

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 26, 2018**

PRESENT:

Commissioners:

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

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Holt-Alternate

OTHERS PRESENT: Jade Powell, Hope Powell, Gavin Black, BreAnna Powell, Lynn Archuleta, Boyd Marsing, Zach Palacios, and Deann Moosman

1. Chairman 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 Bentley discussed the citizens driving motorized wheelchairs on public streets. This is most likely the only means of transportation that some people have. Motorized wheelchair drivers should be equipped with an orange safety flag and an orange safety vest. This safety equipment is available free of charge from Active Re-Entry. If you see someone driving a motorized wheelchair that does not have this safety equipment or needs assistance, please have them call Active Re-entry and they will provide this safety equipment and/or assist them. Please be vigilant of those using the motorized wheelchairs to prevent vehicle and pedestrian accidents.
4. MINUTES OF September 24, 2018
MOTION. Commissioners Bentley moved to approve the minutes for September 24, 2018. Motion seconded by Commissioner Thorne and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS –
MOTION. Commissioners Evans moved to open Public Comment. Motion seconded by Commissioner Root and carried.
No public comment was received on any item.
MOTION. Commissioners Bentley moved to close Public Comment. Motion seconded by Commissioner Beacco and carried.
6. GENERAL BUSINESS
 - a. PLANNING AND ZONING COMMISSION APPOINTMENT - Swearing in of Jade Powell to a standing alternate position beginning on October 1, 2018 through the end of 2019 on the Price City Planning and Zoning Commission. The City Recorder administered the Oath of Office to Jade Powell.
7. CONDITIONAL USE PERMIT
 - a. PAWNBROKER LAND USE – Consideration and possible approval of a pawnbroker land use at 78 N Carbon Avenue within the Commercial 1 zoning district, 911 Pawn, Lynn Archuleta, Zach Palacios.
A Conditional Use Permit (CUP) was submitted by Lynn Archuleta and Zach Palacios to (re)establish a pawnbroker land use at 78 N Carbon Avenue within the Commercial 1 (C-1) zoning district. Previously the same land use (pawn shop) was in the location, however, the land use was discontinued for a period exceeding 365 days and was considered vacated – meaning the need to obtain a new CUP for the land use at the location. The general 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 is listed in Section 11.1.m of the Code. The land use, Pawnbrokers, is listed in Section 11.3.4.37.5 of the Code and is a conditional use.
The Commissioners discussed the operation of the business and any potential impacts with the applicants. Chairman Young read aloud the following conditions of approval:
 - Building exterior lighting to be LED high efficiency fixtures and all off street parking and building ingress/egress to be lighted finding that lighted parking and building ingress/egress mitigates the potential for vehicle and pedestrian accidents.
 - Maintain garbage dumpster in an enclosed area and with a service frequency to prevent wind scatter of garbage, rubbish or debris finding that controlled and serviced garbage dumpsters improve the community aesthetic.
 - Installation of a minimum of 5% landscaping as required by the code at the location finding that the location is at a primary community intersection.

- Maintain open customer and employee/owner parking in the rear off-street parking lot and all employees/owners to park in the rear lot or other off-street location finding that open on street parking improves commercial activity within the downtown area.
- Signage for business to remain in present condition in terms of size and location. Any new or changed signage requires approval by the Price City Planning Department prior to installation.
- Building safety inspection by the Price City Building Inspector and Price City Fire Chief finding that safety inspections of buildings protects the health safety and welfare of the community. Specific comments necessary for separation of pawn shop from tourism business and the closure of the breezeway indicated on the site plan.
- Procurement of a Price City Business License finding that all businesses in Price City are required to be licensed.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained structures and properties protect area property values and is consistent with the Price City General Plan.

ACCEPTANCE: The applicants acknowledged that they are aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Evans moved to approve a Conditional Use Permit of a pawnbroker land use at 78 N Carbon Avenue within the Commercial 1 zoning district, 911 Pawn. Motion seconded by Commissioner Sacco and carried.

b. **CALL CENTER LAND USE** - Consideration and possible approval of a call center land use at 411 S Carbon Avenue within the Commercial 1 zoning district, Country Road Management, Deann Moosman.

A Conditional Use Permit (CUP) was submitted by Deann Moosman to establish a small call center land use at 411 S Carbon Avenue within the Commercial 1 (C-1) zoning district. The general 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 is listed in Section 11.1.m of the Code. The land use, Call Centers, is listed in Section 11.3.5.9.5 of the Code and is a conditional use.

The Commissioners discussed the operation of the business and any potential impacts with the applicant. Chairman Young read aloud the following conditions of approval:

- Building exterior lighting to be LED high efficiency fixtures and all off street parking and building ingress/egress to be lighted finding that lighted parking and building ingress/egress mitigates the potential for vehicle and pedestrian accidents.
- Maintain garbage area and service frequency to prevent wind scatter of garbage, rubbish or debris finding that controlled and serviced garbage dumpsters improve the community aesthetic.
- Installation of a minimum of 5% landscaping as required by the code at the location finding that the location is at a primary community intersection.
- Maintain open off-street parking at the location with a minimum of four (4) parking spaces finding that off-street parking along Carbon Avenue may mitigate potential vehicle land pedestrian accidents.
- Signage for business requires approval by the Price City Planning Department prior to installation finding that reviewed signage promotes an increased level of activity in the commercial area.
- Building safety inspection by the Price City Building Inspector and Price City Fire Chief finding that safety inspections of buildings protect the health safety and welfare of the community. Any building renovations/improvements to be completed under the auspices of a Price City Building Permit.
- Procurement of a Price City Business License finding that all businesses in Price City are required to be licensed.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained structures and properties protect area property values and is consistent with the Price City General Plan.

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 Thorne moved to approve a Conditional Use Permit of a call center land use at 411 S Carbon Avenue within the Commercial 1 zoning district, Country Road Management. Motion seconded by Commissioner Evans and carried.

8. **UNFINISHED BUSINESS –**

Nick Tatton reminded the Commissioners that starting in 2019 the Planning and Zoning Commissioners meetings will begin at 5:00 P.M. Training sessions and information will be included within the agendas for the meetings.

There will be a Planning and Zoning Commission meeting on December 10, 2018.

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

Meeting adjourned at 6:20 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Beacco and carried.

APPROVED: _____
Chairman, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon