

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JANUARY 9, 2023**

**PRESENT:**

**Commissioners:**

**Judy Beacco  
David Black  
Kyle Heffernan  
Renee Swinburne  
Todd Thorne  
Chris Wood  
Jan Young**

**Nick Tatton, Community/Human Resources Director  
Jaci Adams, City Recorder**

**EXCUSED: Commissioner Holt, Commissioner Root**

**STAFF/OTHERS: See Public Meeting Sign-In Sheet**

**1. PLEDGE OF ALLEGIANCE**

**Chair Young called the meeting to order at 5:00p.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 keep the windshields on your vehicle clear of snow and ice during the winter season.**

**4. MINUTES OF December 12, 2022**

**MOTION.**

**Commissioner Beacco moved to approve the minutes of December 12, 2022.  
Commissioner Black seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

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

**6. GENERAL BUSINESS**

**a. PUBLIC HEARING**

**Public hearing to receive input on the proposed updates to the 2023 Price City Land Use Management and Development Code.**

**MOTION.**

**Chair Young asked for a motion to open the Public Hearing. Commissioner Thorne moved to open the Public Hearing at 5:14p.m. Commissioner Wood seconded and motion carried.**

**MOTION.**

**Acknowledging no public comment was offered or reported, Commissioner Thorne moved to close the Public Hearing at 5:15p.m. Commissioner Beacco seconded and motion carried.**

**b. RESOLUTION NO. 2023-001**

**Consideration and possible approval of a Resolution of the Price City Planning and Zoning Commission Supporting and Recommending Adoption of Certain Updates to the Price City Land Use Management and Development Code, 2008 Edition by the Price City Council.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2023-001. Commissioner Swinburne seconded and motion carried.**

**c. ANNUAL CHAIR AND VICE CHAIR**

**Selection of the chair and vice chair of the Price City Planning and Zoning Commission for 2023.**

**Chair Young asked for a motion to open nominations for the Chair position.**

**MOTION.**

**Commissioner Swinburne moved to open nominations for the Chair position. Commissioner Black seconded and motion carried.**

**Commissioner Black nominated Jan Young as Commission Chair. No other nominations were made.**

**MOTION.**

**Commissioner Wood moved to close nominations for the Chair position and approve Jan Young as Commission Chair by acclamation. Commissioner Swinburne seconded and motion carried.**

**Chair Young asked for a motion to open nominations for the Vice Chair position.**

**MOTION.**

**Commissioner Heffernan moved to open nominations for the Vice Chair position. Commissioner Beacco seconded and motion carried.**

**Commissioner Black nominated Todd Thorne as Commission Vice Chair. No other nominations were made.**

**MOTION.**

**Commissioner Wood moved to close nominations for the Vice Chair and approve Todd Thorne as Commission Vice Chair by acclamation. Commissioner Swinburne seconded and motion carried.**

**d. RESOLUTION NO. 2023-002**

**Consideration and possible approval of a Resolution of the Price City Planning and Zoning Commission Affirming Compliance with State Law Regarding Code of Conduct and Conflict of Interest Disclosure Individually and Collectively.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2023-002. Commissioner Swinburne seconded and motion carried.**

**7. CONDITIONAL USE PERMIT**

**a. OFFICE, ASSOCIATED WAREHOUSING, RETAIL SPORTING GOODS SALES LAND USE. Consideration and possible approval of an office, associated warehouse, retail sporting goods sales land use at 565 S 300 W within the manufacturing 1 zoning district, Trained Monkey Blade Company, Andrew Farlino.**

**A Conditional Use Permit application submitted by Andrew Farlino locate his business, an office, retail, warehousing land use, at 565 S 300 W within the Manufacturing 1 (M-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code. The proposed land uses are: (1) offices, Code Section 11.3.5.1, a permitted use; (2) warehousing associated with business, Code Section 11.3.9.11.12, a conditional use; and, (3) sporting good sales, Code Section 11.3.4.40.5, a conditional use.**

**The Commissioners thoroughly discussed the land use for an office, associated warehouse, retail sporting goods sales land use with the applicant, Andrew Farlino. Commissioner Young read aloud the following conditions of approval:**

- All business parking lot areas, ingress and egress areas for employees and customers to be lighted during dark hours when business is conducted finding that lighted business areas mitigate the potential for accidents and injuries. All exterior lighting to be high efficiency LED fixtures.**
- No changes to the existing site finding that the existing site has been previously reviewed for Code compliance and safety.**
- Completion of building and fire safety inspection of business location prior to occupancy by the Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community. Stock shelving to be properly anchored and fire**

loading to be reviewed. Any building renovations completed under the auspices of a Building Permit and inspected by the Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.

- No additional structures located on the site without specific review and approval of an amended site plan finding that future uses, structures and development may require additional permitting and consideration by Price City.
- Site requirements: Minimum of not less than two (2) off street parking spaces to be identified and assigned to business, including ADA spaces, must be striped and identified prior to occupancy. Garbage: Garbage cans and/or garbage dumpster to be maintained in off-street hard surfaced enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers. Landscaping: Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise.
- Business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.
- No other land uses not specifically approved or contemplated herein authorized finding that additional or other land uses may require additional site plan review and permitting.

**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) application submitted by Andrew Farlino, Trained Monkey Blade Company, of an office, associated warehouse, retail sporting goods sales land use at 565 S 300 W within manufacturing 1 zoning district. Commissioner Heffernan seconded and motion carried.

## **8. UNFINISHED BUSINESS**

No unfinished business was presented or discussed.

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

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

**The regular Planning and Zoning meeting was adjourned at 5:19 p.m.**

**APPROVED:** \_\_\_\_\_  
**Chair, Jan Young**

**ATTEST:** \_\_\_\_\_  
**City Recorder, Jaci Adams**