

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 8, 2022**

PRESENT:

Commissioners:

Judy Beacco

Nick Tatton, Community/Human Resources Director

Kyle Heffernan

Jaci Adams, City Recorder

Erroll Holt (alt)

Renee Swinburne

Jan Young

**EXCUSED: Commissioner Black, Commissioner Root, Commissioner Wood,
Commissioner Thorne**

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Roll was called with the above Commissioners and staff present. Commissioner Young reminded everyone to watch their speed limit due to all of the accidents that have happened lately on Hwy 6.

3. MINUTES OF July 11, 2022

MOTION. Commissioner Holt moved to approve the Minutes for July 11, 2022. Commissioner Heffernan seconded and motion carried.

4. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any item.

5. 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.

No applicant was in attendance for this agenda item.

MOTION. Commissioner Swinburne moved that this item be struck from the agenda due to no applicant in attendance and finding that no information for this item is available. Commissioner Beacco seconded and motion carried.

b. IMPOUND YARD. Consideration and possible approval of an impound yard land use at 717 Nick Lane within the Manufacturing 1 (M-1) zoning district, Carl Fox.

The Commissioners thoroughly discussed the land use of an impound yard with the applicant and specifically address issues that mitigate potential negative impacts of the land use. Commissioner Young read aloud the following conditions of approval:

- a. Site plan not to be altered or amended from that with the below attributes finding that development and land use consistent with approved site plans protects the health, safety and welfare of the community and is consistent with the Price City General Plan.**
- b. Vehicle impound area to be fenced with a 6-foot-tall sight obscuring fence with no more than 3 strands of barbed wire meeting the minimum standard for impound yards mandated by the State of Utah finding that minimum impound yard requirements require barbed wire fencing.**
- c. Lights for impound yard to be angled away from traffic on adjacent public roads and away from other land uses finding that lighting of the impound yard is necessary and angling lighting away from traffic and other land uses mitigates potential safety matters and disturbances.**
- d. Surfacing of impound area to be authorized for gravel and/or millings as a temporary surface for a period not to exceed two (2) years as which time permanent surfacing of the impound yard must be completed finding that the Code requires lot surfacing in Section 6.7 and the maximum temporary period allowed under the code is 24 months.**
- e. Impound yard signage and business signage to only be placed at the site after review and approval of such signage by the Price City Planning Department finding that properly reviewed and approved signage promotes consistency in signage in the community and improved the commercial viability of businesses.**
- f. No conditions at the property allowed that may subject the land use to enforcement of the Price City Property Maintenance Code terms and conditions now or in the future, finding that properly maintained properties promote improved property values, aesthetic appearance and improved commercial activity in the community consistent with the goals in the Price City General Plan;**
- h. Any building renovations or changes must be completed under the approval of the Building Inspector and issuance of a valid Building Permit finding that properly permitted, inspected and completed building renovations protect the health, safety and welfare of the community.**

i. No other land uses beyond those specifically licensed and approved herein authorized finding that additional or differing land uses may require additional consideration and permitting approval.

j. Restrictions:

- 1. No automobile wrecking or salvage yard land use is permitted finding that those land uses are not permittable in the M-1 zoning district and that the site plan does not accommodate any such land use.**
- 2. No mechanical repairs on site finding that the site does not contain the proper sewer system protection, such as a grease trap and sampling manhole, for such land use.**
- 3. All business owner and customer parking, including tow vehicles to be parked off-street at all times finding that off street parking promotes improved vehicular circulation in the community.**
- 4. No storage of impounded vehicles outside of the fenced impoundment finding that controlled impoundment mitigates the potential for violations of the Property Maintenance Code. Vehicle impoundment fencing enclosed area to be expanded on site if needed to accommodate vehicles.**

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands that conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Heffernan moved to approve land use for an impound yard for Carl Fox. Commissioner Beacco seconded and motion carried.

6. UNFINISHED BUSINESS

Nick Tatton reminded everyone that the Price City Planning and Zoning Commission Retreat will be held November 30, 2022.

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

MOTION. Commissioner Beacco moved to close the regular Planning and Zoning meeting. Commissioner Heffernan seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:17 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams