

**PRICE CITY PLANNING AND ZONING SPECIAL MEETING
MINUTES OF JULY 25, 2023**

PRESENT:

Commissioners:

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

EXCUSED: Commissioner Black, 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 Root reminded everyone to use ladders safely to avoid falls.

4. MINUTES of 05-22-2023.

MOTION. Commissioner Thorne moved to approve the minutes for May 22, 2023. Commissioner Beacco 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. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment for AJ's Paint and Body at 514 S Highway 55/Main St. within the commercial 1 zoning district, Joe Stout.

The Commissioners thoroughly discussed the site plan amendment for AJ's Paint and Body at 514 S Highway 55/Main St. within the commercial 1 zoning district with Joe

Stout, and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding placement of the new building on the property, parking spaces and number of employees that will be working in the new building.

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.**
- ☐ 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. Demolition of existing structure(s) to be done under the auspices of a demolition permit. Includes electric service upgrades and compliance with requirements for electric service by the Price City Electric Department. Electric load sheet required to be submitted to 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.**
- ☐ Site Plan Requirements:**
 - ☐ Minimum of six (6) off street parking spaces. Hard surfaced and paint striped. Sight obscuring fencing on west and south sides or property installed/repared/replaced. No changes to existing UDOT approved site ingress/egress from Highway 55/Main St. Repair, replace or install any public infrastructure damaged during construction or missing from the site.**
- ☐ Restrictions:**
 - o No land uses other than those contemplated herein authorized. No wrecking yard or impound yard land use authorized.**
 - o Storm water control on site (retain and release) to pre-development flows addressing a 100-year storm event for a 1-hour**

duration.

- o No outdoor storage of materials, inventory, supplies or other items in an unscreened location (minimum six-foot (6') sight obscuring fencing.**
 - 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 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 the site plan amendment for AJ's Paint and Body at 514 S Highway 55/Main St. within the commercial 1 zoning district. Commissioner Heffernan seconded and motion carried.

8. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

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 Swinburne seconded and motion carried.

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

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams