

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JANUARY 10, 2022**

PRESENT:

Commissioners:

Judy Beacco
David Black
Kyle Heffernan
Jade Powell
Renee Swinburne
Todd Thorne
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Root and Commissioner Holt-Alternate

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Black talked about winter slips and trips. There is moisture on the ground and it is freezing and thawing. Be leery of shiny dirt on the ground and sidewalks. It can be slick.
4. MINUTES OF December 6, 2021
MOTION. Commissioner Thorne moved to approve the minutes for December 6, 2021. Motion seconded by Commissioner Beacco and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. GENERAL BUSINESS:
 - a. RESOLUTION NO. 2022-01PZ - 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. 2022-01PZ collective and individual disclosures. Motion seconded by Commissioner Powell and carried.
 - b. PUBLIC HEARING - Public hearing to receive input on the proposed 2022 updates to the Price City Land Use Management and Development Code.
MOTION. Commissioner Thorne moved to open the public hearing at 5:04 p.m. Motion seconded by Commissioner Black and carried.
No public comment was received.
MOTION. Commissioner Thorne moved to close the public hearing at 5:05 p.m. Motion seconded by Commissioner Heffernan and carried.
 - c. RESOLUTION NO. 2022-02PZ - A Resolution of the Price City Planning 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 Powell moved to approve Resolution No. 2022-02PZ. Motion seconded by Commissioner Beacco and carried.
 - d. ANNUAL CHAIR AND VICE CHAIR SELECTION - Selection of a chair and vice chair from the membership for the 2022 calendar year.
Chair Young opened nominations for the Chair position. Commissioner Black nominated Jan Young as Commission Chair. No other nominations were made.
MOTION. Commissioner Thorne moved to approve Jan Young as Commission Chair. The motion was seconded by Commissioner Powell and carried.
Chair Young opened nominations for Vice Chair. Commissioner Beacco nominated Todd Thorne as Vice Chair. No other nominations were made.
MOTION. Commissioner Black moved to approve Commissioner Thorne as Vice Chair. Motion seconded by Commissioner Swinburne and carried.
7. CONDITIONAL USE PERMIT
 - a. RETAIL AND LIGHT MANUFACTURING LAND USE. Consideration and possible approval of a conditional use

permit for a retail and light apparel manufacturing land use located at 97 E 100 N within the commercial 1 (C-1) zoning district.

A Conditional Use Permit (CUP) application was submitted by a company called InoLaser, LLC, Zacgary Jones. InoLaser is occupying an existing commercial building space located at 97 E 100 N within the Commercial 1 (C-1) zoning district with multiple land uses. The general land use evaluation criteria for the C-1 zoning district are located in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The following land uses are applicable:

- Administration Office Space, a permitted land use, Section 11.3.5.1 of the Code;
- Other Retail Trade – Apparel and Accessories, a permitted land use, Section 11.3.4.44 of the Code;
- Wearing Apparel and Accessories Manufacturing, a conditional land use, Section 11.3.7.2.4 of the Code.

Zac Jones and Jerry Wright represented InoLaser, LLC. The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicants. Chair Young read aloud the following conditions of approval:

- Maintain a garbage service frequency to prevent accumulations or wind-scatter of garbage, rubbish or debris finding that properly controlled garbage, rubbish and debris mitigates potential negative impacts to the aesthetic condition of the community.
- Maintain sufficient exterior lighting to mitigate potential accidents by customers, employees and visitors.
- Submit all building signage to the Price City Planning Department for review and potential approval prior to installation finding that properly reviewed and approved signage verifies compliance with the Code and serves to promote consistency and commercial activity in the community.
- Submission of building renovation plans, *if any*, for building and fire safety review and issuance of a Building Permit and completion of all building renovations under the auspices of the Building Permit and inspection finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
 - Absent building plans and renovations and a building permit, a safety inspection of the business location by the building inspector and Fire Chief and compliance with recommendations stemming from the inspection.
 - Submission of a Price River Water Improvement District (PRWID) waste water survey. RESTRICTION: No land use activities that may negatively impact the waste water sewer system as identified via the survey.
- Procurement of all necessary Price City business license(s) for prior to occupancy and operation finding that properly identified and licensed businesses protect the health, safety and welfare of the community.
- No authorizations or land uses not specifically identified herein approved finding that restricted authorizations and land uses protect the long-term interests of the community.
- No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

ACCEPTANCE: The applicants acknowledged that they are 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 InoLaser, LLC, Zacgary Jones occupying an existing commercial building space located at 97 E 100 N within the Commercial 1 (C-1) zoning district with multiple land uses. Motion seconded by Commissioner Black and carried.

8. UNFINISHED BUSINESS –

- Chair Young offered condolences to the business Asian Bistro regarding the fire that destroyed the newly opened business. Hopefully they can rebuild. She also expressed kudos to the Price City Fire Department on the great job putting out the fire and no one getting hurt.
- Nick Tatton commented on a new subdivision that is in the process of finalizing plans. The applications should be coming forward in the next couple of months.
- Nick Tatton commented that the resolution of the Price City Planning 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, will be presented on the January 12, 2022 City Council agenda. The resolution supports the ordinance that is required to be approved by the City Council since criminal or civil penalties may be imposed for violations.

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

MOTION. Commissioner Thorne moved to close the regular Planning and Zoning meeting at 5:22 P.M. Motion seconded by Commissioner Heffernan and carried.

Chair Young stated that the regular Planning and Zoning meeting was adjourned at 5:22 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon