

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 22, 2010**

PRESENT: Commissioners:

Chairman Larry Bruno

Frankie Sacco

Judy Beacco

Alfred Richens

Ed Shook

Erroll Holt

Rick Davis

Grady McEvoy, Alternate

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED:

OTHERS PRESENT: Jeff Hunt and Richard Tatton

1. MINUTES of January 11, 2010
MOTION. Commissioner Shook moved to approve the minutes of January 11, 2010 as presented. Motion seconded by Commissioner Holt and carried.

2. PUBLIC COMMENT ON AGENDA ITEMS-
Richard Tatton invited the Commissioners to the Carbon County Planning and Zoning training that will be held on Tuesday, February 23, 2010 at 6 p.m. He stated that Christian Bryner would be available for a question and answer section.

- GENERAL BUSINESS
3. PUBLIC HEARING. Public hearing to receive input concerning a recommendation to the city council regarding an amendment to Ordinance 1224-69 and technical corrections to the current municipal boundary.
MOTION. Commissioner Richens moved to open the public hearing at 6:03 p.m. Motion seconded by Commissioner Beacco and carried. Chairman Bruno described the technical corrections that needed to be made and the amendment. Nick Tatton stated that a map was available if anyone would like to review it. No public comment was received. **MOTION.** Commissioner Shook moved to close the public hearing at 6:05 p.m. Motion seconded by Commissioner Sacco and carried.

4. RESOLUTION 2010-04PZ-Consideration and possible approval of a resolution recommending amendment to Ordinance 1224-69 and technical corrections to the municipal boundary.
This resolution is similar to an ordinance proposed for consideration and possible action by the City Council. It recommends amendments to a previous annexation and to the overall Price City boundaries. Reviews of the land records comprising Price City, with improved technology, have allowed for the discovery of a couple of errors in past annexations. The errors were the result of oversight, limits of technology and differing theories/practice as it relates to determining property legal descriptions. The review of the land records became necessary as a part of the 2010 Census. The result is to align the subdivision lines with the annexation lines and to amend an annexation that took place in 1969 that failed to include part of the middle of Carbon Avenue. Staff recommended to adopt the attached resolution recommending that the city

council adopt an ordinance officially making the corrections needed. Chairman Bruno read aloud Resolution 2010-04PZ. **MOTION**. Commissioner Shook moved to approve Resolution 2010-04PZ recommending amendment of Ordinance 1224-69 to correct the legal description of certain real property previously annexed into Price City pursuant to the Price Annex Annexation and recommending technical corrections to the legal description of the Price City Municipal boundary and to authorize the chair and city recorder to sign the resolution on behalf of the Price City Planning and Zoning Commission and present the recommendation to the Price City Council. Motion seconded by Commissioner Richens and carried.

CONDITIONAL USE PERMITS

5. **TACOS TONALA.** Consideration and possible approval of a conditional use permit for Tacos Tonalá taco stand located at 150 E Main Street. **MOTION.** Commissioner Holt moved to decline the request for a Conditional Use Permit for Tacos Tonalá as the City has been notified that the people making the request have moved out of the area. Motion seconded by Commissioner Sacco and carried.

6. **BEDTIME STORIES.** Consideration and possible approval of a conditional use permit for Bedtime Stories Child Care, located at 130 North 200 East. Joanna Hagen did not attend the meeting. **MOTION.** Commissioner Richens moved to table the item until further notice of rescheduling by Ms. Hagen. Motion seconded by Commissioner Holt and carried.

7. **TKJ, LLC.** Consideration and possible approval for a group home for developmentally disabled ladies at 1744 E 800 N. A Conditional Use Permit (CUP) application was submitted by Jeff Hunt of TKJ, LLC. for placement of a group home for persons with a disability (developmentally disabled ladies) at 1744 East 800 North within the Residential 1-8 (R1-8) zoning district. The land use of a group home is indicated in Section 10.3.3.9 of the Price City Land Use Management and Development Code (Code) by CUP. General evaluation criteria for the land use are indicated in Section 10.1.3 of the Code and special evaluation criteria are listed in Chapter 8 of the Code, specifically Section 8.3. Chairman Bruno read aloud the conditions:
 - a. Inspection of the subject premises by the Price City building inspector and Price City Fire Chief prior to occupancy and compliance with any safety recommendation stemming from the inspections finding that safety inspections protect the health, safety and welfare of the community.
 - b. Compliance with specific review evaluation criteria listed in Section 8.3 of the Code finding that those evaluation criteria are consistent with the goals in the Price City General Plan and protect the health, safety and welfare of the community.

Jeff Hunt described how the group home programs are managed. He stated that there would be staff members that would be working and supervising the group home 24 hrs. a day. He stated that training would be provided to each person living in the home, to teach them to live on their own. He stated that no extra traffic would be added to the area and that he has visited with the neighbors on each side of the home and has full support from them. Mr. Hunt stated that the

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program has been in Carbon County since 1988 and there are currently five homes in the area. He stated that there must be four or more people in the home for it to be considered a group home, needing a City license. He stated that the program must follow strict state guidelines with health, fire and licensing division inspections each year. And that the people working in the homes must also follow strict guidelines with background checks, CPR, drug screening and food handler's permits.

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply of the approval conditions by Jeff Hunt on behalf of TKJ, LLC. **MOTION**. Commissioner Shook moved to approve the group home with the stated conditions. Motion seconded by Commissioner Holt and carried.

8. UNFINISHED BUSINESS

a. Dadio's Trailer Park- Property Compliance

MOTION. Commissioner Holt moved for the City Council to follow up on the noncompliance issues and possible issuance of a citation. Motion seconded Commissioner Shook and carried.

b. Four Seasons Modular Homes- Property Compliance

MOTION. Commissioner Richens moved for the City Council to follow up on the noncompliance issues and possible issuance of a citation. Motion seconded Commissioner Beacco and carried.

Meeting adjourned at 6:40 p.m. pursuant to a motion by Commissioner Richens.

APPROVED: _____
Chairman Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon