

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF AUGUST 22, 2022**

**PRESENT:**

**Commissioners:**

**Judy Beacco  
Richard Root  
Renee Swinburne  
Todd Thorne  
Chris Wood  
Jan Young**

**Nick Tatton, Community/Human Resources Director  
Jaci Adams, City Recorder**

**EXCUSED: Commissioner Black, Commissioner Heffernan, Commissioner Holt**

**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.**

**3. SAFETY SECONDS**

**Commissioner Beacco reminded everyone to pay attention to school zones with school being back in session. While driving watch for children, cross guards and buses that make frequent stops.**

**4. MINUTES OF August 8, 2022**

**MOTION. Commissioner Swinburne moved to approve the Minutes for August 8, 2022. Commissioner Beacco seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any item.**

**6. CONDITIONAL USE PERMIT**

**a. DAYCARE/PRESCHOOL LAND USE**

**The Commissioners thoroughly discussed the land use for a daycare/preschool with the applicant and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding specifics on the site such as garbage collection, off street parking and business signage. Commissioner Young read aloud the following conditions of approval:**

- Business operation and occupancy limited to the lesser of the identified safe occupancy load of the building as established and regulated by the Building Inspector and Price City Fire Chief or the State of Utah permit maximum, finding that occupancy limits protect the health, safety and welfare of the building occupants and the overall community.**
- Completion of building and fire safety inspection of structure prior to occupancy by the Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community and specifically protect the life safety of children at daycare or preschool.**
- Submission of a copy of State of Utah license, if any, to Price City finding that properly licensed and permitted businesses serve to protect the health, safety and welfare of the community.**
- Any building renovations completed under the auspices of a Building Permit and inspected by the Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.**
- No additional structures located on the site without specific review and approval of an amended site plan finding that future uses, structures and development may require additional permitting and consideration by Price City.**
- Children within the structure or in an outdoor playground area to remain under the direct supervision of a qualified Building Blocks Corner adult employee at all times finding that qualified adult supervision mitigates the potential for malicious acts.**
- Site requirements: Minimum of twelve (12) off street parking spaces to be identified, including ADA spaces, must be striped and identified prior to occupancy. Minimum of two (2) off street parking spaces identified for safe drop-off and pick-up of children – must be painted and signage installed. Drop off and Pick Up: Must be maintained in off-street location for safety. No drop-off, pick-up vehicle stacking in the public right of way. Exterior Lighting: parking lot, drop-off and pick-up area and outside corridors and play areas to be lighted and fully visible during dark hours for safety. Light fixtures to be angled away from neighboring residential properties. All exterior lighting to**

**be LED fixtures. Garbage cans and/or garbage dumpster to be maintained in off-street hard surfaced enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers. Playground and outdoor play area to be secured with a six-foot non-sight obscuring (6') secured fence. Fence to accommodate secured gate used for emergency purposes only. No egress by children or ingress by unauthorized persons through gate or fence. Six-foot (6') sight obscuring fence along north and east site boundaries; three foot (3') for thirty feet (30') from each sidewalk line. Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise. Undeveloped area on the SW corner of the subject property to be landscaped prior to occupancy.**

- Business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.**
- Business operation authorized only after 7:00am and prior to 9:00pm daily finding that no extended business operation information was provided in the application and limited business operation hours mitigate disturbances to neighboring properties.**
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.**

**After some discussion, it was determined that not all requirements have been completed on the Conditional Use Permit application. Such as an enclosure around the dumpster, striping the parking lot, landscaping and identification of the surrounding property owners on the Conditional Use Permit Application.**

**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 provide final approval for the Conditional Use Permit and allow a 30-day timeline for the applicant to meet all requirements identified, specifically those that should have been completed prior to occupancy. Commissioner Wood 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. A Hearing Officer will be appointed by the City Council and the appointee will be announced at the next meeting.**

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

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

**The regular Planning and Zoning meeting was adjourned at 5:28 p.m.**

**APPROVED:** \_\_\_\_\_  
**Chair, Jan Young**

**ATTEST:** \_\_\_\_\_  
**City Recorder, Jaci Adams**