

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF MAY 23, 2022**

**PRESENT:**

Commissioners:

Judy Beacco  
Kyle Heffernan  
Richard Root  
Renee Swinburne  
Todd Thorne  
Jan Young

Nick Tatton, Community/Human Resources Director

**EXCUSED:** Commissioner Wood, Commissioner Black and Commissioner Holt-Alt.

**STAFF/OTHERS:** 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 Young
4. MINUTES OF May 9, 2022

**MOTION.** Commissioner Thorne moved to approve the minutes for May 9, 2022. Motion seconded by Commissioner Beacco and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. GENERAL BUSINESS –
  - a. PRICE CITY AFFORDABLE HOUSING PLAN. Continued review and recommendation of Price City Affordable Housing Plan goals and objectives, Todd Thorne.
7. CONDITIONAL USE PERMIT
  - a. RETAIL PETS AND PET SUPPLIES WITH GROOMING AND LIMITED DOGGIE DAYCARE LAND USE. Consideration and possible approval of a retail pets and pet supplies with grooming and limited doggie daycare land use at 90 E 100 S within the Commercial 1 zoning district, Swell Pets Supply Plus, Melissa Reynolds.

A Conditional Use Permit (CUP) was submitted by Melissa Reynolds to locate a business with retail sales of pet supplies, pet grooming and limited doggie daycare land uses at 90 E 100 S within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria are in Section 11.1.m of the Code. The land uses are retail sales of pets and pet supplies, a permitted use based on Section 11.3.4.6 of the Code and grooming/daycare, a conditional use based on Section 11.3.5.3 of the Code.

The Commissioners thoroughly discussed the land use with the applicant, specifically the mitigation of potential nuisance odors and noises. Chair Young read aloud the following conditions of approval:

- All exterior areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.
- Use of existing site ingress and egress only finding that existing site access is limited and no additional access points are practical.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.
- No on-street parking by employees or owners, employees and owners to park in off street parking lots finding that open on-street parking promotes increased commercial activity in the community.
- Drop off and pick up zone for customers to be clearly marked and signage placed on-street in the front of the building finding that controlled drop off and pick up parking serves to improve traffic circulation. Recommended 15 minute zone, owner enforced only.

- Any building renovations to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. If no new renovations are completed, a safety inspection by the building inspector and Fire Chief and compliance with recommendations stemming from the inspection is required.
- Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.
- Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise.
- Procurement of a Price City business license and submission of copies of State of Utah registrations, if any.
- Restrictions and other conditions: All on-site storage of feed to be maintained in a rodent proof manner. No veterinary or medical services to be performed on site. Bars covering windows to be removed from exterior of building. No nuisance smells or noises to emanate from the property to surrounding properties. All animal waste to be immediately mitigated. No outdoor storage, sheltering or kenneling of any animals. No overnight sheltering or kenneling of any animals. Household pets only, no wild, exotic or farm animals. No unleashed or uncontrolled animals on site. Maximum of not more than twelve (12) animals in the doggie daycare at any given time. Allowance for increased total animals to accommodate those being groomed. No land uses other than retail sales of pets and pet supplies and grooming/daycare (limited as indicated above) authorized. No manufacturing or other non-compliant land uses authorized. No occupancy of the building or property in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief. No conditions at the property or structure that violate the Price City Property Maintenance Code.

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 Root moved to approve a Conditional Use Permit for a retail pet supplies with grooming and limited doggie daycare land use located at 90 E 100 S within the Commercial 1 zoning district. Motion seconded by Commissioner Thorne and carried.

8. UNFINISHED BUSINESS –

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

**MOTION.** Commissioner Beacco moved to close the regular Planning and Zoning meeting. Motion seconded by Commissioner Heffernan and carried.

Chair Young stated that the regular Planning and Zoning meeting was adjourned at 5:35 P.M.

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

ATTEST: \_\_\_\_\_