

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF APRIL 24, 2023**

PRESENT:

Commissioners:

Judy Beacco **Jaci Adams, City Recorder**
David Black
Kyle Heffernan
Todd Thorne
Chris Wood
Jan Young

**EXCUSED: Nick Tatton, Commissioner Root, Commissioner Swinburne,
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 Wood reminded everyone about water and flood safety. The advice given was to wear life jackets when in water, stay away from fast moving water, do not enter water during storms, stay sober when near water, and leave rescuing to the professionals.

4. MINUTES of 04-10-2023.

MOTION. Commissioner Beacco moved to approve the minutes for 04-10-2023. Commissioner Wood 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. ROCK HARD SURVIVAL CUP, RETAIL SALES WITH HAZARDOUS ITEMS AND RESTORATION SERVICES LAND USE. Consideration and possible approval of a retail

sales with hazardous items and restoration business land use at 60 S 700 E within the Commercial 1 zoning district, Rock Hard Survival, Doug Thatcher.

The Commissioners thoroughly discussed the retail sales with hazardous items and restoration business land use with the applicant, Doug Thatcher, and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding how the two different businesses would be set up in the building, parking for customers and employees, remodeling to create two six-foot entrances up which would add more walking space for customers, and there will be no hazardous trash.

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 or new 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.**
- ☐ Notification made to the Price City Police Department regarding types of weapons to be held in inventory, including control and security of inventory, finding that properly maintained and secured dangerous inventory protects the health, safety and welfare of the community.**
- ☐ 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. Absent new construction a courtesy safety inspection of the subject location by the Building Inspector and Fire Chief and compliance with all safety recommendations stemming from the inspection required.**
- ☐ Completion of a Price River Water Improvement (PRWID) waste water survey and compliance with all requirements stemming from the survey. No on-site disposals of waste or substances that may negatively impact the waste water system.**

- **Procurement of a Price City Business License and copy of State of Utah Sales Tax registration provided to Price City finding that properly licensed businesses protect the health, safety and welfare of the community.**
- **Restrictions: No land uses other than those contemplated herein authorized. No increase to storm water runoff finding that current and proposed impervious surfaces will balance. No changes to existing traffic patterns or site ingress/egress points. No outdoor storage of materials, inventory, supplies or other items. No on-street parking, all parking to be maintained in off-street lot. 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 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 Thorne moved to approve a Conditional Use Permit (CUP) for retail sales with hazardous items and restoration business land use at 60 S 700 E within the Commercial 1 zoning district. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

Chair Young asked if there were any new updates on Asian Bistro and Desert Canyon Subdivision. Commissioner Thorne informed that some dirt work has been done on the Asian Bistro property but nothing regarding the building permit. The Desert Canyon Subdivision still has some drainage issues to fix and some landscaping needs to be completed. There were also questions asked if there is a city ordinance regarding parking on a residential lawn and if there has been any information about Maverick on Carbon Avenue that may be coming to Price.

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

MOTION. Commissioner Wood moved to close the regular Planning and Zoning meeting. Commissioner Heffernan seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:23 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams