PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 24, 2020

PRESENT:
Commissioners:
Judy Beacco
Dale Evans
Jade Powell
Todd Thorne
Jan Young

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

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

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 noted that warmer weather is approaching and people begin cleaning their yards. She reminded everyone to watch for power lines when trimming trees. She stated that it is important to watch your footing when using ladders. She also reminded everyone to watch for people that are running early in the morning and using a headlight on their helmet.

4. MINUTES OF January 21, 2020
MOTION. Commissioner Thorne moved to approve the minutes for January 21, 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 - Training for the Planning Commission regarding meeting rules of order conducted by Thomas Sitterud.
   Mr. Sitterud reviewed meeting rules of order.
   b. PUBLIC HEARING - Public hearing to receive input regarding the proposed Cedar Corner 8-lot residential land subdivision located at approximately 900 N Cedar Hills Drive.
   MOTION. Commissioner Thorne moved to open the public hearing at 5:14 p.m. Motion seconded by Commissioner Evans and carried.
   Nick Tatton advised the Commission that no inquiries from the public had been received.
   No public comment was received.
   MOTION. Commissioner Thorne moved to close the public hearing at 5:15 p.m. Motion seconded by Commissioner Powell and carried.

7. CONDITIONAL USE PERMIT
   a. LAND SUBDIVISION - Consideration and possible approval of an 8-lot residential land subdivision, located at approximately 900 N Cedar Hills Drive, called Cedar Corner Subdivision, Carla Saccomano.
   It was noted that there was a clerical error on the agenda, public hearing notice and staff report for this item. The residential land subdivision is a 6-lot, not an 8-lot residential land subdivision.
   A Conditional Use Permit (CUP) application was submitted by Carla Saccomano for a 6-lot residential land subdivision called Cedar Corner. The subdivision is located at approximately 900 N Cedar Hills Drive (the NW Corner of the intersection of Cedar Hills Drive and 800 N). The location is in the Residential 1-6 (R1-6) zoning district; all proposed lot are in excess of the minimum lot size. Note that this approval is for the actual subdivision of the land, not actual development of the property. The land subdivision is a conditional use based on Section 10.3.13 of the Price City Land Use Management and Development Code (Code). The development activities are administrative conditional and have been addressed with the applicant by Price City staff. Those development items include: 100-year flood zone matters, public infrastructure installations. Pursuant to the Code, a public hearing was held.
   The Commissioners thoroughly discussed the CUP with the applicant. The Commissioners also discussed the administrative and city minimum requirements for development of the subdivision including the 100-year flood zone, public infrastructure installations and submission of financial surety.
   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 Evans moved to approve a Conditional Use Permit (CUP) approval for the Cedar Corner 6-lot residential land subdivision located at approximately 900 N Cedar Hills Drive within the Residential 1-6 zoning district based on Section 10.3.13 of the Price City Land Use Management and Development Code. Motion seconded by Commissioner Powell and carried.

8. UNFINISHED BUSINESS - No unfinished business discussed.

Meeting adjourned at 5:28 p.m. pursuant to a motion by Commissioner Thorne. Motion seconded by Commissioner Beacco and carried.

APPROVED: _____ ATTEST: _____

Chair, Jan Young City Recorder, Sherrie Gordon