

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JANUARY 11, 2010**

PRESENT: Commissioners:
Chairman Larry Bruno
Frankie Sacco
Judy Beacco
Alfred Richens
Ed Shook
Erroll Holt
Nick Tatton, Community Director
Laurie Tryon, City Recorder

EXCUSED: Grady McEvoy, Kathy Hanna-Smith

OTHERS PRESENT: Jeff Nielson, Richard Tatton and Eva Tseng

OATH OF OFFICE- Commissioner Richens was reinstated to the Planning and Zoning Commission with an Oath of Office given by City Recorder, Laurie Tryon.

Roll Call reopened at 6:25 p.m. to elect a new Chairman and Vice Chairman for 2010. **MOTION.** Commissioner Richens moved to nominate Commissioner Bruno to remain Chairman and be elected by acclamation. Commissioner Shook moved to close nominations. Motion seconded by Commissioner Beacco. **MOTION.** Commissioner Richens move to nominate Commissioner Shook for the position of Vice Chair and be elected by acclamation. Motion seconded by Commissioner Holt and carried.

1. MINUTES OF DECEMBER 14, 2009

Commissioner Shook moved to approve the minutes of December 14, 2009 as presented. Motion seconded by Commissioner Beacco and carried.

2. PUBLIC COMMENT- No public comment was received

3. GENERAL BUSINESS

1. PUBLIC HEARING. Public hearing to receive input regarding updates to the Price City General Plan Goals. **MOTION.** Commissioner Richens moved to open the public hearing at 6:01 p.m. Motion seconded by Commissioner Shook and carried. Chairman Bruno read aloud the updates to the General Plan. No public comment was received. **MOTION.** Commissioner Shook moved to close the public hearing at 6:03 p.m. Motion seconded by Commissioner Sacco and carried.

2. PUBLIC HEARING. Public hearing to receive input regarding updates to the Price City Land Use Management and Development Code. **MOTION.** Commissioner Shook moved to open the public hearing at 6:03 p.m. Motion seconded by Commissioner Richens and carried. Chairman Bruno read aloud the updates to the Land Use Management and Development Code. No public comment was received. **MOTION.** Commissioner Richens moved to close the public hearing at 6:05 p.m. Motion seconded by Commissioner Beacco and carried.

3. RESOLUTION 2010-01PZ-Consideration and possible approval of a resolution approving and recommending approval of updates to the Price City General Plan.

Staff recommended approval of the Resolution 2010-01PZ. Chairman Bruno requested a discussion regarding the updates. No discussion took place with the Commissioners. **MOTION**. Commissioner Richens moved to approve Resolution 2010-01PZ adopting the updated Price City General Plan goals and recommending the City Council also approve the updated goals. Motion seconded by Commissioner Shook and carried.

4. RESOLUTION 2010-02PZ-Consideration and approval of a resolution approving and recommending city council approval of updates to the Price City Land Use Management and Development Code. Chairman Bruno opened the discussion for debate amongst Commissioners. Chairman Bruno read aloud the proposed changes for the code:

1. Chapter 1, define domestic, farm and wild animals and provide clarification on animals in residential zones.
2. Chapter 4, Clarify Processing Time and Number of Signs Available; HOB Sign Size.
3. Chapter 7, Clarify Planning Commission consideration of special and unique situations when requiring development improvements
4. Chapter 10, Clarify restriction of farm animals in residential zones, Provide availability of wind and solar electric generation as a land use in residential zones, Clarify consideration parameters for temporary street festivals, events and sidewalk vendors in residential zones.
5. Chapter 11, Clarify consideration parameters for temporary street festivals, events and sidewalk vendors in commercial zones, Clarify treatment of associated temporary uses in commercial zones, Provide availability of wind and solar electric generation as a land use in commercial zones.

MOTION. Commissioner Richens moved to adopt Resolution 2010-02PZ supporting and recommending adoption of certain updates to the Price City Land Use Management and Development Code 2008 Edition. Motion seconded by Commissioner Sacco and carried.

5. RESOLUTION 2010-03PZ-Consideration and possible approval of a resolution approving annual collective and individual conflict of interest disclosures. Chairman Bruno proposed discussion on this resolution. No comment by commissioners was received. **MOTION**. Commissioner Shook moved to adopt Resolution 2010-03PZ affirming compliance with State law regarding code of conduct and conflict of interest disclosure. Motion seconded by Commissioner Beacco and carried.

6. CONDITIONAL USE PERMIT

BUSINESS OCCUPANCY CONDITIONAL USE PERMIT, SU-HA-RI MARTIAL ARTS INSTITUTE, 27 NORTH 100 WEST.

Nick Tatton represented Mike Martak's request for a Conditional Use Permit at Mr. Martak's request(CUP) for a martial arts training gym called SU-HA-RI Martial Arts Institute, to be located at 27 North 100 West within the Commercial 1 (C-1) zoning district. Staff recommended final approval to the city council for the land use of the martial arts business. Nick Tatton stated that Mr. Martak is aware of the conditions of approval. The conditions are as follows:

- a. Installation of business signage consistent with submitted sign plans provided finding that the signage is complies with the conditions in Chapter 4 of the Code and that properly reviewed and installed signage promotes improved commercial activity in Price City and is consistent with the goals in the Price City General Plan;
- b. Procurement of a valid Price City building permit for all renovations taking place at the subject property finding that properly permitted and inspected commercial

- c. property renovations protect the health, safety and welfare of the community and are consistent with the goals in the Price City General Plan;
- d. No on street parking by employees or owners of the business finding that maintaining known parking in off street lots promotes improved commercial activity in Price City and is consistent with the goals in the Price City General Plan.

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply of the approval conditions by Mike Martak via Nick Tatton.

MOTION. Commissioner Sacco moved to approve the business subject to the conditions indicated. Motion seconded by Commissioner Richens and carried.

7. HOME OCCUPIED PERMIT

HOME OCCUPIED BUSINESS, 675 EAST 800 NORTH. Shih-Wei Chen, Traditional Chinese Wusu Kwoon.

Eva Chen presented a request on behalf of her husband, for Shis-Wei Chen a Home Occupied Business (HOB) for an in home martial arts training business to be located at 675 East 800 North called Traditional Chinese Wushu Kwoon. The HOB will be situated within the Residential 1-6 (R1-6) zoning district. Mrs. Chen stated that the Fire Chief and Building Inspector had recently inspected the home and that they had complied with all recommendations. Mrs. Chen supplied neighborhood signatures forms that were all positive. She stated that their home only has space available for (4) four clients at one time and that all parking will be in their driveway and not be a problem to the neighborhood. Staff recommended final approval to the City Council for the business with the stated conditions. Chairman Bruno read aloud the following conditions for the Home Occupied Business:

- a. Inspection of the home business location by the Price City Fire Chief and building inspector for fire and property safety recommendations finding that completion of fire and building safety inspections protects the health, safety and welfare of the community and those conducting business at the location.
- b. Confirmation of the HOB restrictions indicted in Section 1.13.90 of the Code including:
 - i. No employees other than immediate family;
 - ii. No unusual traffic is permitted;
 - iii. No parking except customary automobiles, etc.;
 - iv. No parking lots beyond the driveway;
 - v. All parking to be accommodated on site;
 - vi. No unusual waste, debris, residential or otherwise to be generated;
 - vii. No unusual electronic interference;
 - viii. No dust, smoke, odors, or discharges to be generated;

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply of the approval conditions by Eva Chen on behalf of Shis Wei Chen. **MOTION.** Commissioner Shook moved to approve the Home Occupied Business with the stated conditions. Motion seconded by Commissioner Sacco and carried.

Meeting adjourned at 6:29 p.m. pursuant to a motion by Commissioner Shook.

APPROVED: _____
Chairman Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon

