

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 21, 2020**

PRESENT:

Commissioners:

Dale Evans
Jade Powell
Richard Root
Todd Thorne
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Beacco, Commissioner Bentley, Commissioner Black, and Commissioner Holt-Alternate

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 Evans reminded everyone to take the necessary steps for the hazards of winter. Take care of your home. Check the heating system, windows, and remember ladder safety. It is a good idea to have an alternative heating source. Check smoke detectors and carbon monoxide detectors and make sure they are working correctly. Remember to replace the batteries. Be sure and learn the symptoms of carbon monoxide poisoning.
4. MINUTES OF August 24, 2020

MOTION. Commissioner Root moved to approve the minutes for August 24, 2020. Motion seconded by Commissioner Evans and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS - No public comment was received on any item.
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING - Darin Lancaster and Kerry Jensen updated the Commissioners on the Carbon School District 2020-2021 projects. They reviewed Helper Jr. High School, Carbon High School and the bus garage projects currently in process.
7. CONDITIONAL USE PERMIT
 - a. A Conditional Use Permit (CUP) application was submitted by Kirt Jensen with the Southeast Utah Health Department to amend the existing site plan at 120 East Main Street. 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/land use checklist is identified in Section 11.1.m of the Code. The Commissioners thoroughly discussed the CUP with the applicant. Chair Young read aloud the following conditions of approval:
 - Site plan to be amended in compliance with plans submitted, no alterations or amendments permitted finding that authorized site plans and land uses consistent with submitted materials eliminates the opportunity for development misunderstandings.
 - No negative impacts to existing pedestrian or traffic safety within the site finding that personal safety is a primary concern. No negative impacts to existing area lighting, garbage collection or other site elements.
 - Control all storm water from the site to the standard of the 100-year storm event and release from the site in a controlled pre-development flow.
 - Outdoor storage of materials and supplies restricted. No mechanical repairs or service to take place in the storage building.
 - All installed exterior lighting to be high efficiency LED fixtures.
 - Utility connections coordinated with respective providers. Restricted water and sewer connection without installation of grease trap and sampling manhole.
 - Fire lanes signed and marked as required by the Price City Fire Chief.
 - Construction to take place under the auspices of a Price City Building Permit and Inspection. Provision of geotechnical study if required.
 - No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.

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 submitted by the Southeast Utah Health Department to amend the existing site plan at 120 East Main Street. Motion seconded by Commissioner Powell and carried.

8. UNFINISHED BUSINESS – Nick Tatton reminded everyone the yearly Planning and Zoning retreat will be held December 15, 2020. Due to the COVID-19 situation, several ideas are being considered on what type of meeting to

hold. More details to come toward the end of the year.

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

MOTION. Commissioner Evans moved to close the regular Planning and Zoning meeting at 5:47 p.m. Motion seconded by Commissioner Thorne and carried.

The regular Planning and Zoning meeting was adjourned at 5:47 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon