

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JANUARY 11, 2021**

**PRESENT:**

Commissioners:

Judy Beacco  
David Black  
Dale Evans  
Jade Powell  
Richard Root  
Todd Thorne

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

**COMMISSIONER APPOINTEE PRESENT:** Daniel Hinckley

**EXCUSED:** Commissioner Young and Commissioner Holt-Alternate

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

1. In the absence of Chair Young, Vice Chair Thorne called the meeting to order at 5:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. **SAFETY SECONDS** – Commissioner Beacco talked about walking hazards and winter walking safety. She reminded everyone to:
  - ✓ Slow down when walking – don't be in such a hurry.
  - ✓ Wear good footwear.
  - ✓ Watch out for the corners of rugs. They will trip you.
  - ✓ If you spill a liquid, stop and wipe up the liquid.
  - ✓ Watch out for pot holes.
  - ✓ When carrying a package, be sure you can see over the top of the package.
  - ✓ Hold onto something when exiting a car. Your feet can still be wet and slip out from under you.
  - ✓ It is a good idea to keep skid mats in doorways.
  - ✓ Clear driveway and sidewalks of snow.
  - ✓ Watch out for small furry friends.
4. **MINUTES OF December 7, 2020**  
**MOTION.** Commissioner Evans moved to approve the minutes for December 7, 2020. Motion seconded by Commissioner Powell and carried.
5. **PUBLIC COMMENT ON AGENDA ITEMS** - No public comment was received on any item.
6. **GENERAL BUSINESS:**
  - a. **PLANNING COMMISSION TRAINING** - Presentation on the Price City Ordinance Enforcement Program, Price City Police Department, Kim Wilcox.  
Officer Kim Wilcox reviewed the Ordinance Officer responsibilities and the ordinance enforcement program and procedures. She also answered questions regarding ordinances.
  - b. **RESOLUTION NO. 2021-01PZ** - 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 Black moved to approve Resolution No. 2021-01PZ collective and individual disclosures. Motion seconded by Commissioner Root and carried.
  - c. **PUBLIC HEARING** - Public hearing to receive input on the proposed 2021 updates to the Price City Land Use Management and Development Code.  
**MOTION.** Commissioner Powell moved to open the public hearing at 5:24 p.m. Motion seconded by Commissioner Beacco and carried.  
No public comment was received.  
**MOTION.** Commissioner Root moved to close the public hearing at 5:25 p.m. Motion seconded by Commissioner Black and carried.
  - d. **RESOLUTION NO. 2021-02PZ** - 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 Evans moved to approve Resolution No. 2021-02PZ. Motion seconded by Commissioner Powell and carried.

- e. ANNUAL CHAIR AND VICE CHAIR SELECTION - Selection of a chair and vice chair from the membership for the 2021 calendar year.

Vice Chair Thorne opened nominations for the Chair position.

**MOTION.** Commissioner Black moved to nominate Jan Young as Commission Chair, close nominations and select Jan Young as Commission Chair by acclimation. The motion was seconded by Commissioner Beacco and carried.

Vice Chair Thorne opened nominations for Vice Chair.

**MOTION.** Commissioner Evans moved to nominate Commissioner Thorne as Vice Chair, close nominations and select Todd Thorne as Commission Vice Chair by acclimation. Motion seconded by Commissioner Root and carried.

7. **CONDITIONAL USE PERMIT**

- a. **TRADE AND WAREHOUSING, EQUIPMENT AND SUPPLIES LAND USE** - Consideration and possible approval of a Conditional Use Permit to authorize a trade and warehousing, equipment and supplies land use at 1152 S Carbon Avenue, Dominion Energy, Ty Wilson.

A Conditional Use Permit (CUP) application was submitted by Ty Wilson from Dominion Energy to establish trade and warehousing with equipment and supplies land use at 1152 South Carbon Avenue within the Commercial 1 (C-1) zoning district. The location is the former Tony Basso RV/ATV dealership. The general land use evaluation criteria are listed 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 identified in Section 11.1.m of the Code. The land use is trade and warehousing, equipment and supplies, identified in Section 11.3.9.7 of the Code, a conditional use.

The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant.

Vice Chair Thorne read aloud the following conditions of approval:

- Lighted property access and yard area finding that lighted yard areas mitigate the potential for accident and injury and theft. Exterior lighting to be high efficiency LED fixtures.
- Perimeter fencing to be inspected and repaired, if needed, finding that site fencing prevents conflicts with neighboring property owners. Fencing on east side of property along Highway 10/Carbon Avenue allowed to a height of six feet (6) and installed to not impact pedestrian or vehicle safety along Highway 10/Carbon Avenue.
- Garbage service capacity and frequency to prevent the accumulation of garbage, rubbish and debris finding that controlled garbage, rubbish and debris enhances the community aesthetic and prevents wind scatter of garbage, rubbish and debris.
- Maintain and/or install the Code required minimum of 5% landscaping finding the property is located on a primary community ingress/egress.
- All snow loading and other site maintenance to be maintained on site finding that restricted site maintenance overflow into Highway 10/Carbon Avenue mitigates the potential for injury and accidents.
- No ingress/ site egress vehicle stacking to overflow onto the sidewalk or roadway (Highway 10/Carbon Avenue) finding that restricted vehicle stacking in the public right-of-way mitigates the potential for injury and accidents. Emergency based access for ingress/egress on the Fairgrounds Road frontage (west) only finding that the ingress/egress point is not improved to Price City minimum standards.
- All outdoor storage of materials and supplies and vehicles to be maintained in an orderly and reasonable standard finding that unsightly accumulations of materials, supplies and vehicles negatively impact the community aesthetic and the location is situated on a primary community ingress/egress.
- Installation of signage upon the review and approval of the signage plan by the Price City Planning Department.
- Mechanical repairs and other related service restricted finding that a review of the mitigating conditions of that land use have not been completed.
- Completion of qualifying building renovations, if any, under the auspices of a Price City building permit finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community. Absent a new building permit a safety inspection of the property by the Price City Building Inspector and Price City Fire Chief and compliance with safety recommendations stemming from the courtesy inspections required.
- Obtain a Price City business license prior to operation of the business finding that properly licensed businesses protect the health, safety and welfare of the community.
- No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.

**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 Black moved to approve a Conditional Use Permit to authorize a trade and warehousing, equipment and supplies land use at 1152 S Carbon Avenue, Dominion Energy. Motion seconded by Commissioner Beacco and carried.

8. **UNFINISHED BUSINESS** - Jeff Worthington, AFLCIO President, introduced himself. He also introduced Mike Bean and David Lloyd. He talked about the ALFCIO activities and the possible new economy coming to the seven counties. They are working towards a job fair this year and apprentice possibilities. They look forward to working with the community.

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

**MOTION**. Commissioner Evans moved to close the regular Planning and Zoning meeting. Motion seconded by Commissioner Black and carried.

Vice Chair Thorne stated that the regular Planning and Zoning meeting was adjourned at 5:47 P.M.

APPROVED: \_\_\_\_\_  
Vice Chair, Todd Thorne

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon