

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 12, 2019**

PRESENT:

Commissioners:

Nancy Bentley
Judy Beacco
Dave Black
Dale Evans
Jade Powell
Richard Root
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Thorne and Commissioner Holt-Alternate

1. Chairman Young called the meeting to order at 5:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Black reviewed knee injury prevention. When exercising it is always a good idea to warm up, stretch properly and cool down when finished.
4. MINUTES OF October 10, 2019
MOTION. Commissioner Evans moved to approve the minutes for October 10, 2019. Motion seconded by Commissioner Beacco and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Overview of the Price City Ordinance Enforcement program by Price City Police Officer Jared Hansen.
This item was tabled for discussion at a later date.
7. CONDITIONAL USE PERMIT
 - a. IMPOUND YARD - Consideration and possible approval of a site plan amendment to add an impound yard to Landon's Diesel located at 540 S 300 W within the Manufacturing 2 zoning district, Landon Jacobsen.
An application for a Conditional Use Permit (CUP) was submitted to amend the current site plan and establish an automotive impound yard at the existing Landon's Diesel location at 540 S 300 W. General evaluation criteria for the zoning district is listed in Section 11.1.1 of the Code, specific evaluation criteria for the land use and the land use checklist are listed in Section 11.1.m of the Code. The site is situated within the Manufacturing 2 (M-2) zoning district and contains the following land uses, as indicated in the Price City Land Use Management and Development Code (Code):
 - Motor vehicles and automotive equipment, wholesale trade and warehousing, Section 11.3.9.8, conditional use;Additionally, the Code identifies an impound lot, per Section 1.13.119. as “A security lot fenced with or without guarding barbwire, and/or illumination, where police or privately impounded vehicles may be kept for legal evidence or other purposes or while awaiting repairs. A site where damaged vehicles are typically stored after an accident.”
The Commissioners discussed the CUP in detail. Chairman Young read aloud the following conditions of approval:
 - Site plan not to be altered or amended from that approved with the below attributes finding that development and land use consistent with approved site plans protects the health, safety and welfare of the community and is consistent with the Price City General Plan:
 - Vehicle impound area to be fenced with a 6 foot tall sight obscuring fence with no more than 3 strands of barbed wire meeting the minimum standard for impound yards mandated by the State of Utah finding that minimum impound yard requirements require barbed wire fencing;
 - Lights for impound yard to be angled away from traffic on adjacent public roads and away from other land uses finding that lighting of the impound yard is necessary and angling lighting away from traffic and other land uses mitigates potential safety matters and disturbances;
 - Surfacing of impound area to be authorized for gravel and/or millings as it is not to be used for parking or other uses requiring the lot to be hard surfaced;
 - Impound yard signage and business signage to only be placed at the site after review and approval of such signage by the Price City Planning Department finding that properly reviewed and approved signage promotes consistency in signage in the community and improved the commercial viability of businesses;
 - No conditions at the property allowed that may subject the land use to enforcement of the Price City Property Maintenance Code terms and conditions now or in the future, finding that properly maintained properties promote improved property values, aesthetic appearance and improved commercial activity in the community consistent with the goals in the Price City General Plan;
 - No motor vehicle impoundment beyond that inherently associated with the impound yard land use finding that proper site plan requirements are not in place for additional impoundment locations on the site;

- No automobile wrecking or salvage yard land use is permitted finding that those land uses are not permissible in the M-2 zoning district and that the site plan does not accommodate any such land use;
- All business owner and customer parking, including tow vehicles to be parked off-street at all times finding that off street parking promotes improved vehicular circulation in the community;
- No other land uses beyond those specifically licensed and approved herein authorized finding that additional or differing land uses may require additional consideration and permitting approval.

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. Commissioner Root moved to approve a site plan amendment to add an impound yard to Landon's Diesel located at 540 S 300 W within the Manufacturing 2 zoning district. Motion seconded by Commissioner Bentley and carried.

8. UNFINISHED BUSINESS – Nick Tatton handed out Price City stickers and explained the program. Mark your calendar for the December 11, 2019 Price City Planning and Zoning Commission Training Retreat.

Meeting adjourned at 5:18 p.m. pursuant to a motion by Commissioner Evans . Motion seconded by Commissioner Root and carried.

APPROVED: _____
Chairman, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon