

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF JANUARY 8, 2024**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Renee Swinburne

Todd Thorne

Chris Wood

Jaci Adams, City Recorder

Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Holt, Commissioner Root, Chair Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Commissioner Thorne called the meeting to order at 5:00 p.m. Commissioner Thorne led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Beacco reminded everyone that January is the deadliest month for carbon monoxide poisoning. Make sure that all carbon monoxide detectors are in working order.

4. MINUTES of 09-25-2023.

MOTION. Commissioner Heffernan moved to approve the minutes for 09-25-2023. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

Commissioner Thorne asked for a motion to move agenda item 7 out of order to accommodate the applicants. Commissioner Swinburne moved to switch the order of agenda item 7 before agenda item 6. Commissioner Black seconded and motion carried.

7. CONDITIONAL USE PERMIT

a. DAYCARE LAND USE. Consideration and possible approval of a daycare land use at 15 E Main Street, within the commercial 1 zoning district, Sunshine Daycare Center, Amelia Walls and Dominique Chavez-Villa.

The Commissioners thoroughly discussed the daycare land use at 15 E Main Street, within the commercial 1 zoning district with both applicants, Amelia Walls and Dominique Chavez-Villa, and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding what, if any changes would be made structurally, ADA access, operation of hours, entrance using both front and back, and number of employees.

Commissioner Thorne reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicants.

- a. Installation of lighting at both the front and rear entrances to the building and entrances to remain lit during all hours of building occupancy finding that lit entrances mitigate the potential for injury and accidents and protect the health, safety and welfare of the community.**
 - i. All exterior lighting to be high efficiency LED fixtures.**
- b. All child drop-off and pick-up to be accommodated through the rear entrance finding that Main Street parking and traffic does not accommodate safe drop-off and pick-up activity.**
- c. All employee and owner parking to be in the mid-block lots finding that on-street parking along Main Street for customers and visitors increases the economic viability of the downtown area.**
- d. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and increased commercial activity.**
- e. Completion of a pre-occupancy safety inspection of the subject property by the Building Inspector and Fire Chief and compliance with safety recommendations stemming from the inspections finding that inspected and safe buildings protect the health, safety and welfare of the community.**
 - i. Building occupancy not to exceed the maximum safe capacity of the building as identified by the Building Inspector and/or Fire Chief.**
- f. Completion of any building renovations under the auspices of a building permit finding that property permitted and inspected building renovations protect the health, safety and welfare of the community.**
- g. Garbage can / dumpster size and service frequency to prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish and debris finding that controlled disposal of garbage, rubbish and debris serves to improve the community aesthetic.**
- h. Restrictions:**

- i. No overnight occupancy in the building.**
- ii. No outdoor activity (playgrounds, etc.)**
- iii. No on-site meal preparation in the kitchen that may impact the sewer system without installation of a sampling manhole and a grease trap.**
- i. Obtain or retain a Price City business license (or licenses) as required prior to the commencement of business activity on site.**
- j. No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.**

ACCEPTANCE: The applicants acknowledged that they are aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Black moved to approve a daycare land use at 15 E Main Street, within the commercial 1 zoning district, Sunshine Daycare Center. Commissioner Wood seconded and motion carried.

6. GENERAL BUSINESS/DISCUSSION

- a. PUBLIC HEARING.** Public Hearing to receive input on the proposed 2024 updates to the Price City Land Use Management and Development Code.

Commissioner Thorne asked for a motion to open the Public Hearing. Commissioner Swinburne moved to open the Public Hearing to receive input on the proposed 2024 updates to the Price City Land Use Management and Development Code at 5:12 p.m. Commissioner Black seconded and motion carried. Acknowledging no public comment was offered or reported Commissioner Thorne asked for a motion to close the Public Hearing. Commissioner Heffernan moved to close the Public Hearing at 5:15 p.m. Commissioner Beacco seconded and motion carried.

Commissioner Thorne recommended that in section 10.17.5, regarding the maximum size of an ADU, would be to clarify the footprint of the building/home so that square footage is not bigger in size.

- b. RESOLUTION NO. 2024-001PZ.** Consideration and possible approval of a Resolution of the Price City Planning and Zoning Commission Supporting and Recommending Adoption of Certain Updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council.

MOTION.

Commissioner Swinburne moved to approve Resolution No. 2024-001PZ supporting and recommending adoption of certain updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council. Commissioner Black seconded and motion carried.

c. ANNUAL SELECTION OF CHAIR AND VICE CHAIR. Nomination and approval of the 2024 Price City Planning and Zoning Commission Chair and Vice Chair.

Commissioner Thorne asked for a motion to open nominations for the Chair position.

MOTION.

Commissioner Black moved to open nominations for the Chair position and nominated Jan Young. Commissioner Heffernan seconded and motion carried.

MOTION.

Commissioner Black moved to close nominations for the Chair position and approve as Commission Chair by acclamation. Commissioner Heffernan seconded and motion carried.

Commissioner Thorne asked for a motion to open nominations for the Vice Chair position.

MOTION.

Commissioner Wood moved to open nominations for the Vice Chair position and nominated Todd Thorne. Commissioner Swinburne seconded and motion carried.

MOTION.

Commissioner Wood moved to close nominations for the Vice Chair position and approve Todd Thorne as Commission Vice Chair by acclamation. Commissioner Swinburne seconded and motion carried.

d. ANNUAL CONFLICT OF INTEREST RESOLUTION NO. 2024-002PZ. 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 Beacco moved to approve Resolution No. 2024-002PZ affirming compliance with State law regarding code of conduct and conflict of interest disclosure individually and collectively. Commissioner Swinburne seconded and motion carried.

8. UNFINISHED BUSINESS

Commissioner Thorne asked for a motion to close the regular Planning and Zoning meeting.

MOTION. Commissioner Black moved to close the regular Planning and Zoning meeting. Commissioner Wood seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:23 p.m.

APPROVED: _____
Vice Chair, Todd Thorne

ATTEST: _____
City Recorder, Jaci Adams