

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JULY 11, 2022**

PRESENT:

Commissioners: _____

David Black

Richard Root

Renee Swinburne

Todd Thorne

Chris Wood

Jan Young

Nick Tatton, Community/Human Resources Director

Jaci Adams, City Recorder

EXCUSED: Commissioner Beacco, Commissioner Heffernan, and Commissioner Holt (alt)

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Commissioner Young called the meeting to order at 5:00 p.m. and led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Wood reminded everyone to be cautious when using fireworks and that they are legal to use since it is that time of year.

4. MINUTES OF June 6, 2022

MOTION. Commissioner Swinburne moved to approve the Minutes for June 6, 2022. Commissioner Root seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any item.

6. CONDITIONAL USE PERMIT

a. CONCEPT REVIEW ONLY. Consideration and possible approval only for Fausett Apartments LLC located at 545 S Hwy 55 (Main Street) within the commercial 1 zoning district for David Brundage.

MOTION. Commissioner Thorne moved to table this agenda item 6.a. to the meeting of August 8, 2022, per request of applicant. Commissioner Black seconded and motion carried.

b. AMENDED SITE PLAN. Consideration and possible approval to amend the site plan for the Tolley Toddlers Daycare business located at 350 N 400 E in an existing building within the Residential 2-7 (R2-7) zoning district. The general land use evaluation criteria are listed in Section 10.1 of the Price City Land Use Management and Development Code and the specific land use evaluation criteria/land use checklist is listed in Section 10.1.m of the Code. The applicable land use is Child Daycare, Nursery or Pre-School, a conditional use listed in Section 10.3.2.4 of the Code.

The Commissioners thoroughly discussed the amended site plan and land use with the applicant and specifically address issues that mitigate potential negative impacts of the land use such as off-street parking, garbage collection, etc. based on the potential for additional activity at the site. Commissioner Young read aloud the following conditions of approval:

- a. Exterior areas lighted for parking lot safety and unit ingress/egress safety during all dark hours finding that lighted areas mitigate nefarious acts and increase personal and vehicle safety. All exterior lighting to be high efficiency LED fixtures.**
- b. Maintain safety and security fencing on the east, south and west elevations to mitigate the potential for unauthorized access to the buildings or grounds finding that controlled access to buildings and property where children are present protects the health, safety and welfare of the community.**
- c. New building to be located as identified on the amended site plan only finding that compliance with submitted plans mitigates the potential for development misunderstandings.**
- d. No new traffic patterns, ingress and egress, drop-off or pick-up from the site and use of the existing drive approaches finding that vehicle and pedestrian safety are improved using only existing approaches.**
- e. Maintain existing off-street parking finding that limited off-street parking is necessary to mitigate the potential for vehicle and pedestrian conflicts.**

f. Garbage dumpster to be in an enclosure with hard surface finding that dumpsters in an enclosure with a hard surface mitigate the potential for contamination from garbage, rubbish and debris and prevent wind scatter of garbage, rubbish and debris.

Garbage dumpster to be serviced at a frequency that prevents accumulations of garbage, rubbish or debris outside of the container.

g. Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.

h. All building construction to be completed under the auspices of a Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.

Location of new building may require fire-rated exposures. Geotechnical study may be required for building permit issuance.

i. Restrictions: No changes to any business signage at location without prior review and approval by the Price City Planning

Department. No changes to storm water flows, controls or management at the site.

No storm water flows from the stie to

flow to adjoining properties, must flow into the storm water conveyance system.

j. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly

maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.

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 approve the amended site plan to Tolley Toddlers Daycare. Commissioner Thorne seconded and motion carried.

7. UNFINISHED BUSINESS

Nick Tatton informed everyone that the Price City Planning and Zoning Commission Training Retreat will be held November 30, 2022. He also reminded everyone about the SEUHD High Density Housing Development Permit that will be updated and approved as an Ordinance by the end of the year.

Commissioner Root noted that he will be unavailable from July 25, 2022 thru August 15, 2022.

Commissioner Young asked for a motion to close the regular Planning & Zoning meeting.

MOTION. Commissioner Thorne moved to close the regular Planning and Zoning meeting. Commissioner Wood seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:21 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams