

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF MARCH 20, 2023**

**PRESENT:**

**Commissioners:**

<b>Judy Beacco</b>	<b>Nick Tatton, Community/Human Resources Director</b>
<b>David Black</b>	<b>Jaci Adams, City Recorder</b>
<b>Kyle Heffernan</b>	<b>Brandon Sicilia, Chief of Police</b>
<b>Richard Root</b>	
<b>Renee Swinburne</b>	
<b>Todd Thorne</b>	
<b>Chris Wood</b>	
<b>Jan Young</b>	

**EXCUSED: Commissioner Holt**

**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 Root reminded everyone to make sure when you are supporting yourself from a standing or sitting position, make sure you know your surroundings.**

**4. MINUTES of 03/06/2023.**

**MOTION. Commissioner Swinburne moved to approve the minutes for 03/06/2023. Commissioner Black seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any business.**

**6. GENERAL BUSINESS/DISCUSSION**

**a. PUBLIC HEARING. Public Hearing to receive input on the update to the Price City Annexation Policy Plan.**

**MOTION.**

**Chair Young asked for a motion to open the Public Hearing. Commissioner Root moved to open the Public Hearing at 5:02 p.m. Commissioner Beacco seconded and motion carried.**

**Dominique Kiahtipes had questions regarding the half mile radius and how an annexation, if there was one to take place, would affect islands within city boundaries. Nick Kiahtipes was concerned with the half mile buffer that looks like it dissects many of their parcels in the county, near Liberty Estates. Brandon Sicilia, Chief of Police asked once an annexation is approved, how long do residents and businesses have to meet standard city requirements? Nick Tatton, Community Director and Commissioner Thorne explained the annexation process, if and when one was to ever be approved and provided answers to the specific questions.**

**MOTION.**

**Since there was no further discussion, Chair Young asked for a motion to close the Public Hearing. Commissioner Thorne moved to close the Public Hearing at 5:12 p.m. Commissioner Heffernan seconded and motion carried.**

**b. RESOLUTION NO. 2023-003PZ. Consideration and possible approval of a Resolution Verifying Consideration of the Proposed Price City Annexation Policy Plan by the Price City Planning and Zoning Commission and Submitting a Favorable Recommendation to the Price City Council to Adopt the Proposed Price City Annexation Policy Plan.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2023-003PZ verifying consideration of the proposed Price City Annexation Policy Plan by the Price City Planning and Zoning Commission and submitting a favorable recommendation to the Price City Council to adopt the proposed Price City Annexation Policy Plan. Commissioner Root seconded and motion carried.**

**c. SITE PLAN AMENDMENT. Consideration and possible approval of an amended site plan to accommodate a building expansion at Big O Tires at 790 W Price River Drive within the Commercial 1 zoning district, Allan Christensen.**

**The Commissioners thoroughly discussed the amended site plan to accommodate a building expansion at Big O Tires and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the size of the addition to the existing building and parking spaces. Also discussed was the concern of the maintenance code violations occurring on the west side of the building. Allan Christensen advised that cleanup is in progress, but may not happen all at once.**

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

**All exterior 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. 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.**
- **Any additional business signage to be reviewed & approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency 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.**
- **New building construction and any existing 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. Includes electric service upgrades and compliance with requirements for electric service by the Price City Electric Department.**
- **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 finding that increased waste system capacity may be produced and additional grease traps and sampling manholes may be necessary.**
- **Restriping of site parking and ingress / egress pathways for vehicles finding that clearly identified parking and vehicle pathways mitigate the potential for vehicle and pedestrian accidents. Maintain not less than eighteen (18) off street parking spaces on site or as arranged via Common Area parking in the shopping center.**
- **Restrictions:**
  - o **No land uses other than those contemplated herein authorized.**
  - o **No increase to storm water runoff finding that current and proposed impervious surfaces will balance.**
  - 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.**
  - o **No conditions at the property or structure that violate the Price City Property Maintenance Code. Mitigation of the following on-site conditions: (1) Storage yard on the west site of the building to become screened (slats in the fence) with sight obscuring fencing and legal non-complying structure (shipping container) replaced with a permanent structure or maintained (painted); (2) Removal of unscreened inventory and used tires and equipment or placed within screened location.**

**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 Root moved to approve an amended site plan to accommodate a building expansion at Big O Tires at 790 W Price River Drive within the Commercial 1 zoning district in addition to comply with Section 11.3.4.41 and 11.3.5.6 of the Price City Land Use Management and Development Code. Commissioner Black seconded and motion carried.

**7. CONDITIONAL USE PERMIT**

There was nothing to be discussed for this agenda item.

**8. UNFINISHED BUSINESS**

Chair Young asked if there were any new updates with the Desert Canyon Subdivision and Asian Bistro. Nick Tatton added there are still some issues with storm water control in the subdivision and work is in progress for Asian Bistro, as they are dealing with ground water problems.

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

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

The regular Planning and Zoning meeting was adjourned at 5:37 p.m.

**APPROVED:** \_\_\_\_\_

Chair, Jan Young

**ATTEST:** \_\_\_\_\_

City Recorder, Jaci Adams