

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF DECEMBER 10, 2018**

PRESENT:

Commissioners:

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

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Holt-Alternate

OTHERS PRESENT: Daniel Jensen

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 Sacco talked about snow removal on vacant property that has a real estate sign placed on the property. It is the responsibility of the real estate office/agent to remove the snow. If anyone sees snow what needs to be removed you should call the real estate office/agent listed on the sign. If you can't reach the real estate office/agent, please contact the Price City Ordinance Officer and he will make contact with the correct person.
4. MINUTES OF November 26, 2018
MOTION. Commissioners Evans moved to approve the minutes for November 26, 2018. Motion seconded by Commissioner Bentley and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS –
No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING AND ZONING COMMISSION APPOINTMENTS - Swearing in of Nancy Bentley, Dale Evans and Richard Root to the Price City Planning and Zoning Commission beginning January 1, 2019 through December 31, 2022.
The City Recorder administered the Oath of Office to Nancy Bentley, Dale Evans and Richard Root.
7. CONDITIONAL USE PERMIT –
 - a. RESTAURANT WITH ALCOHOL SALES LAND USE - Consideration and possible approval of a restaurant with alcohol sales land use at 75 W Main Street within the Commercial 1 zoning district, Splattered Mustache, Brad Jensen and/or Daniel Jensen.
A Conditional Use Permit (CUP) was submitted by Brad Jensen and Daniel Jensen to establish a restaurant with alcohol sales land use at 75 West Main Street within the Commercial 1 (C-1) zoning district. The location is an existing building that has been vacant for many years (old Mecca Café 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, Eating Places, is listed in Section 11.3.4.14 of the Code and is a conditional use, alcohol sales is conditional and listed in Section 11.3.4.11 of the Code. The alcohol sales also requires a State of Utah license along with local consent from the Price City Council for sales – that local consent has already been provided.
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 dumpster 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 in a primary commercial area in downtown.
 - 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 be installed as previously approved. Any new or changed signage requires approval by the Price City Planning Department prior to installation.

- Completion of building renovations under the auspices of a Price City Building Permit finding that renovations completed and inspected mitigate safety impacts and protect the health, safety and welfare of the community.
- Procurement of a Price City Business License and alcohol sales Business License finding that all businesses in Price City are required to be licensed. Obtain local consent for alcohol sales.
- Installation of waste water system protection items (such as grease trap) as required by Price City or Price River Water Improvement District (PRWID) finding that protection of public waste water system infrastructure mitigates service issues with the system. Grease trap to be serviced with a procedure and frequency to prevent nuisance discharges, odors or other potential negative impacts.
- 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 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 Use Permit of a restaurant with alcohol sales land use at 75 W Main Street within the Commercial 1 zoning district, Splattered Mustache. Motion seconded by Commissioner Bentley and carried.

8. UNFINISHED BUSINESS – No unfinished business discussed.

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

APPROVED: _____
Chairman, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon