

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MARCH 25, 2019**

PRESENT:

Commissioners:

Todd Thorne
Dale Evans
Judy Beacco
Jade Powell
Jan Young

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Bentley, Commissioner Sacco, Commissioner Root, and Commissioner Holt-Alternate

OTHERS PRESENT: Boyd Marsing, Miles Nelson, Bob Wells, Joanne Wells, Jaycie Davis, and Dallen Tweddell

1. Chairman 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 – Commissioner Thorne reviewed OSHA recommendations to follow when lifting heavy objects.
4. MINUTES OF February 25, 2019
MOTION. Commissioners Thorne moved to approve the minutes for February 25, 2019. Motion seconded by Commissioner Beacco and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING/UPDATE - Miles Nelson, Price City Public Works Director, will provide an update on current and upcoming Price City capital projects.
Miles Nelson reviewed Price City capital projects and provided a handout to those in attendance.
7. CONDITIONAL USE PERMIT
 - a. RESOURCE CENTER LAND USE - Consideration and possible approval of a resource center land use located at 836 E 100 N within the Commercial 1 zoning district, Castle Country Pregnancy Resource Center, Bob Wells.

A Conditional Use Permit (CUP) application was submitted by Bob Wells for the land use of a pregnancy resource center to be located at 836 E 100 N within the Commercial 1 (C-1) zoning district. The business will be occupying 3 office spaces in the existing building at the location. The general land use evaluation criteria is 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 in Section 11.1.m of the Code. The land uses involved include:

- Administrative Office Services, Permitted Use, Section 11.3.5.1 of the Code;
- Welfare and Charitable Services, Conditional Use, Section 11.3.10.4.2 of the Code.

The Commissioners discussed the CUP in detail with the applicant. Chairman Young read aloud the following conditions of approval:

- Maintain and/or install exterior lighting for the parking area and customer entrance/exit area finding that properly illuminated parking, entrance and exit areas mitigate the potential for personal or vehicle accidents.
- Exterior lighting to be high efficiency LED fixtures.
- Maintain garbage dumpster and a service frequency to prevent accumulations of garbage, rubbish or debris and wind-scatter of garbage, rubbish or debris finding that properly located and serviced garbage dumpsters protect the community aesthetic.
- No changes to existing traffic patterns or site ingress/egress points finding that existing traffic patterns and site ingress/egress points mitigate vehicle and pedestrian accidents.
- Business signage to be presented to the Price City Planning Department for Code compliance review, consideration and possible approval prior to installation finding that reviewed and approved signage is required by the Code.
- Maintain not less than the 6 off-street parking spaces identified on the site plan submitted finding that off street parking is necessary for the successful and safe conduct of business.

- Building safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendations stemming from the inspection finding that safety inspected structures protect the health, safety and welfare of the community.
- Building renovation to be completed under the auspices of a Price City building permit finding that properly licensed and inspected building renovations protect the health, safety and welfare of the community.
- Procurement of a Price City Business License prior to business operation finding that all Price City business are required to be licensed.
- Restricted Items: No medical procedures authorized. Only counseling, and limited testing and imaging authorized.
- No conditions at the site, building, property that violate the Price City Property Maintenance Code finding that properly maintained buildings and property protect area property values and mitigate nuisance violations.

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 Thorne moved to approve a Conditional Use Permit of a resource center land use located at 836 E 100 N within the Commercial 1 zoning district, Castle Country Pregnancy Resource Center. Motion seconded by Commissioner Evans and carried.

8. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 5:39 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Beacco and carried.

APPROVED: _____
Chairman, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon