

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 23, 2015**

PRESENT:

Commissioners:

Dale Evans	Nick Tatton, Community Director
Nancy Bentley	Sherrie Gordon, City Recorder
Frankie Sacco	
Robert Oliver	

EXCUSED: Commissioner Beacco, Commissioner Young and Commissioner Root

OTHERS PRESENT: Wayne Clausing, Johnny Martinez and Kevin Wolfe

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF November 9, 2015 –
MOTION. Commissioner Bentley moved to approve the minutes of November 9, 2015 as presented. Motion seconded by Commissioner Evans and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. GENERAL BUSINESS –
 - a. GENERAL PLAN REVIEW. Review and comment on proposed updates to Chapter 7 of the Price City General Plan, Parks and Recreation.
Commissioner Bentley suggested a broader look at all facilities, programs and resources available in the community. Perhaps an addendum could be added to the General Plan listing facilities and activities in the area. Wayne Clausing asked the Commissioners to include the south Price area in future planning. There is also a possibility to partner with the Housing Authority regarding placement of a park or playground on their property to serve the southeast portion of the community.
6. CONDITIONAL USE PERMIT –
 - a. FOOD VENDING TRUCK. Consideration and possible approval of a food vending truck to be located at: (1)125 S Hwy 55; (2) 710 E Main St.; (3) 600 E Main St.; and (4) 460 S Carbon Ave. Each located within the Commercial 1 (C-1) zoning district, Juanito's Taco's, Johnny Martinez.
A Conditional Use Permit (CUP) application was submitted by Johnny Martinez for a mobile food truck vending operation called “Juanito’s Taco’s”. General land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), specific land use evaluation criteria and the land use checklist are listed in Section 11.1.m of the Code. The land use, Eating places, food vending trucks – temporary or permanent street and sidewalk vending operations, is conditional and listed in Section 11.3.4.14.1 of the Code.
After a discussion with the applicant and review of the operation of the business with the applicant, Chairman Oliver read aloud the following conditions of approval and led a further discussion with the applicant:
 - Ensure full and ongoing compliance with each land use requirement for food vending trucks listed in Section 11.3.4.14.1 of the Code, indicated below, finding that compliance with Code requirements promotes and maintains an orderly community and is consistent with the goals in the Price City General Plan.
 - Truck not to be parked in one location exceeding thirty (30) days.
 - As a temporary use, truck to come-and-go from location, on-site time is limited to no more than fourteen (14) days per parking period with a minimum of thirty (30) days between parking periods.
 - No overnight parking of truck.
 - This includes any associated equipment.
 - All food prepared on-site, in truck, no prepared off-site in commissary or other prep area.
 - Truck to be self-contained for water and fuel, etc. No connection to outside services. Must have hot water available within truck.
 - Minimum distance between vending truck locations of five-hundred feet (500’) and no trucks within five-hundred feet (500’) of a public or private school.
 - Must have written permission from property owner for parking location.
 - Must provide garbage and trash receptacles and services to receptacles daily.
 - Must provide a minimum of two (2) garbage cans in the minimum size of thirty-two (32) gallon capacity.
 - Other adjacent dumpster locations not permitted for use finding no agreement for use has been provided with the application.

- If seating is provided adjacent to truck, must provide parking and restroom facilities for customers consistent with other Code requirements for on-premises eating places.
 - No seating or tables permitted finding that no restrooms and no permanent parking is installed or developed at the site nor included in the site plan submitted with the application.
- No drive through window permitted to be operated from mobile food vending truck.
- Signage on truck only, no other signage permitted.
- Truck must have own lighting, no additional exterior lighting is permitted.
- Hours of operation limited to 6:00am to 10:00pm and may be further restricted based on location of truck and adjacent land uses.
- Must utilize permanent or temporary off street parking in a temporary surface, such as gravel road base or asphalt millings, to accommodate a minimum of four (4) customer passenger vehicles spaces including ADA access finding that [temporary] surfaced off-street parking mitigates mud and debris track out to Main Street.
 - Condition applies to location at 600 E Main St. as it is a vacant dirt lot.
- No conditions at the site or property that violate the Price City Property Maintenance Code finding that properly maintained properties protect property values and is consistent with the Price City General Plan.

ACCEPTANCE: The applicant acknowledged that the he is fully aware of the conditions of approval, understands the conditions of approval, and intends to comply with the conditions of approval.

ACCEPTANCE: The applicant acknowledged that the he understands that this approval is for the following sites only: (1) 125 S Hwy 55; (2) 710 E Main St.; (3) 600 E Main St.; and (4) 460 S Carbon Avenue. No other sites or locations permitted for location of food truck.

MOTION. Commissioner Bentley moved to recommend the Price City Council provide final approval for a food vending truck to be located at: (1) 125 S Hwy 55; (2) 710 E Main St.; (3) 600 E Main St.; and (4) 460 S Carbon Ave. Each located within the Commercial 1 (C-1) zoning district, Juanito's Taco's, Johnny Martinez, to include all conditions discussed and indicated. Motion seconded by Commissioner Sacco and carried.

7. UNFINISHED BUSINESS – Nick Tatton reminded the Commissioners about the Price City Planning and Zoning Commission Training Retreat being held on December 7, 2015.

Meeting adjourned at 6:17 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Sacco and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon