

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF APRIL 9, 2018**

**PRESENT:**

Commissioners:

Frankie Sacco  
Jan Young  
Todd Thorne  
Robert Oliver  
Ricard Root  
Errol Holt

Nick Tatton, Community Director  
Sherrie Gordon, City Recorder

**EXCUSED:** Commissioner Bentley, Commissioner Evans and Commissioner Beacco

**OTHERS PRESENT:** H. Nicholina Womack and Leif Nelson

1. Chairman Oliver called the meeting to order at 6:23 P.M. once the applicant arrived. He led the Pledge of Allegiance.

2. Roll was called with the above Commissioners and staff present.

3. **MINUTES –**

March 26, 2018 Planning and Zoning Meeting

**MOTION.** Commissioner Root moved to approve the minutes for March 26, 2018. Motion seconded by Commissioner Young and carried.

4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.

5. **CONDITIONAL USE PERMIT –**

a. **LIGHT MANUFACTURING AND TRAINING LAND USE -** Consideration and possible approval of a light manufacturing and training land use located at 720 W Price River Drive within the Commercial 1 zoning district, Future In Design and Blacksmith International, Nicholina Womack and Brian Sather.

A Conditional Use Permit (CUP) application was submitted by a company called Future In Design (FIND), Nicholina Womack. FIND is renovating and occupying an existing commercial building located at 720 W Price River Drive within the Commercial 1 (C-1) zoning district with multiple land uses. The general land use evaluation criteria for the C-1 zoning district is located 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 following land uses are applicable:

- Administration Office Space, a permitted land use, Section 11.3.5.1 of the Code;
- Wearing Apparel and Accessories Manufacturing, a conditional land use, Section 11.3.7.2.4 of the Code;
- Special Training and Schooling, a conditional land use, Section 11.3.10.3.1 of the Code.

Nicholina Womack reviewed the project. The Commissioners discussed the CUP with the applicant. Chairman Oliver read aloud the following conditions of approval:

- Maintain a garbage service frequency to prevent accumulations or wind-scatter of garbage, rubbish or debris finding that properly controlled garbage, rubbish and debris mitigates potential negative impacts to the aesthetic condition of the community.
- Submit all building signage to the Price City Planning Department for review and potential approval prior to installation finding that properly reviewed and approved signage verifies compliance with the Code and serves to promote consistency and commercial activity in the community.
- Submission of building renovation plans to the Price City Building Department for building and fire safety review and issuance of a Price City Building Permit and completion of all building renovations under the auspices of the Price City Building Permit and inspection finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
  - Issuance of Certificate of Occupancy (C of O) by the Price City Building Department prior to building occupancy.
  - Submission of a Price River Water Improvement District (PRWID) waste water survey. **RESTRICTION:** No land use activities that may negatively impact the waste water sewer system as identified via the survey.
- Procurement of all necessary Price City business license(s) for all identified individual separate businesses operating from the location prior to occupancy and operation finding that properly identified and licensed businesses protect the health, safety and welfare of the community.
- No authorizations or land uses not specifically identified herein approved finding that restricted authorizations and land uses protect the long-term interests of the community.
- No conditions at the property or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and is consistent with the Price City General Plan.

**ACCEPTANCE:** The applicant acknowledged that she 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 recommend that the Price City Council provide final approval of a light manufacturing and training land use located at 720 W Price River Drive within the Commercial 1 zoning district. Motion seconded by Commissioner Root and carried.

6. UNFINISHED BUSINESS – Nick Tatton informed the Commissioners that Tony Basso has a new project that may be on the next Planning and Zoning meeting and the Freedom Senior Living project is close to a final approval request.

Meeting adjourned at 6:43 p.m. pursuant to a motion by Commissioner Young. Motion seconded by Commissioner Thorne and carried.

APPROVED: \_\_\_\_\_  
Chairman, Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon