

**PRICE CITY PLANNING AND ZONING SPECIAL MEETING
MINUTES OF MARCH 6, 2023**

PRESENT:

Commissioners:

Judy Beacco	Nick Tatton, Community/Human Resources Director/via phone
David Black	Jaci Adams, City Recorder
Kyle Heffernan	
Erroll Holt	
Renee Swinburne	
Todd Thorne	
Chris Wood	

EXCUSED: Commissioner Root, Commissioner Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Swinburne reminded everyone to keep personal information safe and all devices from getting hacked by changing passwords often.

4. MINUTES of 02-06-2023.

MOTION. Commissioner Holt moved to approve the minutes for February 6, 2023. Commissioner Heffernan seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any item.

6. GENERAL BUSINESS

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

7. CONDITIONAL USE PERMIT

a. BAKERY LAND USE: Consideration and possible approval of a bakery land use at 1181 E Main Street within the Commercial 1 zoning district, Bakesters, Paul and Bernadette Riddle.

The Commissioners thoroughly discussed the land use for a bakery land use with the applicants and specifically addressed issues that mitigate potential negative

impacts of the land use. Discussion was held regarding specifics on the site such as seating inside and possible expansion of the menu later on, use of a public restroom, employment will consist of possibly six employees and the Riddle's anticipate opening the business in May or mid-June. Commissioner Thorne read aloud the following conditions of approval:

Applicant Shall:

- ☐ All exterior individual business access areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. Exterior lighting to be high efficiency LED.**
- ☐ 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.**
- ☐ 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.
 - o Includes electric service upgrades and compliance with requirements for electric service by the Price City Electric Department.**
 - o Completion of a Price River Water Improvement (PRWID) waste water survey and compliance with all requirements stemming from the survey for protection of the waste water system.****
- ☐ Procurement of a Price City business license and submission of copies of State of Utah registrations, if any.**
- ☐ Restrictions:
 - o No changes to existing ingress and egress points.**
 - o No land uses other than bakery authorized.**
 - o No outdoor storage of materials, inventory, supplies or other items.**
 - o No occupancy of the building in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief.****

☐ No conditions at the property or structure that violate the Price City Property Maintenance Code.

ACCEPTANCE: The applicants acknowledged that they are 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 the bakery land use, Bakesters, at 1181 E Main Street within the Commercial 1 zoning district Commissioner Beacco seconded and motion carried.

8. UNFINISHED BUSINESS

Nick Tatton informed everyone that there will be a Public Hearing at the next Planning & Zoning meeting, March 20, 2023 regarding adoption of a Resolution for a Price City Annexation Policy Plan. Also, an amendment for a Conditional Use Permit for Big O Tires for expansion to the business will be on the next meeting agenda.

Commissioner Thorne asked for a motion to close the regular Planning and Zoning meeting.

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

The regular Planning and Zoning meeting was adjourned at 5:15 p.m.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
City Recorder, Jaci Adams