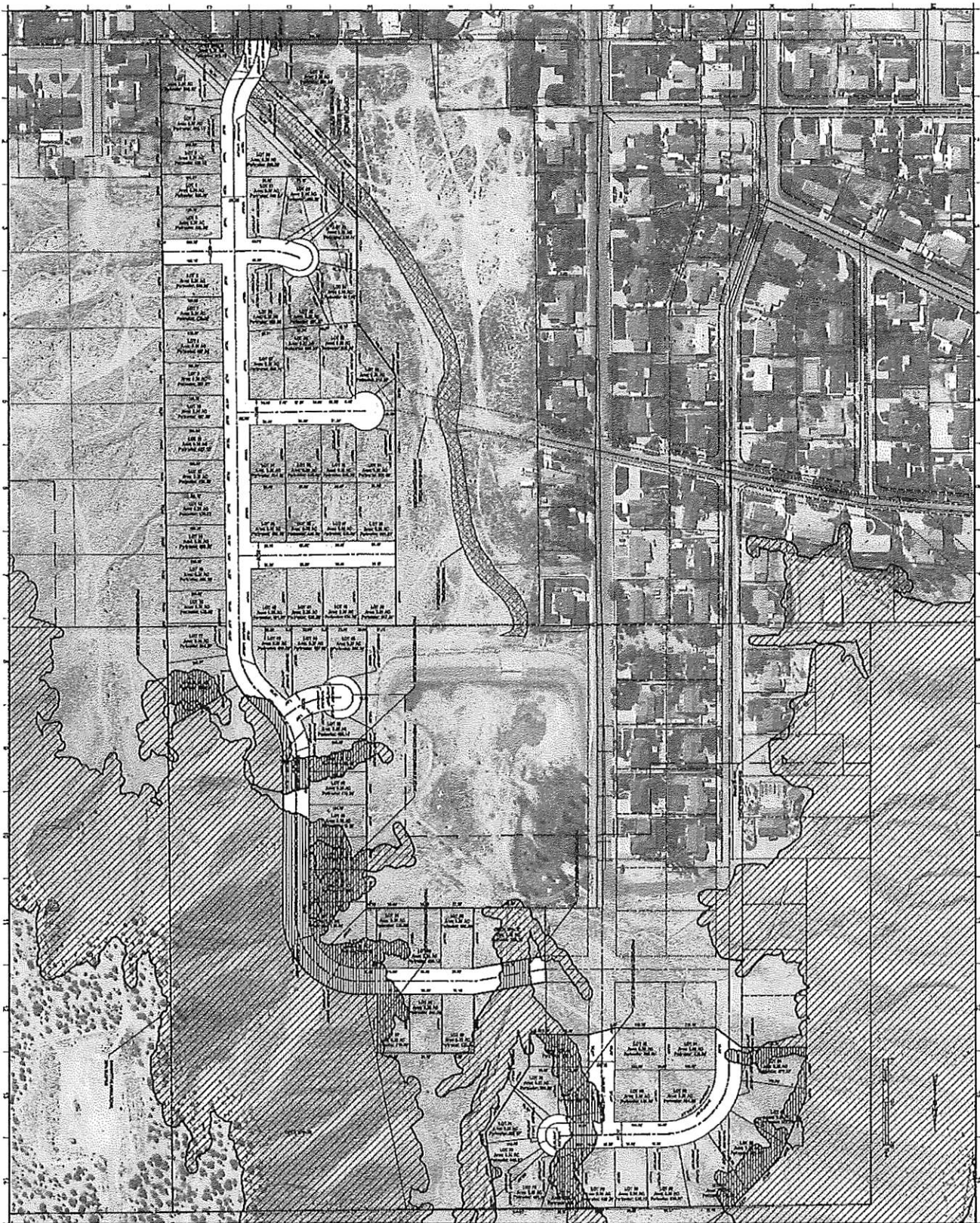
Requires:

- ☐ 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.

See Attachment.



SHEET NO. EX-01	RUSS FOWLES PRICE SUBDIVISION CONCEPT PLAN AND FEASIBILITY STUDY PRELIMINARY PLAN EXHIBIT	 Jones & DeMille Engineering, Inc. CIVIL & STRUCTURAL ENGINEERING • SURVEYING GIS • ENVIRONMENTAL • MATERIALS TESTING 1600 748 5275 www.jdmengineering.com	SCALE: 1" = 110' DATE: 11/11/11 DRAWN BY: J. FOWLES CHECKED BY: J. FOWLES APPROVED BY: J. FOWLES				SHEET NO. 11/11/11
	SUBMITTAL: REVIEW - NOT FOR CONSTRUCTION PROJECT NUMBER: 2107-001	PROJECT: PRICE SUBDIVISION LOCATION: 11/11/11	REVISIONS:				11/11/11
	11/11/11		11/11/11				11/11/11
	11/11/11		11/11/11				11/11/11
	11/11/11		11/11/11				11/11/11