

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF NOVEMBER 22, 2021**

**PRESENT:**

Commissioners:

Judy Beacco  
Dale Evans  
Jade Powell  
Todd Thorne  
Jan Young

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

**EXCUSED:** Commissioner Black, Commissioner Hinckley, Commissioner Root, and Commissioner Holt-Alternate

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

1. Chair 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 – Chair Young recommended that when pets are outside they be on a leash. This can prevent unfavorable incidents.
  4. MINUTES OF October 25, 2021  
**MOTION.** Commissioner Evans moved to approve the minutes for October 25, 2021. Motion seconded by Commissioner Evans and carried.
  5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
  7. CONDITIONAL USE PERMIT
    - a. SMALL ENGINE REPAIR AND RETAIL SALES LAND USE. Consideration and possible approval of a conditional use permit for a small engine repair and retail sales land use at 314 S Main Street (Highway 55) within the Commercial 1 zoning district, Cycle Savers, Cory Vogrinec.  
A Conditional Use Permit (CUP) application was submitted by Cory Vogrinec to locate a small engine repair business at 314 S Main Street (Highway 55) in an existing building within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use.  
The Commissioners thoroughly discuss the land use(s) with the applicant. Chair Young read aloud the following Conditions of approval:
      - Site requirements:
        - Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
        - Maintain a minimum of 4 off-street parking spaces for customers and employees.
        - Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
        - No unscreened outside storage of work in progress, materials, inventory, supplies.
      - No on-site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community. Completion of a PRWID Waste Water Survey and compliance with the direction based on the survey.
      - Inspection of the structure by the Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
      - All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
      - Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
      - No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
        - Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.
- 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 Thorne moved to approve a Conditional Permit for a small engine repair and retail sales land use at 314 S Main Street (Highway 55) within the Commercial 1 zoning district, Cycle Savers. Motion seconded by Commissioner Powell and carried.

8. UNFINISHED BUSINESS – Kyle Heffernan, the new Planning & Zoning Commissioner introduced himself. He will take office beginning January 10, 2022. 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 Evans moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Beacco and carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:15 P.M.

APPROVED: \_\_\_\_\_  
Chair, Jan Young

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