

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
11/22/2021**

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 Young
4. MINUTES of October 25, 2021
5. PUBLIC COMMENT ON AGENDA ITEMS
6. CONDITIONAL USE PERMIT
 - a. SMALL ENGINE REPAIR AND RETAIL SALES LAND USE.
Consideration and possible approval of a conditional use permit for a small engine repair and retail sales land use at 314 S Main Street (Highway 55) within the Commercial 1 zoning district, Cycle Savers, Cory Vogrinec.
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 OCTOBER 25, 2021**

PRESENT:

Commissioners:

David Black
Daniel Hinckley
Jade Powell
Todd Thorne

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director via
telephone conference call

EXCUSED: Commissioner Beacco, Commissioner Evans, Commissioner Root, Commissioner Young, and Commissioner Holt-Alternate

STAFF/OTHERS PRESENT: See Public Meeting Sign-In Sheet

1. Vice Chair Thorne called the meeting to order at 5:06 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Vice Chair Thorne talked about crossing the street safely. Be sure and look both ways and make eye contact before crossing the street..
4. MINUTES OF October 12, 2021

MOTION. Commissioner Powell moved to approve the minutes for October 12, 2021. Motion seconded by Commissioner Black and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING. Introduction and Q&A with the new Price City Engineer, Daniel Hinckley.

Daniel Hinckley introduced himself. He is the new Price City Engineer. Mr. Hinckley talked about his new responsibilities and is looking forward to working with the Commissioners.

7. CONDITIONAL USE PERMIT

a. SPECIAL TRAINING AND SCHOOLING LAND USE. Consideration and possible approval of a special training and schooling land use located at 15 E Main Street, within the Commercial 1 zone district, Meaningful Mindz, Janell Fiack.

A Conditional Use Permit (CUP) application was submitted by Janell Fiack, owner of Meaningful Mindz to establish a special training and schooling land use at 15 E 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 uses are:

- Special training and schooling, a conditional use based on Section 11.3.10.3.1 of the Code;
- Daycare or preschool and related/similar uses, a conditional use based on Section 11.3.5.14.5 of the Code;
- Commercial schools, a conditional use based on Section 11.3.5.38 of the Code;
- Charitable and quasi-public uses, a conditional use based on Section 11.3.10.4.2 of the Code.

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

- a. Installation of lighting at both the front and rear entrances to the building and entrances to remain lit during all hours of building occupancy finding that lit entrances mitigate the potential for injury and accidents and protect the health, safety and welfare of the community.
 - i. All exterior lighting to be high efficiency LED fixtures.

- b. All child drop-off and pick-up to be accommodated through the rear entrance finding that Main Street parking and traffic does not accommodate safe drop-off and pick-up activity.
- c. All employee and owner parking to be in the mid-block lots finding that on-street parking along Main Street for customers and visitors increases the economic viability of the downtown area.
- d. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and increased commercial activity.
- e. Completion of a pre-occupancy safety inspection of the subject property by the Building Inspector and Fire Chief and compliance with safety recommendations stemming from the inspections finding that inspected and safe buildings protect the health, safety and welfare of the community.
 - i. Building occupancy not to exceed the maximum safe capacity of the building as identified by the Building Inspector and/or Fire Chief.
- f. Completion of any building renovations under the auspices of a building permit finding that property permitted and inspected building renovations protect the health, safety and welfare of the community.
- g. Garbage can / dumpster size and service frequency to prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish and debris finding that controlled disposal of garbage, rubbish and debris serves to improve the community aesthetic.
- h. Restrictions:
 - i. No overnight occupancy in the building.
 - ii. No outdoor activity (playgrounds, etc.)
- i. Obtain or retain a Price City business license (or licenses) as required prior to the commencement of business activity on site.
- j. No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.

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 Hinckley moved to approve a Conditional Permit for a special training and schooling land use located at 15 E Main Street, within the Commercial 1 zone district, Meaningful Mindz. Motion seconded by Commissioner Black and carried.

- 8. UNFINISHED BUSINESS – Sherrie Gordon reminded everyone of the Price City Planning and Zoning Commission Training Retreat scheduled for December 6, 2021.

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

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

Vice Chair Thorne stated that the regular Planning and Zoning Commission meeting was adjourned at 5:22 P.M.

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

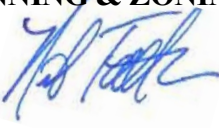
CHAIR
JAN YOUNG

COMMISSIONERS

JADE POWELL
DALE EVANS
JUDY BEACCO
TODD THORNE
RICHARD ROOT
DAVE BLACK
DANIEL HINCKLEY: ALTERNATE
ERROLL HOLT: ALTERNATE

DATE: OCTOBER 26TH, 2016

TO: PRICE CITY PLANNING & ZONING COMMISSION

FROM: NICK TATTON
PRICE CITY 

RE: SMALL ENGINE REPAIR AND RETAIL SALES

Please find attached a Conditional Use Permit (CUP) application submitted by Cory Vogninec to locate a small engine repair business at 314 S Main Street (Highway 55) in an existing building 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) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use.

It is the recommendation of staff to thoroughly discuss the land use(s) with the applicant and provide a recommendation of final approval to the Price City Council.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provides final approval for the land use of a small engine repair business at 314 S Main Street (Highway 55) in an existing building within the Commercial 1 (C-1) zoning district, as applied for by Cory Vogninec, based upon the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code, the land uses: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use, and subject to the following conditions of approval:
 - a. Site requirements:
 - i. Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - ii. Maintain a minimum of 4 off-street parking spaces for customers and employees.
 - iii. Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.

- iv. No unscreened outside storage of work in progress, materials, inventory, supplies.
 - b. No on-site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community. Completion and submission of a PRWID Waste Water Sewer Survey and Compliance with direction stemming from the survey, if any.
 - c. Inspection of the structure by the Building Inspector and Price City Fire Chief and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
 - d. All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
 - e. Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
 - f. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
 - i. Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.
2. Move to acknowledge that the applicant, applicants' agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend 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>Cory VOGRINEC</u>		2. Title: <u>OWNER</u>			
3. Applicant's Mailing Address: <u>314 S. Hwy. 55</u>		4. Suite/Apt. No.:			
5. City: <u>PRICE</u>	6. State: <u>UTAH</u>	7. Zip Code: <u>84501</u>			
8. County: <u>Carbon</u>		9. Telephone: <u>(435) 630-7099</u>			
Project Information					
10. Name of Project (Business): <u>CYCLE SAYERS LLC</u>					
11. Address of Proposed Project: <u>314 S. Hwy. 55 PRICE</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:

Bring building up to code to change from retail to retail and repair center

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

To expand our existing business into a new location.

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

Paulette Vogrinec

Signature of Property Owner

Date

Paulette and Cory Vogrinec

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.

We have submitted the Price City required engine plans done by Jones and Demille.

**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 THE LAND
USE OF A SMALL ENGINE REPAIR AND RETAIL SALES BUSINESS AT 314 S MAIN STREET (HIGHWAY 55)
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 **CORY VOGRINEC**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **CYCLE SAVERS, CORY VOGRINEC**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **CORY VOGRINEC** (Applicant), for the property located **314 S MAIN STREET (HIGHWAY 55)**.

Term: the term of this agreement commences on **November 22nd, 2021** 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 requirements:
 - Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - Maintain a minimum of 4 off-street parking spaces for customers and employees.
 - Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
 - No unscreened outside storage of work in progress, materials, inventory, supplies.
- No on-site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community. Completion of a PRWID Waste Water Survey and compliance with the direction based on the survey.
- Inspection of the structure by the Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
- All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
- Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
 - Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.

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

Cory Vogrinec

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT AMENDMENT

THIS PERMIT IS HEREBY APPROVED FOR:

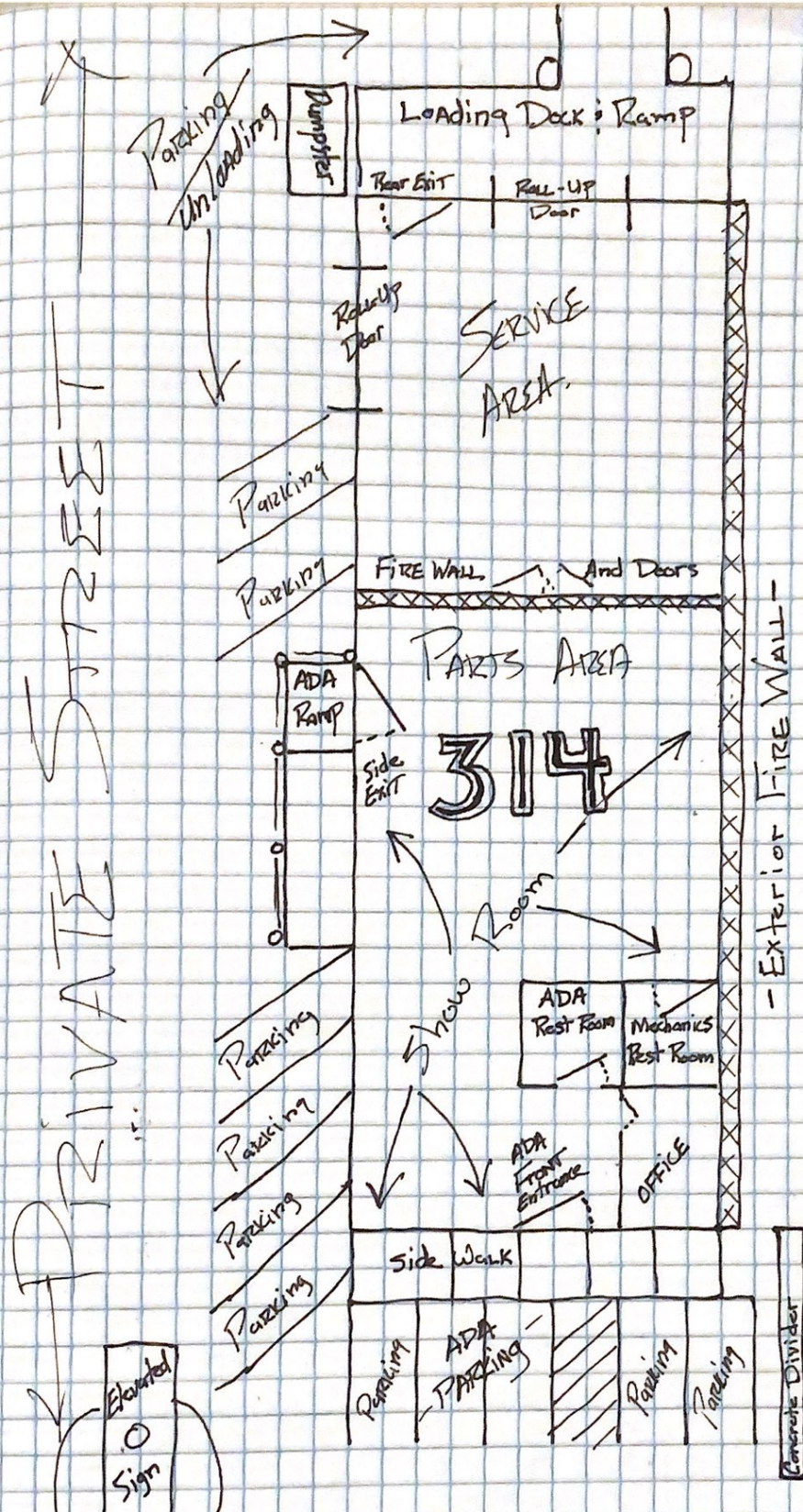
**A LAND USE OF: A SMALL ENGINE REPAIR
AND RETAIL SALES BUSINESS LOCATED AT
314 S MAIN STREET (HWY 55), WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT**

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 _____



Cory & Paulie Vogrinec
CYCLE SAVERS
314 S. Hwy. 55
PRICE, UTAH
(435) 630-7099

SALES

← HWY. 55 →