

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JUNE 26, 2017**

**PRESENT:**

Commissioners:

Nancy Bentley	Nick Tatton-Community Director
Todd Thorne	Sherrie Gordon-City Recorder
Jan Young	
Dale Evans	
Judy Beacco	
Robert Oliver	

**EXCUSED:** Commissioner Root, Commissioner Sacco and Commissioner Holt-Alternate

**OTHERS PRESENT:** Jennifer Perkins and Miles Nelson

1. Commissioner Oliver called the meeting to order at 6:10 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES –
  - a. May 22, 2017 Planning and Zoning Special Workshop
  - b. May 22, 2017 Planning and Zoning Meeting

**MOTION.** Commissioner Bentley moved to approve the minutes of both meetings held on May 22, 2017. 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. PRE-SCHOOL AND ART/MUSIC LESSON STUDIO - Consideration and possible approval of a combination pre-school and art/music lessons land use at 91 East Main Street within the Commercial 1 zoning district called The Artz Center, Jennifer Perkins.

A Conditional Use Permit (CUP) application was submitted by Jennifer Perkins to locate a business called The Artz Center at 91 East Main Street. The Artz Center will be 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.

Jennifer Perkins stated that she intended to have 40-45 children at the center. Chairman Oliver noted that the CUP was for 20 children only. Ms. Perkins asked what she needed to do to increase the number of children. Chairman Oliver informed her that she would need to make application to Price City for an amendment to the CUP to increase the number of children at the facility and comply with any additional conditions of approval for any future application. Commissioner Bentley noted that the application Ms. Perkins submitted was for 20 children maximum and that the building and fire safety inspections were completed to that level of occupancy only. Chairman Oliver asked Ms. Perkins if she wanted to proceed with the CUP application for 20 children maximum at any one time and she said yes. The Planning Commission discussed the Conditional Use Permit. Chairman Oliver read aloud the following conditions of approval and led a discussion:

  - 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 building renovations may be necessary for inclusion 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 re-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. No occupancy or use of the garage area or 2<sup>nd</sup> floor area for the business finding that occupancy of those areas may require additional safety modifications to the building. Occupancy restricted to ground level only.
  - No more than twenty (20) total children present at any time in the building finding that the application indicates up to 20 children and the safety inspections were conducted based on that occupancy level.
  - 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 off street finding that off street drop-off and pick-up mitigates the potential for vehicle-pedestrian accidents. Child drop-off and pick-up area to be accessed from 100 East driveway only and signage installed finding that restricted access from Main Street mitigates the potential for vehicle-pedestrian accidents. Child drop-off and pick-up area to be clearly marked with signage and/or parking lot paint striping and 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 drop-off and pick-up in the Alley way. All exterior lighting to be high efficiency LED fixtures/ bulbs.
- 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.
- 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.

Clarification regarding the maximum child occupancy at 20 children and drop-off/pick-up signage requirements were discussed with the applicant.

**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 Evans moved to recommend that the Price City Council provide final approval for a Conditional Use Permit of a combination pre-school and art/music lessons land use at 91 East Main Street within the Commercial 1 zoning district called The Artz Center, Jennifer Perkins. Motion seconded by Commissioner Thorn and carried.

6. **UNFINISHED BUSINESS –**

Nick Tatton informed the Commissioners that Trenton Bennett, Price City Building Inspector, will present at the July 10, 2017 special training workshop scheduled at 5:30 P.M. Also, Steve Manzanares, Castle Country Fencing, has been requested to appear before the Commission on July 10, 2017 during the regular scheduled meeting for a conditional use permit compliance review.

Meeting adjourned at 6:28 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Young and carried.

APPROVED: \_\_\_\_\_  
Chairman, Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon