

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF SEPTEMBER 24, 2018**

**PRESENT:**

Commissioners:

Dale Evans  
Jan Young  
Judy Beacco  
Nancy Bentley  
Richard Root  
Todd Thorne

Nick Tatton, Community Director  
Sherrie Gordon, City Recorder

**EXCUSED:** Commissioner Sacco and Commissioner Holt-Alternate

**OTHERS PRESENT:** Boyd Marsing, Richard Morley and Jade Powell

1. Based on the recent resignation of Chairman Oliver from the Planning Commission, Vice Chair Young called the meeting to order at 6:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Root reviewed ladder safety.
4. MINUTES –
  - a. September 10, 2018 Planning and Zoning Training Workshop  
**MOTION.** Commissioners Bentley moved to approve the minutes for September 10, 2018. Motion seconded by Commissioner Root and carried.
  - b. September 10, 2018 Planning and Zoning Meeting  
**MOTION.** Commissioners Bentley moved to approve the minutes for September 10, 2018. Motion seconded by Commissioner Evans and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS –

Vice Chair Young asked for a motion to open Public Comment.  
**MOTION.** Commissioners Root moved to open Public Comment. Motion seconded by Commissioner Beacco.  
No public comment was received on any items.  
**MOTION.** Commissioners Evans moved to close Public Comment. Motion seconded by Commissioner Thorne.
6. GENERAL BUSINESS –
  - A. ELECTION OF REPLACEMENT COMMISSION CHAIR - Election of a replacement commission chair based on the resignation from the Commission of the sitting chair.  
Vice Chair Young asked for a motion to open nominations for Chair.  
**MOTION.** Commissioner Root moved to open nominations. Motion seconded by Commissioner Evans.  
Commissioner Bentley nominated Jan Young to serve as chair.  
**MOTION.** Commissioner Evans moved to close nominations. Motion seconded by Commissioner Thorne.  
**MOTION.** Commissioner Bentley moved to elect Jan Young as Chair. Motion seconded by Commissioner Evans and carried unanimously.  
Chairman Young asked for a motion to open nominations for Vice Chair.  
**MOTION.** Commissioner Beacco moved to open nominations. Motion seconded by Commissioner Evans.  
Commissioner Evans nominated Todd Thorne to serve as Vice Chair.  
**MOTION.** Commissioner Bentley moved to close nominations. Motion seconded by Commissioner Evans.  
**MOTION.** Commissioner Evans moved to elect Commissioner Thorne as Vice Chair. Motion seconded by Commissioner Bentley and carried unanimously.
7. CONDITIONAL USE PERMIT
  - A. MIXED LAND USE - Consideration and possible approval of a mixed, residential and commercial, land use at 202 N 200 E within the Residential 2-7 zoning district, Wix Plaza Annex, Richard Morley.  
A Conditional Use Permit (CUP) was submitted by Richard Morley for establishment of two (2) land uses at 202 N 200 E. The location is in the Residential 2-7 (R2-7) zoning district and consists of multiple existing structures on one parcel. Mr. Morley is proposing to place an administrative office services and social services business in the main building and utilize a second building as an Accessory Dwelling Unit (ADU). The land use evaluation criteria are based on the R2-7 zone district; the general land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria is listed in Section 10.1.5 of the Code. The land use checklist of criteria applies. The various land uses applied for include:

- Accessory Dwelling Unit – a conditional land use, Section 10.3.3.1 of the Code;
- Adult Daycare Facility – a conditional land use, Section 10.3.3.9.5.1 of the Code;
- Professional and Administrative Offices – a conditional land use, Section 10.3.10 of the Code;
- Public and Quasi-Public Services – a conditional land use, Section 10.3.11 of the Code.

The Commissioners discussed the proposed land uses with the applicant in sufficient detail to ensure an understanding of the conditions and restrictions associated with the permit approval. Chairman Young read aloud the following conditions of approval:

1. General:
  - Garbage service to be maintained in a capacity and service frequency so as to not allow accumulation or wind scatter of garbage, rubbish, debris finding that properly controlled garbage, rubbish, debris improves the community aesthetic and is consistent with the Price City General Plan.
  - Off-street parking to be maintained in a surfaced conditions and to a capacity of a minimum of five (5) spaces including ADA spaces finding that off-street parking mitigates the potential for pedestrian and vehicle accidents.
  - Code requirement of a minimum of 5% areal landscaping maintained.
2. Commercial, business land use of main building:
  - Exterior area lighting associated with the business use of the main building to be angled, shielded or on timers to mitigate light transference and negative impact on surrounding residential properties.
  - Exterior parking and building entrances/exits to be lighted during non-daylight hours of business operation finding that lighted parking and building access mitigates the potential for accidents and injury. All exterior lighting to be high efficiency LED fixtures.
  - Any business signage to be submitted to the Price City Planning Department prior to installation for Code compliance review finding that properly reviewed and approved signage promotes commercial activity and consistency in the community.
  - Day use only of the structure by the occupant, no overnight or residential use/occupancy permitted finding that additional structure renovations may be required.
  - Structure safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all requirements stemming from that inspection finding that safety inspections protect the health, safety and welfare of the community. Any renovations to the structure to be completed under the auspices of a Price City building permit.
3. Residential land use of secondary structure (Accessory Dwelling Unit (ADU)):
  - Residential occupancy of the ADU restricted to temporary or permanent occupancy by the property owner only finding that separate and distinct utility connections are not present for the ADU. No third-party rental or leasing, long-term or short-term authorized.
  - Structure safety inspection by the Price City Building Inspector and Price City Fire Chief and compliance with all requirements stemming from that inspection finding that safety inspections protect the health, safety and welfare of the community. Any renovations to the structure to be completed under the auspices of a Price City building permit.
4. No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained structures and property protect area property values.
5. No other land uses not specifically identified herein authorized or approved finding that additional land uses at the property may be subject to additional review, consideration and Conditional Use Permit requirements.

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

**MOTION.** Vice Chair Thorne moved to recommend that the Price City Council provide final approval of a mixed, residential and commercial, land use at 202 N 200 E within the Residential 2-7 zoning district, Wix Plaza Annex. Motion seconded by Commissioner Evans and carried.

8. **UNFINISHED BUSINESS –**

Nick Tatton reminded the Commissioners of the Price City Planning and Zoning Commission Training Retreat on December 10, 2018. Contact Sherrie Gordon to register.

Jade Powell introduced himself to the Commissioners. He was selected to fill the vacant Alternate Commissioner seat. He will be appointed at the September 26, 2018 City Council meeting and sworn into office at the October 8, 2018 Planning and Zoning Commission meeting.

Nick Tatton reminded the Commissioners that starting in 2019 the Planning and Zoning Commissioners meetings will begin at 5:00 P.M.

Nick Tatton stated that a Resolution Delegating Authority to the Price City Planning and Zoning Commission as the Final Land Use Authority for Price City will be considered and possibly approved at the September 26, 2018 City Council meeting.

Meeting adjourned at 6:28 p.m. pursuant to a motion by Commissioner Thorne. Motion seconded by Commissioner Evans and carried.

APPROVED: \_\_\_\_\_  
Chairman, Jan Young

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon