

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 22, 2022**

PRESENT:

Commissioners:

Judy Beacco

David Black

Jade Powell

Renee Swinburne

Jan Young

Sherrie Gordon, City Recorder

Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Heffernan, Commissioner Root, Commissioner Thorne 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 – The Commissioner assigned Safety Seconds was excused.
4. MINUTES OF January 10, 2022
MOTION. Commissioner Black moved to approve the minutes for January 10, 2022. Motion seconded by Commissioner Swinburne and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. GENERAL BUSINESS:
 - a. PLANNING COMMISSION TRAINING & UPDATE. Update on upcoming Price City Public Works projects by Miles Nelson, Price City Public Works Director.
Miles Nelson reviewed the following projects:
 - Community baseball complex concession building
 - Main Street sewer expansion
 - Museum parking lot expansion
 - Cape sealing (road maintenance)
 - Canal crossings
 - Subdivisions
7. CONDITIONAL USE PERMIT
 - a. SHORT TERM RENTAL (AIR BNB). Consideration and possible approval of a short term rental (Air BNB) land use at 105 W 100 N within the commercial 1 zoning district, Tony Basso.
A Conditional Use Permit (CUP) application was submitted by Tony Basso to locate a short-term rental (Air BNB) business at 105 W 100 N in an existing building within the Commercial 1 (C-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) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses Short Term Temporary Rental Units (Air BNB), Code Section 11.3.2.1.3.1.5, a conditional use.
James McCourt, Agent and Representative for Tony Basso, addressed the Commissioners. He detailed the progress of the project.
The Commissioners thoroughly discussed the land use(s) with James McCourt and specifically addressed issues that mitigate potential negative impacts of the land use such as off-street parking, garbage collection, etc. Chair Young read aloud the following Conditions of Approval:
 - Exterior areas lighted for parking lot safety and unit ingress/egress safety during all dark hours finding that lighted areas mitigate nefarious acts and increase personal and vehicle safety. All exterior lighting to be high efficiency LED fixtures.
 - Ingress and egress from the site using only the existing drive approaches and right turn only upon exit from the site on the 100 N ingress/egress finding that vehicle and pedestrian safety are improved using only existing approaches and right turn only upon egress from the site onto 100 N Street. Right turn only signage to be installed prior to use and occupancy.
 - Garbage dumpster to be in an enclosure with hard surface finding that dumpsters in an enclosure with a hard surface mitigate the potential for contamination from garbage, rubbish and debris and prevent wind scatter of garbage, rubbish and debris. Garbage dumpster to be serviced at a frequency that prevents accumulations of garbage, rubbish or debris outside of the container.
 - Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - Maintain a minimum of 14 off-street parking spaces for customers and employees, consistent with Chapter 6 of the Code, including requisite ADA spaces.
 - Obtain a Price City Business License and registration of the business with the State of Utah for transient room tax collection prior to use and occupancy finding that properly licensed businesses have an increased likelihood of success.

- All building renovation to be completed under the auspices of a Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
- Compliance with all requirements of Code Section 11.3.2.1.3.1.5: Price City Business License Required and payment of all applicable sales and lodging taxes; Mitigation of area lighting, on-street parking, garbage collection and other site-based impacts; Short term rental not to exceed ten (10) days in total per transient occupant; Signage only as approved; Annual building and fire safety inspections of structure and property required; Maximum occupancy not to exceed the safe capacity of the structure; Located more than 650 ft from other short term rental location; No advertising restrictions imposed by Price City.
- Restrictions: No land uses or occupancy not specifically contemplated or identified herein, only Short-Term Temporary Rental Units (Air BNB), Code Section 11.3.2.1.3.1.5, a conditional use, shall be authorized; No recreational vehicle overnight parking at site; No outdoor storage or long-term parking of vehicles and equipment; All snow loading to be maintained on site and not pushed into street.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan. Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.

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 (CUP) application submitted by Tony Basso to locate a short-term rental (Air BNB) business at 105 W 100 N in an existing building within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Beacco and carried.

8. UNFINISHED BUSINESS – No unfinished business discussed.

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

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

Chair Young stated that the regular Planning and Zoning meeting was adjourned at 5:33 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon