

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF OCTOBER 24, 2022**

**PRESENT:**

**Commissioners:**

<b>Judy Beacco</b>	<b>Nick Tatton, Community/Human Resources Director/via phone</b>
<b>David Black</b>	<b>Jaci Adams, City Recorder</b>
<b>Kyle Heffernan</b>	
<b>Erroll Holt</b>	
<b>Richard Root</b>	
<b>Renee Swinburne</b>	
<b>Jan Young</b>	

**EXCUSED: Commissioner Thorne, Commissioner Wood**

**STAFF/OTHERS: See Public Meeting Sign-In Sheet**

**1. PLEDGE OF ALLEGIANCE**

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

**2. ROLL CALL**

**Roll was called with the above Commissioners and staff present.**

**3. SAFETY SECONDS**

**Commissioner Swinburne reminded everyone that with the weather turning cold, everyone will be starting to use their furnaces or other heating system. Yearly maintenance is encouraged, also most house fires occur when the weather turns cold so do not leave fireplaces or candles unattended.**

**4. MINUTES of October 11, 2022.**

**MOTION. Commissioner Beacco moved to approve the minutes for October 11, 2022. Commissioner Heffernan seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

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

**6. GENERAL BUSINESS**

**There was nothing to be discussed for this item.**

**7. CONDITIONAL USE PERMIT**

**OUTPATIENT CLINIC WITH ADMIN AND RELATED LAND USES.**

**Consideration and possible approval of an outpatient with admin and related land uses at 28 S 100 E within the commercial 1 (C-1) zoning district, Four Corners Community Behavioral Health, Melissa Huntington, Executive Director.**

**The Commissioners thoroughly discussed the outpatient clinic with admin and related land uses 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 removing and adding walls inside the building, multiple entryways, how medication would be administered to patients. The Commission was assured that medication would be properly disposed of. The Commissioners asked if a building permit had been obtained yet, and was told it would be soon. The applicant was enthusiastic about participation and support with neighboring businesses and informed the Commissioners that they are considering having a mural painted on the side of the building. Chair Young read aloud the following conditions of approval:**

**Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.**

- a. All ingress and egress from the subject property to be fully lighted during open hours when dark conditions are present finding that fully lighted ingress and egress mitigates the potential for accidents and injuries. All exterior lighting to be high efficiency LED fixtures.**
- b. All parking for group assembly (customers, staff,) to be in the mid-block lot located south of the subject property finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.**
- c. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.**
- d. Placement/installation of site landscaping complying with the Code minimum of 5%. May be located primarily on Main Street Frontage.**
- e. All building renovations to be completed under the auspices of a building permit and building inspection, as needed or required, finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.**
- f. Completion of a building safety inspection, within thirty (30) days by the Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.**
- g. No building occupancy in excess of that identified by the Building Inspector and Price City Fire Chief as the maximum safe capacity.**
- h. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing unauthorized access and wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protects the community aesthetic. Garbage dumpster**

**capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.**

**i. Restrictions:**

**i. No overnight occupancy in building permitted.**

**ii. No other land uses authorized.**

**iii. No smoking in or around the building. Must comply and enforce the Utah Indoor Clean Air Act. Enforced by FCCBH.**

**iv. No loitering in or around the building. To be enforced by FCCBH.**

**v. No changes or alterations to storm water flows or storm water originating from the subject property.**

**j. No conditions at the property or structure that violation the Price City Property**

**Maintenance Code finding that properly maintained structures and property protect**

**area property values and serve to improve the community aesthetic.**

**2. The Commission acknowledged that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.**

**After hearing the conditions of approval, the applicant asked the Commissioners if the business is responsible for maintenance and snow removal on the sidewalks surrounding the business. The Commissioners confirmed that the adjoining property owner(s) are responsible.**

**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 Root moved to authorize final approval for the land uses of Drug and Proprietary a conditional land use based upon Section 11.3.4.13 of the Code, Administrative Office a permitted land use based upon Section 11.3.5.1 of the Code, Medical Outpatient Services a conditional land use based upon Section 11.3.5.25 of the Code, Pharmacy Without Drive Up Window a conditional land use based upon Section 11.3.5.26 of the Code, Public, Private or Quasi Social Services Administration a conditional land use based upon Section 11.3.5.41 of the Code, and Public Gathering, Misc Purposes a conditional land use based upon Section 11.3.10.5.6 of the Code, the general land use evaluation criteria that are listed in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist that is listed in Section 11.1.m of the Code. Commissioner Heffernan seconded and motion carried.**

**8. HOME OCCUPIED PERMIT**

**There was nothing to be discussed for this item.**

**9. 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 Swinburne 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**