PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 24, 2020

PRESENT:
Commissioners:
David Black
Dale Evans
Jade Powell
Richard Root
Jan Young

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

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

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:00 P.M. She led the Pledge of Allegiance.

2. Roll was called with the above Commissioners and staff present.

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

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

5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.

6. GENERAL BUSINESS
   a. PLANNING COMMISSION TRAINING - Presentation to the planning commission by Geri Gamber, Executive Director of the Southeastern Utah Association of Local Governments (SEUALG) on the topic of the Main Street Program, Castle Country Coal Strike Team and Silicon Slopes East.
   Geri Gamber updated the Commissioners on the progress and accomplishments of Main Street America, Silicon Slopes East and Coal Country Strike Team. She also reviewed the next steps for each team.
   Nick Tatton discussed a possible future role for the Planning and Zoning Commissioners. The panel is well established and could easily assist in their area of expertise in moving forward with projects.
   Commissioner Powel commented on several projects in the works.

7. CONDITIONAL USE PERMIT

   a. A Conditional Use Permit (CUP) application was submitted by Angelo (Gopher) Kiahtipes to amend the existing site plan at Market Express Convivence Store to add a large vehicle (semi-truck, large truck with trailer) fuel island, an electric vehicle charging station and expand the built footprint of the existing building at 850 S Carbon Avenue. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code. The land uses are: (1) fuel sales with or without convenience store, Section 11.3.4.21 of the Code; (2) electric vehicle charging, Section 11.6.15.5 of the Code. Both land uses are conditional.
   The Commissioners thoroughly discussed the CUP with the applicant. Chair Young read aloud the following conditions of approval:
      - Site plan to be amended in compliance with plans submitted, no alterations or amendments permitted finding that authorized site plans and land uses consistent with submitted materials eliminates the opportunity for development misunderstandings.
      - Building expansion not to exceed 3,000 square feet of footprint on the west elevation of the existing structure.
      - No negative impacts to existing pedestrian or traffic safety within the site finding that personal safety is a primary concern. No negative impacts to existing area lighting, garbage collection or other site elements.
      - Any new signage on the fuel island awning to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed signage for Code compliance promotes increased commercial activity within the community.
      - Comply with all State of Utah fuel storage and dispensing requirements.
      - Obtain comments and concurrence from the Price City Fire Chief regarding fuel island location, access and fuel storage and compliance with any recommendation stemming from the comments and review.
      - Control all storm water from the site to the standard of the 100-year storm event and release from the site in a controlled pre-development flow.

- No impacts to traffic on Carbon Avenue or to ingress/egress from Carbon Avenue to the site, including emergency services access.
- Installation of site elements, large vehicle fuel island and related items, electric vehicle charging station and related items and building expansion and related items under the auspices of a Price City building permit and inspection.
- No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.
MOTION. Commissioner Evans moved to approve a Conditional Use Permit to amend the existing site plan at Market Express Convenience Store. Motion seconded by Commissioner Root and carried.

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

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

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

APPROVED: _____ ATTEST: _____
Chair, Jan Young City Recorder, Sherrie Gordon