

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 20, 2021**

PRESENT:

Commissioners:

Judy Beacco
Daniel Hinckley
Jade Powell
Richard Root
Todd Thorne
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director via
telephone conference call

EXCUSED: Commissioner Black, Commissioner Evans, and Commissioner Holt-Alternate

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:03 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Root commented on the importance of cleaning rain gutters. There can be loose objects in the rain gutters. Watch out for falling objects. Before climbing on a ladder be sure and carefully examine where the rain gutters are attached and make sure they are fastened securely.
4. MINUTES OF June 21, 2021
MOTION. Commissioner Thorne moved to approve the minutes for June 21, 2021. Motion seconded by Commissioner Beacco and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING. Presentation by Jeff Richens, Manager, Price River Water Improvement District (PRWID), regarding water and sewer system requirements. Jeff Richens reviewed water and sewer system requirements. He handed out a Price River Water Improvement District Industrial Wastewater Survey and reviewed the document.
7. CONDITIONAL USE PERMIT
 - a. SUBDIVISION AND LAND DEVELOPMENT, CONCEPT APPROVAL ONLY. Consideration and possible approval of concept approval only for the single family residential Willow Creek Companies, Deer Run Subdivision, Russell Fowles, vicinity of 1000 N 450 E.
Russ Fowles with Willow Creek Companies reviewed their request for a variance from zoning requirement R1-12 on parcels 01-1664-0013 and 01-1664-0000. There are currently 39 proposed lots on these two parcels and of these, 26 are slightly smaller than the R1-12 requirement. The reduction in lot sizes are due to several issues, primarily terrain. Several washes dictate the usable areas of the building lots, and in an effort to keep the property and its residents safe, a setback from the washes was incorporated. Property lines could extend to these washes allowing the lot sizes to meet R1-12 requirements, however, erosion could continue and potentially compromise the lots at some future time. Another issue considered in requesting this variance are the steep sloped on the property. In order to protect the hillsides and prevent future property owners from attempting to build auxiliary buildings on these slopes, property lines were kept off of the slopes, and thereby reduced the overall lot size. For these reasons we would ask the variance on the affected lots be allowed.
The Commissioners discussed the variance requests. The Commissioners suggested the following:
 - Identify the lots that a variance is requested on.
 - Identify the city’s right-of-way.
 - Identify property right-of-way.
 - Identify turn arounds.
 - Identify storm drains.
 - Identify all water issues.
 - Identify a thru street.

MOTION. Commissioner Thorne moved to approve, concept approval only, the single family residential Willow Creek Companies, Deer Run Subdivision. Motion seconded by Commissioner Powell and carried.

7. UNFINISHED BUSINESS – Nick Tatton reminded everyone of the Price City Planning and Zoning Commission Training Retreat scheduled for December 6, 2021.

Chair Young called for a motion to close the regular Planning and Zoning Commission meeting.

MOTION. Commissioner Powell moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Root carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:42 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon