

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF DECEMBER 9, 2024**

PRESENT:

Commissioners:

Judy Beacco

Kyle Heffernan

Richard Root

Renee Swinburne

Todd Thorne

Chris Wood

Jaci Adams, City Recorder

Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Holt, Commissioner Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

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

Nick Tatton, Administrative Director reminded everyone about holiday safety.

4. MINUTES of 11-25-2024.

MOTION. Commissioner Swinburne moved to approve the minutes for 11-25-2024. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

6. GENERAL BUSINESS/DISCUSSION

No general business was discussed or reported.

7. CONDITIONAL USE PERMIT

a. PLANNED UNIT DEVELOPMENT. Consideration and possible approval of a planned unit development (PUD) for Rosie Ridge Townhomes located at 135 N 600 W within the Residential 2-7 (R2-7) zoning district, Dustin Carr.

Dustin Carr, applicant for Rosie Ridge Townhomes had Austin Seegmiller attend on his behalf since he was unable to attend the meeting.

The Commissioners thoroughly discussed the planned unit development (PUD) for Rosie Ridge Townhomes located a 135 N 600 W within the Residential 2-7 (R2-7) zoning district with applicants Austin and Braden Seegmiller on behalf of Dustin Carr and specifically addressed issues that mitigates potential negative impacts of the planned unit development. Discussion was held regarding individual townhomes to be sold as one unit, each having their own parcel ID. Vice Chair Thorne asked that in the Home Owner's Association Declaration of Covenants, Conditions, and Restrictions, Article 2.12 parking, wording be revised by eliminating "prioritize" out of the sentence.

Vice Chair Thorne reviewed the Code sections and read aloud the below conditions for final approval for the planned unit development (PUD) identified by the applicants.

- Developer and all potential future owners to comply with conditions of approval of the original development Conditional Use Permit (CUP) approved by the Price City Planning and Zoning Commission on November 12, 2024.**
- Submission of Home Owners Association (HOA) rules and regulations, in substantially final form, to Price City and submission of any future updates to the original HOA rules and regulations to Price City within not more than sixty (60) days of any amendment.**
- Provide to Price City the name and contact information of the individual managing the Rosie Ridge HOA prior to any sale of any lot within the PUD and provide any future updates to the manager and contact information to Price City within not more than sixty (60) days of any amendment.**
- Current HOA document to be recorded onto each individual lot within the PUD at the time of any sale of any real property by Developer or individual property owner within sixty (60) days of sale of any real property within the PUD.**
- Developer acknowledges and understands that Price City shall not own, operate or maintain any infrastructure within the PUD now or at any time in the future.**
- No changes to the Rosie Ridge CUP, to the site plan or any other development plans or criteria, must comply with all original CUP requirements as approved on November 12, 2024.**
- No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.**
- Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.**

ACCEPTANCE: The applicants acknowledged that they are aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Wood moved to approve a planned unit development (PUD) for Rosie Ridge Townhomes located at 135 N 600 W within the Residential 2-7 (R2-7) zoning district including an amendment of removing the word “prioritize” from the sentence in the Declaration, Article 2.12 Parking section. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

Renee Swinburne and Richard Root were sworn in as renewed Planning and Zoning members for another term by Jaci Adams, City Recorder. Nick Tatton, Administrative Director thanked everyone that attended the annual Planning Commission Retreat.

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

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

The regular Planning and Zoning meeting was adjourned at 5:20 p.m.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
City Recorder, Jaci Adams