

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MARCH 8, 2010**

PRESENT: Commissioners:

Chairman Larry Bruno

Rick Davis

Judy Beacco

Alfred Richens

Ed Shook

Erroll Holt

Grady McEvoy, Alternate

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Commissioner Sacco

OTHERS PRESENT: Darlene Harvel, Melissa Rukavina and Joanna Hagen

1. MINUTES of February 22, 2010

MOTION. Commissioner Richens moved to approve the minutes of February 22, 2010 as presented. Motion seconded by Commissioner Holt and carried.

2. PUBLIC COMMENT ON AGENDA ITEMS-No public comment was received

GENERAL BUSINESS

CONDITIONAL USE PERMITS

3. **BEDTIME STORIES.** Consideration and possible approval of a Conditional Use Permit for Bedtime Stories Child Care, located at 130 North 200 East.

Joanna Hagen requested a Conditional Use Permit (CUP) for a 24-hour child care facility to be located at 130 North 200 East (formerly Darlene's Daycare) within the Commercial 1 (C-1) zoning district. Evaluation criteria for the land use is located in Section 11.1.1 of the Price City Land Use Management and Development Code (Code). Land Use availability is indicted in Section(s) 11.3.10.3.1 (Special Training and Schooling), 11.3.10.6.5 (play lots and tot lots) and 11.3.5.38 (schools-commercial). Ms. Hagen stated that her family would not live in the daycare as previously planned so that she does not have to add the sprinkling system required by the Price City Building Inspector. She stated that a 24-hour service would be provided with a full security system in place. She stated that the Building Inspector and Fire Chief had both been to the building and provided their recommendations. Darlene Harvel, the property owner, commented that the daycare had been approved for her in 2003 and everything was up to code at that time. Ms. Harvel stated that she owns the property on the south and east side of the building and that parking was available for staff both in front and behind the building. She stated that the fence around the property would be reinstalled and fixed before the daycare opened. Ms. Hagen stated that the older children are separated from the younger children and babies in different sections of the building. She stated that the parking wouldn't be a problem, because it would mostly be a drop off/pick up zone.

Staff recommended approval with the following conditions, read aloud by Chairman Bruno:

- Placement of fencing around the subject property, in compliance with the Code provisions, and such to minimize light and sound nuisances for

March 8, 2010

- neighboring property owners and to provide security for any children in the yard area finding that mitigation of negative impacts on neighboring land uses and the health, safety and welfare of children attending the facility are consistent with the goals in the Price City General Plan;
- No on street parking by parents, staff or owners, all parking to be accommodated off site in approved parking locations finding that maintaining open street parking promotes commercial activity within the community;
- Procurement of a valid Price City building permit and compliance with all conditions thereof finding that properly permitted and completed structure renovations protect the health, safety and welfare of the community;
- Completion of fire safety inspection of the subject property by the Price City Fire Chief (contact Paul Bedont at 636-3187) and completion of a building safety inspection by the Price City Building Inspector (contact Bob Bennett at 637-5010) and compliance with all recommendations stemming from the inspections finding that fire and building safety inspections and improvements protect the health, safety and welfare of the community and are consistent with the goals in the Price City General Plan;
- Submission of copies of all required state licenses, in good standing, finding that properly reviewed and licensed daycare businesses protect the health, safety and welfare of the children attending the facility;
- Completion of site landscaping to the minimum 5% required in the Code finding that ongoing aesthetic improvements to commercial property improve community commercial viability and is consistent with the goals in the Price City General Plan;
- Submission of all signage plans to the Price City Planning Department for authorization prior to installation finding that properly reviewed business signage promotes consistency and improves commercial activity and is consistent with the goals in the Price City General Plan.

The following requirements recommended by the Price City Building Inspector were provided to Ms. Hagen by the Building Inspector at an earlier date:

- I-2 occupancy requires buildings to have a full sprinkling system when there are 4 or more children under the age of 2 ½ years old.
- R-3 occupancy (if a residential use also) is required to have a 1 hr. fire rated separation between such occupancies. The separations include all wall, floor/ceiling assembly penetrations, be protected by approved methods and materials.
- There is no code requiring a separate heating and cooling system for these 2 occupancies. Will need to install fire and smoke dampers in duct work that penetrates the rated assemblies (walls, floor/ceiling).
- The I-2 occupancy shall comply with the following codes: 2006 IBC, 2006 IMC, 2006 IPC, 2006 IFGC, 2006 IFC, 2008 NEC.
- The R-3 occupancy shall comply with the following codes: 2006 IBC, 2006 IMC, 2006 IPC, 2006 IFGC, 2006 IFC, 2008 NEC.
- All plans shall be drawn up by a licensed, registered architect or engineer.
- Will need a set of plans for the sprinkler system design, if required.

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply of the approval conditions by Joanna Hagen. **MOTION**. Commissioner Holt moved to approve the Conditional Use Permit with the stated conditions. Motion seconded by Commissioner Beacco and carried.

Meet
ing adjourned at 6:15 p.m. pursuant to a motion by Commissioner Shook.

APPROVED: _____
Chairman Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon