

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 23, 2013**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Robert Oliver

Judy Beacco

Chris Micoz, Alt.

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Angela Sampinos and McKell Warburton

OTHERS PRESENT: Cheryl Cloward

1. MINUTES of September 9, 2013.

MOTION. Commissioner Oliver moved to approve the minutes of September 9, 2013 as presented. Motion seconded by Commissioner Evans and carried.

2. PUBLIC COMMENT ON AGENDA ITEMS- No public comment was received.

3. DAYCARE OR PRESCHOOL LAND USE-Consideration and possible recommendation of final approval for a daycare or preschool land use at 473 E 100 S within the C-1 zoning district, Cheryl Cloward, Cheryl's Daycare.

Cheryl Cloward submitted a Conditional Use Permit (CUP) application to locate a daycare land use, Cheryl's Daycare, in a detached single-family residential structure in the Commercial 1 (C-1) zoning district at 473 East 100 South. The land use, Daycare or Preschool, is conditional in the C-1 zoning district based on Section 11.3.5.14.5 of the Code. General evaluation criteria for the land use is in Section 11.1 of the Code and the specific land use criteria/land use checklist is in Section 11.1.m of the Code. Ms. Cloward stated that she would have 8 to 12 children at one time and will run the daycare from 6:30 a.m. to 5:30 p.m. Monday through Friday. She stated that she has a state daycare license and a state inspector has reviewed and cleared the home for lead based paint and asbestos. Locks on gates and sheds will be installed and she will provide a protective top for the fence surrounding the yard. Chairman Bruno read aloud the conditions for this Conditional Use Permit:

- a. Installation of a safety covering along the top edge of the chain link fence surrounding the property finding that safety coverings on exposed chain link fence ends mitigate the potential for puncture and cuts accidents for adults and children and protect the health, safety and welfare of the community.
- b. No access to children inside the home or in the yard by unauthorized persons and children to be kept in a secure are with closed and locked gates at all times finding that limited access to children protects children from harm and also prevents the children from inadvertently entering a commercial area and the inherent land use and traffic hazards of a commercial area.
- c. Any signage at the property for the business must be approved by the Price City Planning Department prior to installation finding that reviewed and approved signage promotes consistency in the commercial zone districts and prevents pedestrian and vehicular sight line problems.
- d. Submission of State of Utah licensing copies relating to valid licensing, number of children authorized, etc. finding that proper licensing mitigates unauthorized business and land use.
- e. Drop off and pick up of children to be completed on 500 East only and at a location a minimum of 30 feet back from the intersection finding that 100 South is a major arterial

roadway in Price and that traffic speeds and congestion on 100 South does not present a safe drop off and pick up location.

- f. No on street parking by owners or employees of Cheryl’s Daycare finding that on-street parking by owners and employees may negatively impact pedestrian and vehicular congestion resulting in accidents.
- g. Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to any use or occupancy as a daycare or preschool to ensure structure and fire safety and compliance with all direction received from the Building Inspector and Fire Chief finding that building and fire safety inspections protect the health, safety and welfare of the community.
- h. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained structures and property protect property values.

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval. **MOTION.** Commissioner Oliver moved to approve the Conditional Use Permit. Motion seconded by Commissioner Beacco and carried.

4. UNFINISHED BUSINESS-

- Castle Valley Services-Gym Update
- New Hotel-update
- Angela Sampinos and McKell Warburton are both resigning from the Planning and Zoning Commission for personal reasons. The positions are open for letters of interest from interested and qualified persons until October 1, 2013.

Meeting adjourned at 6:16 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Micoz and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon