

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF APRIL 12, 2021**

PRESENT:

Commissioners:

David Black
Dale Evans
Daniel Hinckley
Jade Powell
Richard Root
Todd Thorne
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Beacco and Commissioner Holt-Alternate

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:00 PM. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present. Commissioner Beacco was excused.
3. SAFETY SECONDS – Commissioner Evans reviewed a family emergency plan. It is recommended that every family have an emergency plan in place in the event of a natural disaster or other catastrophic event. Spring is a great time to review that plan with family members. The emergency plan should include:
 - A communications plan to outline how your family members will contact one another and where to meet if it's safe to go outside
 - A shelter-in-place plan if outside air is contaminated; FEMA recommends sealing windows, doors and air vents with plastic sheeting
 - A getaway plan including various routes and destinations in different directions.Also, make sure your first aid kit is updated. Have a home and car emergency kit. The kit should include one gallon of water per day for each person, at least a three-day supply of food, flashlight and batteries, first aid kit (make sure it is updated) filter mask, and plastic sheeting and duct tape, and medicines. You can check the FEMA website for additional information.
4. MINUTES OF March 22, 2021
MOTION. Commissioner Root moved to approve the minutes for March 22, 2021. Motion seconded by Commissioner Black and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – Karen Martino Basso with Sun Somewhere Real Estate Station and Tammy Sherman with The Coffee Shop attended the meeting. Public comments were heard under Agenda Item 6. a. so Vic Arnold, agent for the owner of Price Dermatology, could participate. Mr. Arnold attended the meeting via zoom.
6. GENERAL BUSINESS:
 - a. UPDATE - Update on parking discussion between Price Dermatology and other downtown businesses.
Vic Arnold, agent for the owner of Price Dermatology, attended the meeting via zoom.
The business owners were asked to come to the podium so their comments could be heard by everyone attending the meeting, the recording could pick up what they were saying, and state their name.
Karen Martino Basso, a realtor with Sun Somewhere Real Estate Station located at 1 East Main Street, came to the podium and addressed the Commissioners regarding the Price Dermatology building planned to be built and located at 30 North Carbon Avenue. Tammy Sherman did not approach the podium. She stated that she recently moved her business to this the new location and just learned that a dermatology office is planned to be constructed on private property that was formerly used for public parking since the last planning commission meeting held on March 22, 2021. She stated that the other business owners were unable to attend and she was speaking for herself and all the other business owners. She stated the following:
 - Business owners do not want this building built at this location.
 - Building this building at this location is not a good idea.
 - Current businesses owners and their clients in this area have been allowed to park on the private parking lot that was sold to the current owner.
 - This parking lot has always been maintained by Price City.
 - It is thought that there may be prescriptive easement.
 - Business owners might come together and buy this lot from the new owner.

- She is a realtor and is aware of three different local properties that may be more suited to build for the dermatology office.
- She will email proposals to Mr. Arnold (agent for the property owner) regarding the other possible properties by April 13, 2021.

Vic Arnold, agent for the owner of Price Dermatology, stated the following:

- The Conditional Use Permit was approved by the Planning and Zoning Commissioners at the March 22, 2021 meeting.
- They waited two-weeks to hear from the business owners regarding their parking issues and none were presented or offered.
- They plan to continue to move forward with the development/construction of this property.
- They are sensitive to the surrounding businesses and are willing to consider other proposals brought forward by the business owners if done so this week.
- He reviewed the parking lot. He feels like there should not be any parking issues. He said they plan to mark three reserved spots. As owners, they do have the right to reserved parking.
- They are willing to share parking of their lot but they will not be restricted from the right to develop the property. If workers have issues finding parking, the issue can be revisited.

Nick Tatton stated the following:

- This is not directly a Price City issue. Price City is just facilitating the communication between the private property owner/agent and the business owners.
- He will contact the Utah State Office of the Property Rights Ombudsmen regarding the reported prescriptive easement issue and report back to the Commissioners and business owners.

Chair Young said the following was public information and suggested that the business owners read this information to help stay informed:

- Agendas and meeting minutes for the City Council and Planning and Zoning meetings are all available to the public. This information can be viewed on the Price City Website and the Utah Public Notice Website.
- b. LEGISLATIVE UPDATE - Update regarding land use matters from the 2021 State of Utah Legislative Session by Michael Bryant, SEUALG.

Michael Bryant with SEUALG reviewed new land use matters from the 2021 State of Utah Legislative Session.

7. UNFINISHED BUSINESS – Chair Young commented on the following:

- Business might request a mid-block cross-walk from the Club Mecca to the other side of Main Street.
- Regarding the potential DR Horton Housing Project Development, parking space for recreational vehicles should be considered so parking issues are avoided.

Nick Tatton informed the Commissioners that Mike Bryant with SEUALG will continue the review of the legislative sessions decisions regarding land use at the April 26, 2021 Planning and Zoning Commission meetings.

Chair Young called for a motion to close the regular Planning and Zoning Commission meeting.

MOTION. Commissioner Evans moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Powell and carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 6:09 PM.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon