

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JANUARY 10, 2011**

**PRESENT:** Commissioners:  
Larry Bruno, Chairman  
Rick Davis  
Alfred Richens  
Judy Beacco  
Frankie Sacco  
Erroll Holt  
Wayne Clausing  
Grady McEvoy, Alt.  
Laurie Tryon, City Recorder  
Nick Tatton, Community Director

**EXCUSED:**

**OTHERS PRESENT:**

1. MINUTES of November 8, 2010  
**MOTION.** Commissioner Richens moved to approve the minutes of November 8, 2010 as read. Motion seconded by Commissioner Holt and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS-No public comment was received
3. PUBLIC HEARING-To receive input regarding updates to the Price City Land Use Management and Development Code.  
**MOTION.** Commissioner Richens moved to open the public hearing at 6:02 p.m. Motion seconded by Commissioner Davis and carried. Nick Tatton stated that there were no comments received from the public in the planning office since the hearing notice has been in the newspaper. There were no questions or concerns from the Commissioners. **MOTION.** Commissioner Davis moved to close the public hearing at 6:04 p.m. Motion seconded by Commissioner Beacco and carried.
4. ANNUAL LAND USE CODE UPDATES-RESOLUTION 2011-01PZ-Consideration and possible approval of a resolution recommending the City Council adopt an ordinance approving updates to the Price City Land Use Management and Development Code.  
Chairman Bruno read the resolution aloud. **MOTION.** Commissioner Holt moved to approve the annual Land Use Code Updates with Resolution 2011-01 PZ and to authorize the Chairman and City Recorder to sign Resolution 2011-01PZ. Motion seconded by Commissioner Sacco and carried.
5. PLANNING AND ZONING FEE SCHEDULE-Consideration and possible approval of an updated fee schedule and recommendation to the Price City Council for approval. **MOTION.** Commissioner Davis moved to approve the updated Planning and Zoning Fee Schedules as presented and to implement immediately finding that the fee schedule promotes quality application development, effectively addresses departmental costs associated with fee based activities and is in the best interest of the community. Motion seconded by Commissioner Beacco and carried.
6. ANNUAL CONFLICT OF INTEREST RESOLUTION 2011-02PZ. Consideration and possible approval of a resolution detailing commission and individual conflict of interest disclosures for 2011. Chairman Bruno read Resolution 2011-02PZ aloud. **MOTION.** Commissioner Richens moved to approve and authorize the Annual Conflict of Interest Resolution and for the Chairman and City Recorder to sign the resolution on behalf of Price City. Motion seconded by Commissioner Clausing and carried.

7. ANNUAL SELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR.  
**MOTION.** Commissioner Holt nominated Larry Bruno to serve as the Planning and Zoning Chairperson for 2011. Commissioner Richens nominated Commissioner Holt as Vice Chairman. No other nominations were made. Motion seconded by Commissioner Sacco and carried.
8. GENERAL PLAN GOAL UPDATE SESSION. Scheduling and attendance confirmations for general plan goal update and review session on 2-23-11. Nick Tatton requested that the Commissioners confirm their attendance with the City Recorder as soon as possible.
9. INTERNATIONAL PROPERTY MAINTENANCE CODE. Discussion and direction regarding use of the code.  
Nick Tatton stated that he would like the Commissioners to review the material from the International Property Maintenance Code and receive input as to whether or not the Commission would like to incorporate any or all of the code into the Price City Code. He stated that he would like a committee made up of Commissioners and Councilmembers to review the matter and make recommendations and make a decision as soon as possible. Chairman Bruno, Commissioner McEvoy and Commissioner Sacco agreed to serve on the committee. Mr. Tatton stated that he would work with the committee to get the work completed.
10. COMMITTEE REPORT-Committee report regarding general evaluation criteria identification.  
Commissioner Davis provided the commission with a checklist and read it aloud. He stated that the list is a conditional use standard of review and asked the Commissioners if the list should be standard as criteria for code and a checklist for review on projects and businesses. The Commission agreed that the list should be used. Nick Tatton stated that he would get the list ready for use.
11. UNFINISHED BUSINESS:
- Nick Tatton suggested a letter from the Planning and Zoning Commission and the City Council objecting the proposed Bill HB197. He stated that the letter should go to our local representatives, the Lieutenant Governor, Governor and the sponsor of the bill. The Commissioners all agreed to have the letter sent and for Mr. Tatton to recommend that the City Council also a letter sent on behalf of Price City stating our position.
  - Nick Tatton stated that each Commissioner was recently given a new binder to keep track and record notes, field trips etc. on upcoming projects or issues. He suggested that before each meeting, Commissioners should try and stop by the proposed business or project and write down their concerns or suggestions. He stated that those notes could be incorporated into the meeting and into public record.

Meeting adjourned at 6:39 p.m. pursuant to a motion by Commissioner Holt.

APPROVED: \_\_\_\_\_  
Chairman, Larry Bruno

ATTEST: \_\_\_\_\_  
City Recorder, Laurie Tryon