

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF APRIL 11, 2022**

PRESENT:

Commissioners:

Judy Beacco

Dave Black

Kyle Heffernan

Renee Swinburne

Jan Young

Sherrie Gordon, City Recorder

Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Root, Commissioner Thorne, Commissioner Wood, and Commissioner Holt-Alt

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 – Commissioner Heffernan reviewed the guidelines for riding Bird Scooters that are located on Main Street and around Price City.
4. MINUTES OF March 21, 2022
MOTION. Commissioner Beacco moved to approve the minutes for March 21, 2022. Motion seconded by Commissioner Heffernan and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. CONDITIONAL USE PERMIT
 - a. PRESCHOOL / DAYCARE LAND USE. Consideration and possible approval of a conditional use permit to relocate the Little Learners preschool / daycare to 140 N Cedar Hills Drive within the commercial 1 zoning district, Joanna Hagen Manzanares.
Commissioner Swinburne disclosed that she is the bookkeeper for Little Learners.
A Conditional Use Permit (CUP) was submitted by Joanna Hagen Manzanarez to (re)locate the Little Learners preschool/daycare to 140 N Cedar Hills Drive within the Commercial 1 zoning district. The business is moving from the 100 N 200 E area. 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 is in Section 11.1.m of the Code. The land use is conditional and listed in Section 11.3.5.14.5 of the Code.
The planning commission thoroughly discuss the land use with the applicant. Chair Young read aloud the following conditions of approval:
 - All parking, pick-up and drop-off and facility entrances to be lighted during non-daylight hours of operation finding that lighted entrances protect the health, safety and welfare of the community. All exterior lighting to be high efficiency LED fixtures.
 - Locations inside or outside where children are present to be secured at all times to prevent children from existing or others from unauthorized entrance finding that secured property protects the children at the facility.
 - Business signage, if any, to be submitted to the Price City Planning Department for review and approval prior to installation finding that properly reviewed and approved signage promotes community consistency.
 - Exterior landscaping to be a minimum of 5% as identified in the Code, water wise preferred.
 - Any building renovations to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. In the event no new renovations are completed, a safety inspection by the building inspector and Fire Chief and compliance with recommendations stemming from the inspection is required.
 - Procurement of a Price City business license and submission of copies of State of Utah registrations, if any.
 - Garbage dumpster capacity and service frequency to prevent accumulations of garbage, rubbish or debris or wind scatter of garbage, rubbish or debris finding that property serviced garbage dumpsters serve to improve the community aesthetic.
 - Restrictions:
 - No authorized on-street parking along Cedar Hills Drive.
 - No changes to existing ingress and egress points.
 - No land uses other than preschool / daycare is authorized.
 - No occupancy of the building or property in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief.
 - No conditions at the property or structure that violate the Price City Property Maintenance Code.

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 Black moved to approve to (re)locate the Little Learners preschool/daycare to 140 N Cedar Hills Drive within the Commercial 1 zoning district. Motion seconded by Commissioner Heffernan and carried.

7. UNFINISHED BUSINESS – Nick Tatton reminded the Commissioners it is time to review and update the city housing plan. Price City will hold a workshop meeting with the Commissioners to review the updates and make recommendations to City Council. Be sure and register. Asian Bistro is moving to a new location and he is waiting for paperwork from the business to move forward. He is also waiting for paperwork from the medical cannabis pharmacy.

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 5:15 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon