

**PRICE CITY PLANNING AND ZONING SPECIAL MEETING
MINUTES OF APRIL 10, 2023**

PRESENT:

Commissioners:

Judy Beacco Nick Tatton, Community/Human Resources Director
Kyle Heffernan Jaci Adams, City Recorder
Erroll Holt
Richard Root
Renee Swinburne
Chris Wood
Jan Young

EXCUSED: Commissioner Black, Commissioner 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

Nick Tatton reminded everyone with the temperature change to be prepared for the heat, such as dress light, stay cool, use sunscreen, stay hydrated, etc.

4. MINUTES of 03-20-2023.

MOTION. Commissioner Root moved to approve the minutes for March 20, 2023. Commissioner Swinburne seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any item.

6. GENERAL BUSINESS

a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment for off street parking at 277 W Westwood Blvd., within the Commercial 1 (C-1) zoning district, Stephanie Jackson.

The Commissioners thoroughly discussed the amended site plan for additional off street parking at 277 W Westwood Blvd. with Michael Tate, on behalf of the applicant Stephanie Jackson and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding some removal of

land/dirt, storm water drainage and access for emergency vehicles. It was noted that the property where the parking lot is proposed to be developed is in the Westwood Blvd. right of way that is unused and not developed.

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

Parking Lot Requirements:

- ☐ Improvements to be installed including but not limited to storm water control (parking lot and roadside storm ditch), striping, lighting (LED) hard surfacing (per Section 6.7.1 of the Code) finding that parking lot minimum development requirements mitigate the potential for long-term misunderstandings regarding off street parking.**
- ☐ Includes installation of two (2) street lights and ground boxes along Westwood Blvd. south of existing driveway. May utilize same transformer as the building.**
- ☐ Includes roadway improvements along the frontage of Westwood Blvd. including curb, gutter, sidewalk.**
- ☐ Includes an emergency access from Westwood Blvd. to the parking lot (not for daily use) at the eastern end of the parking lot connecting to Westwood Blvd.**
- ☐ Use of existing driveway approach from Westwood Blvd. for daily parking lot access only.**
- ☐ New Parking Lot not to exceed thirty-four (34) spaces as identified on the site plan submitted.**
- ☐ Relocation of any utilities in conflict with the installation of the parking lot at the direction of, and to the satisfaction of the respective utility provider requirements.**
- ☐ Off-street parking spaces in the parking lot to comply with the minimum parking space dimensions identified in Chapter 6 of the Code.**

Plans and Documents:

- ☐ Completion of an easement document, prepared by a licensed surveyor, and submission to Price City for consideration and possible approval by the Price City Council authorizing placement of the parking lot on the unused portion of the Westwood Blvd. right-of-way. Easement to be limited and revokable (not permanent or perpetual). Must be completed prior to any parking lot development work**
- ☐ Completion of a storm water control plan identifying retain and release of a 100 year storm event for a duration of 1 hour from the parking lot. Storm water improvements to include design engineering and placement of culvert for roadside storm control ditch. Must be completed by a qualified engineer.**
- ☐ Completion of a qualified soil study/ report by an engineer regarding cuts/fills/compaction for earth work for parking lot site. Must be completed by a qualified engineer.**

Other:

- No commencement of parking lot construction prior to final acceptance/approval of easement, storm water engineering, utility relocations (as needed, if needed), parking lot design engineering, geotechnical report for grades/fills.**
- Earth hill above grade (to west and south) of parking lot to be retained and storm water flows from hill managed to same standard as identified above.**

Restrictions:

- No land uses other than those contemplated herein authorized.**
- No authorized on-street parking along Westwood Blvd.**
- No overnight, RV parking or storage or truck parking in the parking lot, day use only.**
- No conditions at the property or structure that violate the Price City Property Maintenance Code.**

ACCEPTANCE: The applicant's agent 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 the site plan amendment for off street parking at 277 W Westwood Blvd. within the Commercial 1 (C-1) zoning district. Commissioner Wood seconded and motion carried.

8. UNFINISHED BUSINESS

There was nothing to be discussed or reported on this agenda item

Chair Young 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 Beacco seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:17 p.m.

APPROVED: _____

Chair, Jan Young

ATTEST: _____

City Recorder, Jaci Adams