

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF MAY 13, 2024**

**PRESENT:**

**Commissioners:**

**Judy Beacco**

**Jaci Adams, City Recorder**

**David Black**

**Nick Tatton, Community/Human Resources Director**

**Kyle Heffernan**

**Todd Thorne**

**Chris Wood**

**EXCUSED: Commissioner Holt, Commissioner Root, Commissioner Swinburne, Chair Young**

**STAFF/OTHERS: See Public Meeting Sign-In Sheet**

**In an excused absence of Chair, Jan Young, Vice Chair Todd Thorne conducted the Planning and Zoning meeting.**

**1. PLEDGE OF ALLEGIANCE**

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

**2. ROLL CALL**

**Roll was called with the above Commissioners and staff present.**

**3. SAFETY SECONDS**

**Commissioner Beacco reminded everyone to be prepared for summertime. Keep in mind with the warmer temperatures to use sunscreen, wear the proper clothing for protection against the sun and utilize shade when possible.**

**4. MINUTES of 04-22-2024.**

**MOTION. Commissioner Black moved to approve the minutes for 04-22-2024. Commissioner Heffernan seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any business.**

**6. GENERAL BUSINESS**

**No general business was discussed or reported.**

**7. CONDITIONAL USE PERMIT**

**a. AUTOMOBILE REPAIR AND SERVICE LAND USE. Consideration and possible approval of an automobile repair and service land use at 59 W 100 N within the C-1 zone district, Hanson Customs, Justin Miller.**

**The Commissioners thoroughly discussed the automobile repair and service land use at 59 W 100 N within the C-1 zone district with applicant, Justin Miller, and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the type of work that the applicant would be doing, such as, metal fabrication and auto body repair, parking, number of available parking spaces and if any structural work or changes would be made inside of the building, which the applicant confirmed that there would not be.**

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

- All exterior areas to be lighted during all dark hours when customers, employees may be accessing the building finding that properly lighted access areas mitigate the potential for accidents. All exterior lighting to be high efficiency LED fixtures.**
- Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris. Garbage dumpster to be located in a screened enclosure with hard surface.**
- Installation of 5% minimum landscaping as the site can accommodate.**
- Building and fire safety inspection for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community. Occupancy limit for people and vehicles/equipment of the subject site not to exceed the safe occupancy level determined by the building inspector and fire chief. Compliance with all building safety direction provided by the building inspector and fire chief stemming from the safety inspections. Completion of any building renovations under the auspices of a building permit and inspection finding that properly permitted and inspected commercial building improvements protect the health, safety and welfare of the community. Price River Water Improvement District (PRWID) waste water survey completed and submitted to PRWID and copy to Price City. Compliance with all requirements stemming from the survey.**
- No on-street parking by owners or employees; all owners or employees must park off street and/or in public mid-block lots finding that open on-street parking facilitates community commercial activity.**
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.**
- Restrictions:**
  - No accumulation or disposal of chemicals that may be considered harmful or hazardous.**

- No service involving oils and greases that may enter the sewer system finding that no grease trap and sampling manhole are present. Floor drains not to drain to the sewer system.**
- No unscreened outdoor storage of work in progress vehicles. May require site plan amendment approval and additional lot surfacing.**
- No nuisance noise, odors, etc. to emanate beyond the facility to neighboring land uses.**
- No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.**

**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 Black moved to approve an automobile repair and service land use at 59 W 100 N, within the C-1 zone district, Hanson Customs. Commissioner Beacco seconded and motion carried.

#### **8. UNFINISHED BUSINESS**

Vice Chair Thorne suggested in regards to junk vehicles being parked or stored at businesses on Main Street, to consider amending the land use requirements for auto repair and maintenance.

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

**MOTION.** Commissioner Beacco moved to close the regular Planning and Zoning meeting. Commissioner Black seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:16 p.m.

**APPROVED:** \_\_\_\_\_  
Vice Chair, Todd Torne

**ATTEST:** \_\_\_\_\_  
City Recorder, Jaci Adams