

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 21, 2021**

PRESENT:

Commissioners:

Judy Beacco
David Black
Dale Evans
Daniel Hinckley
Jade Powell
Todd Thorne
Jan Young

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

EXCUSED: Commissioner Root and Commissioner Holt-Alternate

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 Powell reminded everyone to stay safe in the extreme heat we are experiencing. Be sure and stay hydrated, drink lots of water and pay attention to your body.
4. MINUTES OF April 26, 2021
MOTION. Commissioner Evans moved to approve the minutes for April 26, 2021. Motion seconded by Commissioner Thorne and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. CONDITIONAL USE PERMIT
 - a. ADMINISTRATIVE OFFICE, QUASI PUBLIC SERVICES LAND USE. Consideration and possible approval of a Conditional Use Permit for Life Balance Recovery at 90 W 100 N, Chelsie Durden.
A Conditional Use Permit (CUP) application was submitted by Chelsie Durden for a business called Life Balance Recovery to be located at 90 W 100 N within an existing office building in the Commercial 1 (C-1) zoning district. Note that the property owner has signed a CUP application indicating awareness of the land use. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria are listed in Section 11.1.m of the Code. The land uses associated with the application are: (1) professional and administrative offices, a permitted use, per Section 11.3.5.1 of the Code; (2) public, private and quasi social services administration, a conditional use, per Section 11.3.5.41 of the Code; and (3) welfare and charitable related services, a conditional use, per Section 11.3.10.4.2 of the Code.
The Commissioners discussed the application, land uses, restrictions and condition of approval with the applicant. Chair Young read aloud the following conditions of approval:
 - All client access points to be lighted finding that lighted access points mitigate the potential for personal accident occurrences. All exterior lighting to be high efficiency LED.
 - Client, owner, employee parking to be maintained, to the extent possible, in the off-street parking lot for the building finding that limited/restricted on-street parking mitigates the potential for vehicle and pedestrian conflicts.
 - Total occupancy of the office space not to exceed the safe occupancy level as determined by the Price City Building Inspector and Price City Fire Chief finding that adhering to safe occupancy levels protects the health, safety and welfare of the community.
 - Completion of a site safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendations and requirements stemming from the safety inspection finding that properly inspected business locations protect the health, safety and welfare of the community.
 - Any leasehold improvements or building renovations to be completed under the auspices of a Price City Building Permit and inspection.
 - Any business signage to be submitted to the Price City Planning Department for review and possible approval prior to installation.
 - Restrictions:
 - No accumulations of garbage, rubbish or debris resulting from the land use.
 - No client loitering exterior to the building.
 - Smoking to be in compliance with the Utah Indoor Clean Air Act.
 - No provision or distribution of medical supplies or medications.

- No laboratory services.
- No land uses authorized that are not specifically authorized herein.

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 approve a Conditional Use Permit for Life Balance Recovery at 90 W 100 N. Motion seconded by Commissioner Powell and carried.

7. UNFINISHED BUSINESS – The following items were discussed:

- 4th North and 3rd East road project
- Carbon High School baseball field spectator stands
- Japanese restaurant status
- Horton housing development
- Zoning verifications
- TravelStorys website

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 Beacco carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:20 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon