

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JANUARY 12, 2009**

PRESENT: Commissioners:
 Larry Bruno, Chairman Nick Tatton, Community Director
 Frankie Sacco Laurie Tryon, City Recorder
 Kathy Hanna-Smith
 Gary Lyon
 Alfred Richens
 Robert Richens

EXCUSED: Commissioner Shook

OTHERS PRESENT: Grady and Jeanne McEvoy, Gary Sonntag and Russell Seeley

I PLEDGE OF ALLEGIANCE

Chairman Bruno led the Pledge of Allegiance

II ROLL CALL - New Price City Engineer, Russell Seely was introduced to the Planning and Zoning Commission.

III MINUTES OF DECEMBER 8, 2008

Commissioner Hanna-Smith moved to approve the minutes of December 8, 2008 as presented. Motion seconded by Commissioner Lyon and carried.

IV PUBLIC COMMENT ON AGENDA ITEMS- No public comment presented.

**V HOME OCCUPIED PERMIT- OFFICE USE ONLY-BUSINESS-FINAL
191 N. 100 W. - IN AND OUT INSPECTIONS- GRADY AND JEANNE MCEVOY,
OWNERS**

Jeanne and Grady McEvoy requested a Home Occupied Business Permit (HOB) Office Use Only (OUO) for a home inspection service business to be located in their home at 191 North 100 West called In & Out Inspections, LLC. The HOB OUO will be situated within the Residential 2-7 (R2-7) zoning district. Staff recommended final approval for the business with the following conditions which were read aloud by Chairman Bruno:

- a. No employees other than immediate family;
- b. No unusual traffic is permitted;
- c. No parking except customary automobiles, etc.;
- d. No parking lots beyond the driveway;
- e. All parking to be accommodated on site;
- f. No unusual waste, debris, residential or otherwise to be generated;
- g. No unusual electronic interference;
- h. No dust, smoke, odors, or discharges to be generated;

MOTION. Commissioner Hanna-Smith moved to recommend approval of the CUP for In and Out Inspections. Motion seconded by Commissioner R. Richens and carried. **ACCEPTANCE.** The commission confirmed the acceptance and understanding of the approval conditions by Grady McEvoy.

**VI HOME OCCUPIED PERMIT- OFFICE USE ONLY- BUSINESS-FINAL
345 N. 300 E.-S & K SPORTING GOODS-SCOTT AXELGARD, OWNER**

Nick Tatton represented Scott Axelgard for the request of a Home Occupied Business Permit (HOB) Office Use Only (OUO) mail-order sporting goods business to be located in his home at 345 North 300 East called S&K Sporting Goods. Mr. Tatton stated that Mr. Axelgard is aware of conditions of a HOB OUO and received a copy of the conditions in the mail. The HOB OUO will be situated within the Residential 2-7 (R2-7) zoning district. Staff recommended final approval with the following conditions as read aloud by Chairman Bruno:

- i. No employees other than immediate family;
- j. No unusual traffic is permitted;
- k. No parking except customary automobiles, etc.;
- l. No parking lots beyond the driveway;

- m. All parking to be accommodated on site;
- n. No unusual waste, debris, residential or otherwise to be generated;
- o. No unusual electronic interference;
- p. No dust, smoke, odors, or discharges to be generated;
- q. No deliveries beyond those customarily found in a residential neighborhood such as UPS, FedEx, etc.
- r. No storage or inventory

MOTION. Commissioner A. Richens moved to recommend approval of the CUP for S and K Sporting Goods. Motion seconded by Commissioner Lyon and carried.

- VII CONDITIONAL USE PERMIT- MOTEL DEVELOPMENT-FINAL
720 WEST MAIN STREET-LA QUINTA- ANGELO KIATIPES AND JACK WRIGHT**
All of the information for this item did not arrive in time for the meeting. **MOTION.**
Commissioner Hanna-Smith moved to table the item until the next Planning and Zoning meeting on January 26th, 2009. Motion seconded by Commissioner Lyon and carried.

- VIII CONDITIONAL USE PERMIT-PROPERTY COMPLIANCE-FINAL
MELODY ESTATES TRAILER PARK- JOANNE WILSON, OWNER**
Nick Tatton stated that correspondence from the City has been sent to Joanne Wilson and Ms. Wilson has also sent letters to the City in reply. Ms. Wilson had previously made arrangements with the City to complete a list of improvements to the Melody Estates Trailer Park. The agreement with the City should have been started by December 1, 2008. Staff recommends allowing Ms. Wilson until April 1, 2009 to have all of the improvements substantially or completed started and revisit the matter at that time for a compliance update. Nick Tatton stated that he will send another letter to Ms. Wilson to update her of the decision from the Commission. Staff recommends revoking the Business License and CUP if the items for the trailer park are not in compliance with the code by April 1, 2009. Commissioner R. Richens requested that the item be placed on unfinished business. Commissioner Hanna-Smith felt that the City had been too lenient on Ms. Wilson and that she should have had the west fence done by now. **MOTION.**
Commissioner Hanna-Smith moved to place the item on the unfinished business list to revisit in April of 2009. Motion seconded by Commissioner R. Richens and carried.

- IX PRICE CITY PLANNING AND ZONING COMMISSION ANNUAL ELECTION OF
CHAIR AND VICE-CHAIR POSITION**
A nomination for Price City Planning and Zoning Commission Chair was made by Commissioner Hanna-Smith for Larry Bruno to serve as the 2009 Chairperson. A nomination for Vice-Chair was made by Larry Bruno for Gary Lyon to serve as Vice Chairperson for 2009. All members of the Commission were in agreement and request the City Council authorize Larry Bruno and Gary Lyon to serve.

- X APPROVAL OF AN ANNUAL RESOLUTION 2009-01R 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 Lyon moved to approve the resolution. Motion seconded by Commissioner A. Richens and carried.

- XI UNFINISHED BUSINESS**
1. Pinnacle Canyon Academy:
 - a. Completion of off street parking requirements by 7-1-09

Meeting ended at 6:20 p.m. Motion by Commissioner Hanna-Smith

APPROVED: _____
Chairman Larry Bruno

ATTEST: _____
Laurie Tryon, City Recorder