

**PRICE CITY PLANNING AND ZONING SPECIAL MEETING
MINUTES OF MAY 22, 2023**

PRESENT:

Commissioners:

Judy Beacco	Nick Tatton, Community/Human Resources Director
David Black	Jaci Adams, City Recorder
Kyle Heffernan	
Richard Root	
Renee Swinburne	
Todd Thorne	
Jan Young	

EXCUSED: Commissioner Holt, Commissioner Wood

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 Beacco reminded everyone to use personal protective equipment when outside doing yardwork.

4. MINUTES of 04-24-2023.

MOTION. Commissioner Beacco moved to approve the minutes for April 24, 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 on this agenda item.

7. CONDITIONAL USE PERMIT

a. RETAIL, LIMITED MANUFACTURING, PUBLIC ASSEMBLY/SPECIAL TRAINING AND SCHOOLING LAND USE. Consideration and possible approval of a retail, limited manufacturing, public assembly/special training and schooling land use at 8 E Main Street within the Commercial 1 zoning district, Craffee Designs by Jody Pierce.

The Commissioners thoroughly discussed the site plan for retail, limited manufacturing, public assembly/special training and schooling land use with the applicant, Jody Pierce, and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding class size, the business being ADA compliant, types of classes that will be held and what items will be sold.

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 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.**
- 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.**
- Owners and employees to park in the various mid-block parking lots reserving on-street parking for customers in the downtown area finding that open on-street parking serves to improve commercial activity and is consistent with the Price City General Plan.**
- 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. 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 for building.**
 - o No land uses other than those identified herein.**
 - o No outdoor storage of materials, inventory, supplies or other items.**
 - o 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.**
 - o No generation or disposal of any hazardous materials or materials that may be considered hazardous to the health, safety and welfare of the community.**

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

ACCEPTANCE: The applicant acknowledged that she 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 the retail, limited manufacturing, public assembly/special training and schooling land use at 8 E Main Street within the Commercial 1 zoning district. Commissioner Swinburne seconded and motion carried.

b. RETAIL WITH HAZARDOUS ITEMS AND RESTORATION SERVICE LAND USE.

Consideration and possible approval of a retail with hazardous items and restoration services land use at 404 S Carbon Avenue within the Commercial 1 zoning district, Rock Hard Survival and On-Call Restoration, Doug Thatcher.

A conditional use permit was recently approved for the same business and applicant, within the Commercial 1 zoning district but at a different address. Since all conditions for final approval for the land use remain the same and are on record, Chair Young did not review or read aloud the conditions.

- 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 the site plan for retail with hazardous items and restoration services land use at 404 S Carbon Avenue within the Commercial 1 zoning district. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

Commissioner Thorne informed everyone that Price Apartments has submitted for a building permit for Phase I, which is behind Tractor Supply. He anticipates the plan to be reviewed next week. Chair Young asked if there were any new updates on Desert Canyon Subdivision and Asian Bistro, which there is not to date. There was also discussion about the city ordinance regarding parking on a residential lawn and if there is any new 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 Thorne moved to close the regular Planning and Zoning meeting. Commissioner Root seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:25 p.m.

APPROVED: _____

Chair, Jan Young

ATTEST: _____

City Recorder, Jaci Adams