

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF APRIL 22, 2024**

PRESENT:

Commissioners:

Judy Beacco

Jaci Adams, City Recorder

David Black

Nick Tatton, Community/Human Resources Director

Kyle Heffernan

Renee Swinburne

Chris Wood

Jan Young

EXCUSED: Commissioner Holt, Commissioner Root, Vice Chair Thorne

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Chair Young called the meeting to order at 5:00 p.m. Chair Young led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Wood reminded everyone with Spring activities beginning, wear and check appropriate gear, let someone know your destination, watch weather, etc.

4. MINUTES of 04-08-2024.

MOTION. Commissioner Heffernan moved to approve the minutes for 04-08-2024. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

6. GENERAL BUSINESS/DISCUSSION

There was nothing reported or discussed for this item.

7. CONDITIONAL USE PERMIT

a. SITE PLAN AMENDMENT/RV AT INDIAN HILLS. Consideration and possible approval of a site plan amendment to include not more than ten (10) recreation vehicle spaces located within the existing trailer park located at 1101 S Carbon Avenue within the residential 2-7 (R2-7) zoning district, David Young, Agent for the Owner.

The Commissioners thoroughly discussed the site plan amendment/RV at Indian Hills with David Young, agent for the Owner of the trailer park and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the number of RV spaces, what utility services would be available, time limit, available parking pad for each space, gravel or cement pad, option of grass, etc.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

- 1. All site ingress and egress to be lighted for safety during all dark hours finding that property lighted recreational coach parking mitigates the potential for accidents and injuries. All exterior lighting to be high efficiency LED fixtures.**
- 2. Installation of a six-foot (6') sight obscuring fence on the west boundary between the new RV park spaces and the regular trailer park spaces finding that fencing between land uses mitigates the potential for conflict.**
- 3. No new ingress or egress points to the existing trailer park. Ingress for the RV park to be signed and only form the north ingress and egress from the south finding that one way traffic is required by Code for the RV park spaces and limiting traffic congestion via controlled ingress and egress mitigates the potential for accidents. One-Way Traffic: A minimum of fifteen (15) feet in width plus extra width as necessary for maneuvering recreational vehicles. Access: Each recreational vehicle park shall have at least two (2) accesses to public streets.**
- 4. Installation of RV park signage upon the approval of the Price City Planning Department finding that reviewed signage provides for consistency in the community.**
- 5. Installation of landscaping in all non-RV areas within the RV section as identified in Section 7.5.2.4 of the Code, water wise landscaping required. All areas not covered by recreational vehicles, hard surfacing, or buildings shall be landscaped and permanently maintained.**
- 6. No on-street parking outside of the overall trailer park or on interior roadways within the trailer park, no vehicle stacking onto Carbon Avenue or blocking emergency services access within the trailer park. All off-street parking spaces and driveways shall be hard surfaced before the adjacent recreational vehicle spaces may be occupied.**
- 7. Procurement of a building permit for installation and development of items under those auspices finding that properly permitted and inspected improvements protect the health, safety and welfare of the community.**
- 8. Obtain a Price City business license for operation of the RV park as required in Section 5.8.2 of the Code.**
- 9. Completion of storm water management in such a manner that all storm water flows are held on-site and released to a pre-development flow level for a 100-year storm event for a minimum of a 1-hour duration. Must provide Price City public works**

with storm water control engineered plans prior to use or occupancy of the RV spaces.

10. Siting of a garbage dumpster within reasonable proximity to the RV spaces. Garbage dumpster to be in a screened enclosure with a hard surface. Garbage dumpster capacity and service frequency to be such that no accumulation or wind scatter of garbage, rubbish or debris occurs.

11. No unoccupied storage of RV vehicles, trailers or other items in the RV spaces.

12. No mobile homes, manufactured homes or modular homes to be placed in the identified RV spaces.

13. RV space duration of occupancy per unit per space in excess of ninety (90) days per calendar year as identified in Chapter 7 of the Code.

14. Not less than ten percent (10%) of the gross land space shall be set aside for the joint use or enjoyment of the occupants of the RV park spaces.

15. Sidewalks: thirty-six (36) inch minimum width sidewalks shall be installed on both sides of all main roadways within the development.

16. Utility Connection Requirements Prior to Use or Occupancy of the RV spaces: All utility connections to be underground pursuant to Section 7.5.3.4 of the Code. All RV Park utility (specifically electric) metering to be in the name and responsibility of the owner of the trailer park. All RV Park spaces to have upgraded utility pedestals (specifically electric) installed at the expense of the developer, per the inspection approval of the respective Price City utility departments. Submission of an electrical load sheet to the Price City electric department identifying the anticipated electric load in the RV park section. Installation of a main water shut off valve for the water which supplies the trailer park at the expense of the developer, per the inspection approval of the respective Price City utility departments. Valve to be downstream from the meter near the property line and per approval from the respective Price City utility department.

17. Other: All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion. Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license. No land uses other than the applied for 10 RV park spaces. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or RV unit occupancy). No conditions at the property or structure that violate the Price City Property Maintenance Code. *Removal and mitigation of any existing Property Maintenance Code violations present on the property within not more than sixty (60) days of this approval.*

ACCEPTANCE: The agent of the owner 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 Heffernan moved to approve a site plan amendment to include not more than ten (10) recreation vehicle spaces located within the existing trailer park located at 1101 S Carbon Avenue within the residential 2-7 (R2-7) zoning district. Commissioner Wood seconded and motion carried.

8. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

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

MOTION. Commissioner Swinburne moved to close the regular Planning and Zoning meeting. Commissioner Black seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:25 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams