

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF DECEMBER 7, 2020**

PRESENT:

Commissioners:

Judy Beacco
Nancy Bentley
Jade Powell
Todd Thorne
Jan Young

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

EXCUSED: Commissioner Black, Commissioner Evans, Commissioner Root, 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 Beacco reviewed outdoor Christmas lights safety:
 - ✓ Use a sturdy secure ladder.
 - ✓ If possible have a spotter.
 - ✓ Use outdoor extension cords and plug into GFI outlets. This helps secure moisture and water issues.
 - ✓ Only plug three streams of lights together.

4. **MINUTES OF November 9, 2020**

MOTION. Commissioner Bentley moved to approve the minutes for November 9, 2020. Motion seconded by Commissioner Thorne and carried.

5. **PUBLIC COMMENT ON AGENDA ITEMS** - No public comment was received on any item.

6. **CONDITIONAL USE PERMIT**

a. **AFTERSCHOOL PROGRAMS LAND USES** - Consideration and possible approval of a Conditional Use Permit for the Boys and Girls Club of Greater Salt Lake located at 60 E 100 N within the Commercial 1 zoning district, Jessica Haro. A Conditional Use Permit (CUP) application was submitted by the Boys and Girls Club of Greater Salt Lake, via their local manager Jessica Haro, for the afterschool program(s) land use at 60 E 100 N 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/land use checklist is identified in Section 11.1.m of the Code. The land uses are: (1) administration and business offices, a permitted use per Code Section 11.3.5.1; (2) commercial schools, a conditional use per Code Section 11.3.5.38; (3) public, private or quasi social services and administration, a conditional use per Code Section 11.3.5.41; (4) special training and schooling, a conditional use per Code Section 11.3.10.3.1; and, (5) recreational centers, a conditional use per Code Section 11.3.10.6.6.

The Commissioners thoroughly discussed the application, land uses, restrictions and conditions of approval with the applicant. It was noted that the property owner, Kevin Norried has signed the CUP application. Chair young read aloud the following conditions of approval:

- Business signage to be submitted and approved by the Price City Planning Department prior to installation finding sign review is a reequipment of the Code.
- Install/repair area landscaping to meet the minimum Code requirement of 5% landscaping understanding the pre-existing condition on site.
- All employee and visitor parking to be accommodated off street finding the restricted on-street parking mitigates the potential for vehicle or pedestrian conflicts in the neighborhood.
- Drop-off and pick-up location identified in CUP application to be maintained free of hazards that may negatively impact client or visitor safety in the form of vehicular or pedestrian access. Review of the drop-off and pick-up location by the Price City Police Department and compliance with any safety recommendations stemming from the review finding that safety is a primary community goal. Any bike racks or other items potentially placed in the public right-of-way to be reviewed and approved by Price City prior to installation. Ingress and egress from the subject property to utilize existing driveway approaches only.
- Obtain a Price City Building Permit for all commercial property renovations and construction that may take place on site, if any, finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community. Absent a new building permit and new construction, a building safety review by the Price City Building Inspector and Price City Fire Chief is required. Compliance with all safety recommendations stemming from such an inspection. Maximum safe occupancy of the subject property not to be exceeded.
- Obtain a Price City Business License prior to operation of business from the location finding that properly licensed businesses protect the health, safety and welfare of the community.
- Restricted and unauthorized activities: Prepared meals cooked on site finding no cooking hood or grease trap installed on site.

- All potential nuisance items, such as but not limited to odors, light, noise, dust, to be contained on site finding that containment of potential nuisances mitigates conflict with neighboring land uses.
- 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 she 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 for the Boys and Girls Club of Greater Salt Lake located at 60 E 100 N within the Commercial 1 zoning district . Motion seconded by Commissioner Powell and carried.

7. UNFINISHED BUSINESS – Commissioner Bentley announced her retirement from the commission. She thanked everyone and expressed her appreciation for the work that the commission efficiently completes. The commissioners thanked her for her dedication and years of service. Nick Tatton stated that there was a candidate interested in the open position. He would make the announcement as soon as arrangement were completed. Nick Tatton reminded everyone the yearly Planning and Zoning retreat will be held December 15, 2020. Due to the COVID-19 situation the retreat will be held electronically viz ZOOM. Nick Tatton reminded the commissioners to turn in the 2021 Conflict of Interest Disclosures to Sherrie Gordon before the end of the year.

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

MOTION. Commissioner Bentley moved to close the regular Planning and Zoning meeting. Motion seconded by Commissioner Thorne and carried.

Chair Young stated that the regular Planning and Zoning meeting was adjourned at 5:22 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon