

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF DECEMBER 6, 2021**

**PRESENT:**

Commissioners:

Judy Beacco

Sherrie Gordon, City Recorder

David Black

Daniel Hinckley

Jade Powell

Todd Thorne

Jan Young

**EXCUSED:** Commissioner Evans, 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 – Commissioner Beacco commented that the weather is getting colder and there is frost on the windshields in the mornings. Remember to remove all the frost from all the windows. Be sure and keep washer fluid available this time of year.
4. MINUTES OF November 22, 2021  
**MOTION.** Commissioner Powell moved to approve the minutes for November 22, 2021. Motion seconded by Commissioner Black and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
7. CONDITIONAL USE PERMIT
  - a. RESTAURANT LAND USE. Consideration and possible approval of a restaurant land use at 355 East Main Street within the Commercial 1 zoning district, Chunsong Lin, Asian Bistro.  
Due to the fact that no one was present to represent Asian Bestro, a discussion was held on tabling the Conditional Use Permit until the next scheduled meeting and bring back the business owner and permit when he could be present.  
**MOTION.** Commissioner Thorne moved to table the Conditional Use Permit until the next scheduled meeting. Motion seconded by Commissioner Beacco and carried.  
The Commissioners asked when the next meeting would be. It was noted that the next meeting is scheduled for January 10, 2022. The Commissioners felt that this was too long of a period of time for the business to be open and out of compliance and too long of a wait for a meeting to meet the requirements to be in compliance. Their business license was approved at a City Council meeting on November 23, 2021. The Commissioners discussed calling a special meeting and what it entails calling this type of meeting. There are administrative legal requirements to call an unscheduled meeting and it takes time to put this type of meeting together.  
Vice Chair Thorne called Mrs. Lin and asked her if she was planning on attending the meeting. Mrs. Lin stated that she was not aware that she needed to attend. Vice Chair Thorne asked her if she or a representative could attend. She said yes she would send someone.  
Chair Young talked with Nick Tatton on the phone regarding the situation. Mr. Tatton was out of town. It was decided that the Commissioners would wait another five minutes for a representative to come. Due to the fact that Mrs. Lin had a business license, had met all of the Conditions of Approval and this was an administrative part of the process, Mr. Tatton suggested the Conditional Use Permit be approved and he will contact the owner to come and sign the document as soon as possible.  
Vice Chair Thorne called the business owner again. The business owner said that someone was on their way to attend the meeting with authority to act on her behalf and as her agent.  
Mr. Han Wang entered the Council Chambers where the meeting was in process and came to the podium. Chair Young asked Mr. Wang to state his name for the record and asked him if he was acting as Mrs. Lin's agent. Mr. Wang stated he was acting as Mrs. Lin's agent.  
Chair Young reviewed where we were at with the motions that had been made. After discussion the motion was voted on and all Commissioners voted Nay to table the Conditional Use Permit.  
**MOTION.** Commissioner Thorne moved to bring back the Conditional Use Permit for review. Motion seconded by Commissioner Hinckley and carried.  
Chair Young began the process of review and potential approval for the Conditional Use Permit.

A Conditional Use Permit (CUP) application was submitted by Chunsong Lin, Asian Bistro, to (re)establish the restaurant land use at 355 East Main Street within the Commercial 1 (C-1) zoning district. The land use was previously authorized but expired as the property and structure were vacant for over 365 days as indicated in Section 5.5 of the Price City Land Use Management and Development Code (Code) regarding Pre-Existing Provisions. The restaurant land use is conditional and found in Section(s) 11.3.4.12 – Drive-In Restaurants and 11.3.4.14 Eating Places, food consumed on premises. The general evaluation criteria for the land use are listed in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code.

The Commissioners thoroughly discuss the land use(s) with Mr. Wang who was representing the applicant. Chair Young read aloud the following conditions of approval:

- a. All building renovations and signage installations, if any, to be completed under the auspices of a valid building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community;
- b. Must apply and receive a valid Price City Business License finding that properly licensed business entities protect the health, safety and welfare of the community;
- c. All signage to be presented to the Price City Planning Department for compliance review prior to installation and no signage beyond existing locations finding that properly reviewed, approved and installed business signage promotes consistency in the community and increased commercial activity. All unused site signage location must be removed.
- d. Existing site, including lighting, fencing, ingress, egress, dumpster location, landscaping, parking, grease trap, etc. to remain unchanged from previous site plan approval finding that existing approved site plans are in compliance with Code requirements including storm water management, traffic and pedestrian safety;
- e. No conditions at the property or structure that place the property or structure in violation of the Price City Property Maintenance Code finding that properly maintained real property and structures protects area property values and is consistent with the Price City General Plan.

**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 Hinckley moved to approve a Conditional Permit , to (re)establish the restaurant land use at 355 East Main Street within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Black and carried.

8. UNFINISHED BUSINESS – No unfinished business discussed

Chair Young called for a motion to close the regular Planning and Zoning Commission meeting.

**MOTION.** Commissioner Thorne moved to close the regular Planning and Zoning Commission meeting at 5:34 P.M. Motion seconded by Commissioner Powell and carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:34 P.M.

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

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