

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 21, 2017**

PRESENT:

Commissioners:

Nancy Bentley	Nick Tatton-Community Director
Todd Thorne	Sherrie Gordon-City Recorder
Dale Evans	
Judy Beacco	
Jan Young	
Richard Root	

EXCUSED: Commissioner Oliver, Commissioner Sacco and Commissioner Holt-Alternate

OTHERS PRESENT: Brenda Quick and Leif Nelson

1. In the absence of Chairman Oliver and Vice Chair Sacco, Commissioner Evans called the meeting to order at 6:07 P.M. He led the Pledge of Allegiance.
MOTION. Commissioner Bentley made a motion to accept Commissioner Evans as Chair. Motion seconded by Commissioner Young and carried.
2. Roll was called with the above Commissioners and staff present.
3. **MINUTES –**
 - a. July 25, 2017 Planning and Zoning Training Workshop
 - b. July 25, 2017 Planning and Zoning Meeting**MOTION.** Commissioner Bentley moved to approve the minutes of both meetings held on July 25, 2017. Motion seconded by Commissioner Throne and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.
5. **CONDITIONAL USE PERMIT –**
 - a. **HOBBY SHOP, PAWNSHOP, ARCADE, CARRY-OUT PIZZA -** Consideration and possible approval of a hobby, pawn, arcade, carry out pizza land use at 828 East Main Street within the Commercial 1 zoning district, Marty Robbins.
MOTION. Commissioner Bentley made a motion to strike 5-a. from the agenda until such time as Mr. Robbins is able to be present to represent the application. Motion seconded by Commissioner Beacco and carried.
 - b. **PROFESSIONAL OFFICE -** Consideration and possible approval of a professional office land use at 202 E 200 N within the Residential 2-7 zoning district, Brenda Quick.
A Conditional Use Permit (CUP) was submitted by Brenda Quick to locate a professional office space land use at 202 East 200 North in an existing office building within the Residential 2-7 (R2-7) zoning district. The placement of professional office space in the R2-7 zoning district is conditional based on Section 10.3.10 of the Price City Land Use Management and Development Code (Code). General land use evaluation criteria is listed in Section 10.1 of the Code and the specific land use evaluation criteria/land use checklist is listed in Section 10.1.m of the Code. The Planning Commission reviewed the Conditional Use Permit in detail. Commissioner Evans read aloud the following conditions of approval:
 - Ensure that all business owners and employees utilize the off-street parking lot finding that use of the off-street parking lot mitigates vehicle and pedestrian traffic conflicts and further mitigates issues in the residential area associated with vehicle parking.
 - No unscreened outdoor storage of business materials, equipment or other items finding that restricted outdoor storage protects area property values and is consistent with the Price City General Plan.
 - Procurement of a Price City Business License prior to operation of the business finding that properly reviewed and licensed businesses protect the health, safety and welfare of the community.
 - Complete a building safety inspection review with the Price City Building Inspector and Price City Fire Chief and compliance with all building safety recommendations stemming from the inspection finding that inspected and safe buildings protect the health, safety and welfare of the community.
 - Installation of business signage only after review and approval of the sign plan by the Price City Planning Department finding that properly reviewed and approved business signage promotes increased commercial activity and signage consistency in the community.
 - No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.

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 Root moved to recommend that the Price City Council provide final approval of a Conditional Use Permit (CUP) for Brenda Quick to locate a professional office space land use at 202 East 200 North in an existing office building within the Residential 2-7 (R2-7) zoning district. Motion seconded by Commissioner Bentley and carried.

6. UNFINISHED BUSINESS – Nick Tatton informed the Commissioners that the Planning and Zoning Commission meeting scheduled for September 11, 2017 will be cancelled.

Meeting adjourned at 6:22 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Beacco and carried.

APPROVED: _____
Commissioner, Dale Evans

ATTEST: _____
City Recorder, Sherrie Gordon