PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF APRIL 20, 2020

PRESENT:
Commissioners:
Judy Beacco via telephone conference call
Nancy Bentley via telephone conference call
David Black via telephone conference call
Jade Powell via telephone conference call
Todd Thorne via telephone conference call
Jan Young, Commissioner

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

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

1. Chair Young called the meeting to order at 5:00 P.M. Due to the current COVID-19 situation, the Planning and Zoning meeting is being held electronically via telephone conference call. She led the Pledge of Allegiance.

2. Chair Young asked the City Recorder to take a verbal roll call to verify attendance for this electronic meeting.
Commissioner Beacco – here
Commissioner Bentley – here
Commissioner Black – here
Commissioner Powell – here
Commissioner Thorne – here
Commissioners Evans, Root and Holt are excused
Attendance in the Council Chambers:
Jan Young, Commissioner
Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director
The City Recorder asked if anyone else on the conference call to please state their name for the record. The following stated their name: Mary Jo McMillen and Shirley Wayman.

3. SAFETY SECONDS – Due to the current COVID-19 situation, Commissioner Thorne reviewed working from home guidelines.

4. MINUTES OF February 24, 2020
MOTION. Commissioner Powell moved to approve the minutes for February 24, 2020. Motion seconded by Commissioner Thorne.
Chair Young asked the City Recorder to take a verbal roll call vote to verify the motion.
Commissioner Beacco –Aye
Commissioner Bentley – Aye
Commissioner Black – Aye
Commissioner Powell – Aye
Commissioner Thorne – Aye
The City Recorder announced that the motion passed unanimously.

5. PUBLIC COMMENT ON AGENDA ITEMS - Chair Young stated that do to the current COVID-19 situation, this Planning and Zoning meeting is being held electronically via telephone conference call. By notice of the Price City agenda and notice in the ETV Newspaper, the public was invited to contact Nick Tatton by phone or email if they had a public comment item. Chair Young turned the time over to Nick Tatton to address any public comments received. Nick Tatton stated that no Public Comments were received.

6. CONDITIONAL USE PERMIT
a. Consideration and possible approval of an administration office, social service administration and welfare and charitable services land use at 67 E Main Street, Utah Support Advocates for Recovery Awareness, Mary Jo McMillen.
A Conditional Use Permit (CUP) was submitted by Mary Jo McMillen on behalf of Utah Support Advocates for Recovery Awareness (USARA) to locate the business (land use) at 67 East Main Street within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is 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 located in Section 11.1.m of the Code. The applicable land uses are Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code and Welfare and Charitable Services, a conditional land use, listed in Section 11.3.10.4.2 of the Code.

The Commissioners discussed the CUP in detail including the requirement for safety lighting at both the front and rear entrances to the building (exterior lighting to be high efficiency LED fixtures). Chair Young read aloud the following conditions of approval:

1. All parking for group assembly (customers, staff, owners) to be in the mid-block lot located north of the subject property finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.
2. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protects the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
3. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
4. Completion of a building safety inspection, within thirty (30) days by the Price City Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
5. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses.
6. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
7. Placement/installation of site landscaping complying with the Code minimum of 5%. May be located primarily on Main Street Frontage.
8. No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval.
9. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
10. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.

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 Bentley moved to approve a Conditional Use Permit (CUP) of an administration office, social service administration and welfare and charitable services land use at 67 E Main Street, Utah Support Advocates for Recovery Awareness. Motion seconded by Commissioner Black.

Chair Young asked the City Recorder to take a verbal roll call vote to verify the motion.

Commissioner Beacco –Aye
Commissioner Bentley – Aye
Commissioner Black – Aye
Commissioner Powell – Aye
Commissioner Thorne – Aye

The City Recorder announced that the motion passed unanimously.

7. UNFINISHED BUSINESS - No unfinished business discussed.

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

MOTION. Commissioner Thorne moved to close the regular Planning and Zoning meeting at 5:23 p.m.. Motion seconded by Commissioner Bentley.

Chair Young asked the City Recorder to take a verbal roll call vote to verify the motion.

Commissioner Beacco –Aye
Commissioner Bentley – Aye
Commissioner Black – Aye
Commissioner Powell – Aye
Commissioner Thorne – Aye

The City Recorder announced that the motion passed unanimously.

The regular Planning and Zoning meeting was adjourned at 5:24 P.M.

APPROVED: _____ ATTEST: _____

Chair, Jan Young City Recorder, Sherrie Gordon