

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 6, 2022**

PRESENT:

Commissioners:
Kyle Heffernan
Richard Root
Renee Swinburne
Todd Thorne
Chris Wood
David Black

Nick Tatton, Community/Human Resources Director
Jaci Adams, City Recorder

EXCUSED: Commissioner Young, Commissioner Beacco and Commissioner Holt-Alt.

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Vice Chair Thorne called the meeting to order at 5:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Root commented on outdoor and yard safety in the warm weather.
4. MINUTES OF May 23rd, 2022

MOTION. Commissioner Root moved to approve the minutes for May 23, 2022. Motion seconded by Commissioner Black and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.

6. **CONDITIONAL USE PERMIT**

- a. **SUBDIVISIONS PLAT AMENDMENT.** Consideration and possible approval of Desert Canyon Subdivision Amendment 1 combining lots to increase lot size and affirming development conditions. A Conditional Use Permit (CUP) was submitted by Russ Fowles to amend the existing Desert Canyon Subdivision plat combining many of the lots to increase lot size and better accommodate practical residential development

The Commissioners thoroughly discussed the subdivision amendment with the applicant and the development plans for the currently undeveloped portion of the subdivision. Chair Young read aloud the following conditions of approval:

- a. Must comply with prior approved PUD setbacks on non-combined lots and established current zoning requirements on new combined lots.
- b. Development other than residential single family detached on non-combined lots (such as RV storage, etc.) shall require additional review and approval by Price City to ensure compliance with applicable Code requirements, including storm water management.
- c. Must comply with all applicable original Desert Canyon Subdivision prior approval conditions including construction access from 1900 E requirement, installation of yard landscaping, storm water management, etc.
- d. No changes to the storm water management plan for the subdivision, including the use of individual lots for storm water management retention and release.
- e. Readdressing of the subdivision to be completed.
- f. Vacated/abandoned water connections must have the meter setters and meter box removed and the lines capped. Vacated / abandoned water and sewer connection laterals must be mapped and provided to Price City on all final as-built plans and prior to construction on any lot. Vacated or abandoned electrical utility connections to be completed under the direction of the Price City electrical department.
- g. Any public infrastructure damaged during construction to be repaired and /or replaced promptly and prior to issuance of certificates of occupancy for individual lots. Failure to repair or replace damaged public infrastructure may result in restriction of issuance of building permit(s) or certificates of occupancy, as applicable.

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 Heffernan moved to approve Amendment 1 to Desert Canyon Subdivision. Motion seconded by Commissioner Wood and carried.

Vice Chair Thorne called for a motion to close the regular Planning and Zoning meeting.

MOTION Commissioner Root moved to close the regular Planning and Zoning meeting. Motion seconded by Commissioner Black and carried.

Vice Chair Thorne stated that the regular Planning and Zoning meeting was adjourned at 5:11 P.M.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
Nick Tatton, Interim Deputy City Recorder