

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF FEBRUARY 6, 2023**

PRESENT:

Commissioners:

Judy Beacco

David Black

Richard Root

Renee Swinburne

Todd Thorne

Chris Wood

Jan Young

Nick Tatton, Community/Human Resources Director

Jaci Adams, City Recorder

EXCUSED: Commissioner Heffernan, Commissioner Holt

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Chair Young called the meeting to order at 5:01 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 Black reminded everyone about slip, trips and falls and to be aware of their surroundings.

4. MINUTES of 01/09/2023.

MOTION. Commissioner Thorne moved to approve the minutes for 01/09/2023. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

6. GENERAL BUSINESS

There was nothing to be discussed for this item.

7. CONDITIONAL USE PERMIT

a. CONDITIONAL USE PERMIT. Consideration and possible approval of a Conditional Use Permit for a furniture sales and public auction land use. D & C Discount Furniture and More, located at 345 E Main Street with the Commercial 1 zoning district, Daniel White.

The Commissioners thoroughly discussed the relocation of a furniture sales and public auction, D & C Furniture and More and the related land uses with the applicant, Daniel White and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding his reason for relocating to a bigger building to meet his needs, landscaping using some potted plants and parking.

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

- ☐ Ingress and egress locations to be lighted during all dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- ☐ Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.**
- ☐ 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 serves to improve commercial activity.**
- ☐ Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise.**
- ☐ Maintain not less than four (4) off street parking spaces including requisite ADA spaces, as indicated in the submitted site plan, finding that adequate off-street parking mitigates the potential for vehicle and pedestrian accidents and injuries on public streets.**
- ☐ Any building renovations to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. In the event no new renovations are completed, a safety inspection by the building inspector and Fire Chief and compliance with recommendations stemming from the inspection is required. Any fire lanes identified by the Fire Chief to be clearly signed and marked – may require adjustment to site plan.**
- ☐ Procurement (address update) of a Price City business license and submission of copies of State of Utah registrations, if any.**
- ☐ Restrictions: No authorized on-street parking along public streets. No parking in the right-of-way located to the north of the building or on neighboring property without written authorization; copy of any such authorization to be provided to Price City for reference. No changes to existing ingress and egress points. No land uses other than retail furniture sales and periodic public gatherings**

authorized. No manufacturing or other non-compliant land uses authorized. No unscreened outdoor storage of materials, inventory, supplies or other items. No occupancy of the building or property in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief. No generation or disposal of any hazardous materials or materials that may be considered hazardous to the health, safety and welfare of the community
 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.

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 Swinburne moved to approve a Conditional Use Permit (CUP) for a furniture sales and public auction land use, D & C Furniture and More, located at 345 East Main Street within the Commercial 1 zoning district. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

There was nothing to be discussed or reported for this item.

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

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

The regular Planning and Zoning meeting was adjourned at 5:14 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams