PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JANUARY 6, 2020

PRESENT:
Commissioners:
Nancy Bentley
Judy Beacco
Dave Black
Jade Powell
Todd Thorne
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director
Captain Bill Barnes, Police Department

EXCUSED: Commissioner Evans, Commissioner Root and Commissioner Holt-Alternate

1. Chairman 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 Bentley discussed winter driving. Be sure and remove all the frost off all of the windows of your automobile.

4. MINUTES OF November 12, 2019
MOTION. Commissioner Bentley moved to approve the minutes for November 12, 2019. Motion seconded by Commissioner Black and carried.

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

6. GENERAL BUSINESS

   a. RESOLUTION NO. 2020-01PZ - Consideration and possible approval of a resolution of the Price City Planning and Zoning Commission affirming compliance with state law regarding code of conduct and conflict of interest disclosure individually and collectively.
   MOTION. Commissioner Bentley moved to approve Resolution No. 2020-01PZ collective and individual disclosures. Motion seconded by Commissioner Thorne and carried.
   Chairman Young called for a motion for authorization to have the Chair and City Recorder sign Resolution No. 2020-01PZ.
   MOTION. Commissioner Throne moved to authorize the Chair and City Recorder to sign Resolution No. 2020-01PZ . Motion seconded by Commissioner Powell and carried.

   b. CHAIR AND VICE CHAIR SELECTION FOR 2020 - Nomination and selection of chair and vice chair of the Price City Planning and Zoning Commission for 2020.
   Chairman Young opened nominations for each position individually. Chairman Young opened nominations for the Chair position.
   MOTION. Commissioner Bentley moved to nomination Jan Young. The motion was seconded by Commissioner Black and carried.
   No other nominations were made. Chairman Young called for a motion to close nominations.
   MOTION. Commissioner Bentley moved to close nominations. Motion seconded by Commissioner Beacco and carried.
   Chairman Young opened nominations for Vice Chair.
   MOTION. Commissioner Bentley moved to nominate Commissioner Thorne as Vice Chair. Motion seconded by Commissioner Powell and carried.
   No other motions were made. Chairman Young called for a motion to close the nominations.
   MOTION. Commissioner Bentley moved to close the nominations. The motion was seconded by Commissioner Black and carried.
   Chairman Young called for a vote to accept the nominations of Jan Young to serve as Chair for 2020. The vote was unanimous and passed.
   Chairman Young called for a vote to accept the nominations of Todd Thorne to serve as Vice Chair for 2020. The vote was unanimous and passed.

   c. COMMISSION TRAINING - Information regarding the Price City ordinance enforcement program and procedure, Officer Jared Hansen.

In Officer Jared Hansen's absence, Captain Bill Barnes reviewed the Ordinance Officer responsibilities and the ordinance enforcement program and procedures. He also answered questions regarding ordinances.

7. CONDITIONAL USE PERMIT

a. COFFEE SHOP EATERY AND ART GALLERY LAND USE - Consideration and possible approval of a coffee shop and art gallery land use at 20 East Main Street within the Commercial 1 (C-1) zoning district, Corner Coffee and Tea, Susan Neel.

A Conditional Use Permit (CUP) application was submitted by Susan Neel to establish an eating places (restaurant) and art gallery land uses at 20 East Main Street 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 use is Eating Places – Food Consumed on Premises, identified in Section 11.3.4.14 of the Code, a conditional use, art galleries is identified in Section 11.3.10.5.1, a permitted use.

The Commissioners discussed the CUP in detail with the applicant. Chairman Young read aloud the following conditions of approval:

- Install and maintain fully lighted front and rear building ingress/egress finding that fully lighted ingress/egress mitigates the potential for accident and injury. Exterior lighting to be high efficiency LED fixtures.
- Ensure garbage service capacity and frequency to prevent the accumulation of garbage, rubbish and debris finding that controlled garbage, rubbish and debris enhances the community aesthetic and prevents wind scatter of garbage, rubbish and debris.
- Confirm that no food service or business activity that necessitate use of a grease trap finding that protection of the public sewer system infrastructure is a priority and in the financial interest of the community. No food service or business activity that necessitates the use of a food preparation grease hood and ventilation system finding that such equipment is not present in the location.
- Employee and owner parking in mid-block parking areas maintaining on-street parking in an open condition for customers in the downtown area finding that open on-street parking increases commercial activity in the downtown area.
- Installation of business signage consistent with that provided in the CUP application finding that properly reviewed and approved signage promotes consistency in the community and increased potential for business activity.
- Installation and maintenance of a minimum of 5% of the area in landscaping finding that 5% landscaping is the minimum standard identified in the Code.
- Completion of qualifying building renovations under the auspices of a Price City building permit finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community. Doors to rear alley way to open outward.
- Coordinate any necessary easements for placement of outdoor items within the public right-of-way with the Price City Planning Department and the Price City Public Works Department, if any, such as bike racks, stationary furniture, etc. finding that easements protect the placement of equipment as well as ensure safe pedestrian passage.
- Obtain a Price City business license prior to operation of the business finding that properly licensed businesses protect the health, safety and welfare of the community. Obtain and comply with all other permits and requirements as may be necessary for the successful operation of the business such as registration with the State of Utah Tax Commission for the collection and remittance of sales tax.
- 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 of a coffee shop and art gallery land use at 20 East Main Street within the Commercial 1 (C-1) zoning district, Corner Coffee and Tea. Motion seconded by Commissioner Beacco and carried.

8. UNFINISHED BUSINESS – Nick Tatton reminded the Commissioners that the meeting scheduled for January 21, 2020 will be held on Tuesday instead of Monday due to the holiday on January 20, 2020. Chairman Young requested that Commissioner Powell provide Safety Seconds for the January 21, 2020 meeting.

Meeting adjourned at 5:42 p.m. pursuant to a motion by Commissioner Thorne . Motion seconded by Commissioner Powell and carried.

APPROVED: _____ ATTEST: _____

Chairman, Jan Young City Recorder, Sherrie Gordon