

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF DECEMBER 12, 2022**

PRESENT:

Commissioners:

Judy Beacco	Nick Tatton, Community/Human Resources Director
David Black	Jaci Adams, City Recorder
Kyle Heffernan	
Renee Swinburne	
Todd Thorne	
Chris Wood	
Jan Young	

EXCUSED: Commissioner Root, Commissioner Holt

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Chair Young called the meeting to order at 5:00 p.m. Chair Young led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Thorne presented safety information relative to the time of year.

4. MINUTES of 10/24/2022 & Special Meeting 11/18/2022.

MOTION. Commissioner Heffernan moved to approve the minutes for 10/24/2022. Commissioner Black seconded and motion carried.

MOTION. Commissioner Swinburne moved to approve the minutes for the Special Meeting 11/18/2022. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

6. GENERAL BUSINESS

There was nothing to be discussed for this item.

7. CONDITIONAL USE PERMIT

a. CONDITIONAL USE PERMIT. Consideration and possible approval of a conditional use permit for a drinking places-alcoholic beverages land use at 150 N Hospital Drive within the Commercial 1 (C-1) zoning district. Calvin Youd on behalf of Tony Basso.

The Commissioners thoroughly discussed the relocation of a bar named “The Vault”, a drinking places-alcoholic beverages and the related land uses with the applicant and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding specifics on the State of Utah Liquor License and its transfer from the old location. The applicant stated that if and once approved by Price City Planning/Zoning Commission, then the State will inspect the building to make sure all guidelines are met in order to obtain the proper alcohol license. Also discussed were the hours of operation and some minimal remodeling to meet the guidelines required by the State. It was confirmed that a building permit will be required.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

- a. All ingress and egress points to the building to be lighted during any dark hours finding that lighted ingress and egress mitigates the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- b. Business operation and occupancy limited to the lesser of the identified safe occupancy load of the building as established and regulated by the Building Inspector and Price City Fire Chief or the State of Utah permit maximum, finding that occupancy limits protect the health, safety and welfare of the building occupants and the overall community.**
- c. Completion of building and fire safety inspection of structure, in this instance the use of the 3rd and 2nd floor of the building, prior to occupancy by the Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community particularly in drinking places where individual judgement may be impaired. Any building renovations completed under the auspices of a Building Permit and inspected by the Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.**
- d. Submission of a copy of State of Utah license to Price City finding that properly licensed and permitted businesses serve to protect the health, safety and welfare of the community. Perpetual maintenance of valid licensure in good standing by the State of Utah relative to alcohol sales required.**
- e. Notification of the Price City Police Department regarding open hours and other pertinent business information relative to the sale of alcohol at the business finding that improved understanding of business practices by the Police Department improves public safety, promotes the health, safety and welfare of the community and is consistent with the goals within the Price City General.**
- f. Site requirements:**

- i. **No changes to existing site ingress/egress, traffic patterns or parking orientations.**
- ii. **Garbage: Garbage cans and/or garbage dumpster to be maintained in off-street hard surfaced enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers.**
- iii. **Landscaping: Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise.**
- g. **Business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.**
- h. **Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.**

ACCEPTANCE: The applicant's agent 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 Heffernan moved to approve a Conditional Use Permit (CUP) for the land use of a Drinking Places, Alcoholic Beverages to be located at 150 N Hospital Drive within the Commercial 1 (C-1) zoning district, called The Vault, as applied for by Tony Basso, based on the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code, the conditional land use of a Drinking Places, Alcoholic Beverages listed in Section 11.3.4.11 of the Code. Commissioner Thorne seconded and motion carried.

8. UNFINISHED BUSINESS

There was some discussion regarding the status of the Desert Canyon housing development. Nick Tatton informed the Commissioners that until the storm water drainage is complete, no houses will be issued occupancy permits.

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

MOTION. Commissioner Wood moved to close the regular Planning and Zoning meeting. Commissioner Swinburne seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:17 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams