

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF MARCH 7, 2011**

**PRESENT:** Commissioners:  
Larry Bruno, Chairman            Nick Tatton, Community Director  
Judy Beacco  
Frankie Sacco  
Erroll Holt  
Wayne Clausing  
Alfred Richens  
Rick Davis

**EXCUSED:** Grady McEvoy, Alt. and Laurie Tryon, City Recorder

**OTHERS PRESENT:** Marc Christensen and Ryan Christensen

1. MINUTES of February 7, 2011  
**MOTION.** Commissioner Holt moved to approve the minutes of February 7, 2011 as read. Motion seconded by Commissioner Clausing and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS-No public comment was received
3. GENERAL BUSINESS
  - a. TRAINING SESSION-Registration of planning commission members for free land use training to be held on 3-15-11 arranged and provided by Carbon County.  
Wayne Clausing, Judy Beacco, Erroll Holt, Frankie Sacco, Rick Davis and Larry Bruno all stated that they would plan to attend the training to be held in the Carbon County offices.
4. CONDITIONAL USE PERMIT
  - a. SUPERVISED APARTMENT LAND USE. Consideration and possible approval recommendation of a supervised apartment land use at 250 W 400 S within the R2-7 zoning district.

Chrysalis requested a supervised apartment land use for a location at 250 West 400 South within the Residential 2-7 (R2-7) zoning district. The land use may be permitted in that zone consistent with the land use indicated in Section 10.3.3.9.5 of the Price City Land Use Management and Development Code (Code) and the requirements indicated in Section 8.5. The Code indicates the following:

**SUPERVISED APARTMENTS FOR DISABLED, ELDERLY OR YOUTH**

1. A supervised apartment for disabled, elderly or youth individuals shall be defined as a home, in a residential setting, that 3 or fewer individuals share a single dwelling.
2. A supervised apartment must be staffed on a 24 hour per day basis by qualified providers for the facility.
3. A supervised apartment can be directed to disabled, elderly or youth clientele, but the clientele type may not be combined.
4. A supervised apartment may be located within the ¾ mile zone around a group home, however, no more than one (1) supervised apartment may be within the ¾ mile restricted area around a group home and the supervised apartment must be 3/8 mile from any group home or supervised apartment.
5. All supervised apartments must meet the same construction standards as a group home and must meet all required permitting by other regulatory agencies and entities and must not impact the residential nature of a neighborhood.

Nick Tatton provided the Commission with a location map for existing known group homes and supervised apartments within City limits which confirms the nature of the operation as a supervised apartment, confirmation that the previously approved Lookup Youth Services group home located at 225 South 300 West. Mr. Tatton also provided documentation that Lookup Youth Services group home could not be contacted and is not currently operating a group home at the 225 S. 300 W. location. He stated that the Conditional Use Permit (CUP) must also be signed prior to issuance of the CUP.

Marc Christensen of Chrysalis stated that he has three (s) clients living at 250 W. 400 S. and asked for permission to continue with the living arrangements as a supervised apartment for clients of Chrysalis. Mr. Christensen stated that the individuals

living in the supervised apartments do not have driver's licenses so parking and driveway space is not an issue. He stated that one staff person (5-8 hour shifts) is at the location at a time with a vehicle. He stated that the outside entrance to the basement is a separate apartment with a married couple that lives there. He stated that they are independent and do not require any supervision. Mr. Christensen stated that the clients living there do not require ADA facilities and that the home is a state certified site because it under four people. Chairman Bruno read aloud the following recommendations for the Supervised Apartment land use at 250 West 400 South consistent with the requirements indicated in Section 8.5 of the Price City Land Use Management and Development Code (Code) and the land use availability indicated in Section 10.3.3.9.5 of the Code and subject to the following conditions of approval:

- a. Supervised apartment land use is permitted and land use must not evolve to a group home land use finding that additional consideration and permitting is required for a group home and a group home may not be able to be permitted in that location.
- b. Acknowledgement that the applicant has confirmed the vacation of the previously approved group home land use at 225 South 300 West with that permit holder finding that a supervised apartment cannot be approved at 250 West 400 South without vacation of the 225 South 300 West group home land use. Written evidence of this vacation must be provided to Price City prior to permit issuance.
- c. Completion of signatures on the CUP application finding that without signatures the application is not complete.
- d. Safety inspection of the subject property by both the Price City Building Inspector and Fire Chief and compliance with any required safety recommendations prior to issuance of a permit finding that safety of property occupants and the community is a fundamental priority of Price City.

ACCEPTANCE: The Commission confirmed that Mr. Christensen indicated the acceptance, understanding and intent to comply with the approval conditions prior to operation.

**MOTION.** Commissioner Holt moved to approve the land use for Chrysalis Supervised Apartments at 250 W. 400 S. Motion seconded by Commissioner Sacco and carried.

5. UNFINISHED BUSINESS:

- March 21, 2011 at 5 p.m. is the next meeting for the committee selected to review updates to our Property Maintenance Code to consider enforcement and possible adoption of certain sections of the code.

Meeting adjourned at 6:19 p.m. pursuant to a motion by Commissioner Holt.

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

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