

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 11, 2018**

PRESENT:

Commissioners:

Richard Root
Jan Young
Nancy Bentley
Dale Evans
Frankie Sacco
Errol Holt

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Oliver, Commissioner Beacco and Commissioner Todd Thorne-Alternate

OTHERS PRESENT: Leif Nelson, Scott Olsen, Jennifer Perkins, Wilma Howell, and Rachel Krompel

1. Vice Chair Young called the meeting to order at 6:05 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. **MINUTES** of May 7, 2018
MOTION. Commissioner Bentley moved to approve the minutes for May 7, 2018. Motion seconded by Commissioner Evans and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS** – No public comment was received on any of the items.
5. **CONDITIONAL USE PERMIT** –
 - A. A Conditional Use Permit (CUP) application was submitted by Jennifer Perkins to (re)locate a business called The Artz Center to 20 East Main Street. The Artz Center is a combination of a pre-school in the morning and various art and music lessons in the afternoon. 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 listed in Section 11.1.m of the Code. The land uses identified are as follows:
 - Permitted: Code Section 11.3.10.5; Lessons;
 - Conditional: Code Section 11.3.5.7; Commercial School;
 - Conditional: Code Section 11.3.10.3.1.5; Special Training and Schooling;
 - Conditional: Code Section 11.3.5.14.5; Daycare and/or Pre-School.The Commissioners thoroughly discussed the land uses and restrictions with the applicant to ensure complete understanding of the conditions of approval. Vice Chair Young read aloud the following conditions of approval:
 - Acknowledgement that prior land use and authorization for the same land use(s) located at the former location at 91 East Main Street are terminated finding that the land use(s) are no longer present at that location.
 - No food preparation or service on site finding that required infrastructure protection systems and state food safety licensing is not included in the application. Additional approval and renovations may be necessary for of food preparation or service.
 - Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris.
 - Building and fire safety inspection for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community. Occupancy and/or use of the main (street level) area only. No use of the upstairs or basement for any use other than building maintenance.
 - Occupancy limit of the main sales floor area not to exceed 49 persons.
 - No occupancy or use of the classroom pre-school area until all renovations are completed under the auspices of a Price City Building Permit and inspection and issuance of a Certificate of Occupancy (CofO) by the Price City Building Department. Occupancy limit of the classroom area currently under construction to be limited, and not to exceed, that indicated by the Price City Building Inspector and Price City Fire Chief at the time of completion of the classroom construction/renovation.
 - No children allowed to play or occupy the area outside of the building finding that properly fenced and protected areas are not present and the location is situated within a high-traffic commercial area.
 - All child drop-off and pick-up to be conducted in such a manner that drop-off and pick-up mitigates the potential for vehicle-pedestrian accidents finding that restricted drop-off and pick-up protects the health, safety and welfare of the community.
 - Child drop-off and pick-up area to be accessed from Main Street only. No parking or travel lane impediments allowed (no double parking). No drop-off and pick-up in the Alley way. Drop-off and pick-up area to be maintained clear of snow and other obstacles and drop-off and pick-up area to be lighted at all times finding that such requirements protect the health, safety and welfare of the community. No on-street parking by owners or employees; all owners or employees must park off street and/or in public mid-block lots finding that open on-street parking facilitates community commercial activity. No parking of any type in alley way.
 - All exterior lighting to be high efficiency LED fixtures and bulbs.
 - Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
 - No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.

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 Root moved to recommend that the Price City Council provide final approval of a Conditional Use Permit (CUP) to (re)locate a business called The Artz Center to 20 East Main Street. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – Nick Tatton informed the Commissioners of the following:
- The Mayor and City Council discussed potential new and additional land use review criteria for downtown. Draft code updates are being prepared. Mr. Tatton will keep the Commissioners updated. If the Commissioners have any suggestions they were asked to email Mr. Tatton.
 - The Mayor and City Council are considering delegating final land use authority to the Planning Commission effectively providing increased customer service and response. The Commission would need request that authority and then have it granted by the City Council. Commissioners were asked to email comments to Mr. Tatton.

Meeting adjourned at 6:30 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Vice Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon