

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF FEBRUARY 6, 2012**

**PRESENT:** Commissioners:  
Larry Bruno, Chairperson  
Frankie Sacco  
Wayne Clausing  
Judy Beacco  
Erroll Holt  
Robert Oliver  
Nick Tatton, Community Director  
Laurie Tryon, City Recorder

**EXCUSED:** Commissioners McEvoy and Commissioner Richens  
**OTHERS PRESENT:** Wilma Howa, Rob Bouwhuis and Dennie Hymas

1. MINUTES of January 23, 2012

**MOTION.** Commissioner Holt to approve the minutes of January 23, 2012. Motion seconded by Commissioner Sacco and carried.

2. PUBLIC COMMENT ON AGENDA ITEMS: No public comment was received.

3. STATEWIDE AUTO AND RV LIQUIDATORS-Consideration and possible approval of a Conditional Use Permit, business occupancy, for an automotive and RV sales, repair, service and accessories business at 410 East Main Street within the Commercial 1 zoning district. Wilma Howa represented Tony Basso for an application for a Conditional Use Permit (CUP) to locate an automobile sales and accessories business at 410 East Main Street within the Commercial 1 (C-1) zoning district. Nick Tatton provided the Commission with the following information: the business will consist of several land uses identified within the Price City Land Use Management and Development Code (Code):

- |             |  |                 |
|-------------|--|-----------------|
| • 11.3.4.45 | Other automotive and related retail activities | Conditional Use |
| • 11.3.4.35 | Motor vehicle dealers                          | Permitted Use   |
| • 11.3.5.6  | Auto repair and service                        | Conditional Use |
| • 11.3.4.41 | Tires, batteries and accessories               | Permitted Use   |

General zoning district land use evaluation criteria is in Section 11.1 of the Code and specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code.

Staff recommended final approval to the Price City Council for the land use with the conditions indicated. Integrated into the recommended conditions of approval are the previous land use conditions for the site for Extreme Automotive, a similar land use at that location approved in April of 2008.

Chairman Bruno read aloud the following conditions of the Conditional Use Permit:

- a. No work in progress vehicles, vehicle parts, etc. or other equipment or items stored or displayed outside of the building visible from Main Street or 400 East Street finding that the storage of inoperable vehicles, work in progress vehicles, parts, etc. visible from street frontages negatively impacts community aesthetics and may negatively impact surrounding property owners and property values;
- b. No parking or storage of vehicles on-street or within the public right-of-way surrounding the property finding that freely open public rights-of-way are a necessary community need and improve both pedestrian and vehicle circulation;
- c. No accumulation of garbage, debris, clutter, rubbish (old tires, etc.) beyond that capable of being maintained in a typical commercial garbage dumpster, dumpster to be

- maintained on a schedule to accommodate business needs (number of times emptied per week and size of dumpster, dumpster to be located in an enclosure) finding that accumulations of garbage, debris, clutter, rubbish create a negative community aesthetic and may negatively impact surrounding property owners and property values;
- d. Obtain a valid Price City building permit for any and all renovations or improvements taking place at the property finding that properly completed and inspected renovations protect the health, safety and welfare of the community;
  - e. Dedication of a minimum of 1 parking space for each 200 sq. ft. of net usable floor space at the facility to accommodate employees and customers finding that available on-site parking mitigates impacts on the public right-of-way, accommodates business activity and is required by Chapter 6 of the Code;
  - f. Completion of licensing and bonding, as required, with the State of Utah and provision of a copy of said license and bond to Price City finding that properly licensed and bonded motor vehicle dealers protect the community from the negative impact of unprofessional business practices;
  - g. Placement of vehicles on the sales lot not to exceed the maximum safe capacity of the lot finding that maximizing the safe capacity of the sales lot increases the potential for commercial and business activity and mitigates safety impacts to employees, customers and the general public;
  - h. Review and approval of all business signage by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes consistency and increased commercial activity in the community;
  - i. No condition(s) at the property or structure that may subject the property or structure to a violation of the Price City Property Maintenance Code effective now or in the future finding that properly maintained properties and structures promote increased community valuations, mitigate impacts on neighboring property owners and is consistent with the goals in the Price City General Plan.

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

**MOTION.** Commissioner Holt moved to recommend the Price City Council provide final land use approval for Statewide Auto & RV Liquidators, an automotive sales, rental, service and accessories land use, located at 410 East Main Street within the Commercial 1 (C-1) zoning district, as applied for by Tony Basso, based on an evaluation of the general land use criteria listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria listed in Section 11.1.m of the Code, the land uses of 11.3.4.45, Other automotive and related retail activities, 11.3.4.35 motor vehicle dealers, 11.3.5.6 auto repair and service, 11.3.4.41 tires, batteries and accessories. Motion seconded by Commissioner Oliver and carried.

4. UTAH POWER & LIGHT CREDIT UNION-Consideration and possible approval of a Conditional Use Permit for new development and banking and banking related functions land use at approximately 390 East 100 North within the Commercial 1 zoning district.

Rob Bouwhuis and Dennie Hymas presented a Conditional Use Permit (CUP) application for development of property for banking and banking related function at approximately 390 East 100 North within the Commercial 1 (C-1) zoning district. Nick Tatton provided the following information to the Commissioners: the land use proposed, Banking and Banking Related Functions, is a permitted (P) use within the C-1 as indicated in Section 11.3.5.7 of the Price City Land Use Management and Development Code (Code) zoning district and the property development is a conditional use (C) as indicated in Section 11.3.11.5.1 of the Code. The general evaluation criteria are listed in Section 11.1.1 of the Code and the specific evaluation criteria/land use checklist is in Section 11.1.m of the Code.

Staff recommended preliminary and possibly final approval for the project. Chairman Bruno read aloud the following conditions:

- a. Completion of development in compliance with final site plan approved and in compliance with all other documents and plans (PRWID survey; geotechnical report; storm water management plan; etc.) submitted and in compliance with all direction from Price City officials and staff finding that development consistent with approved plans mitigates development confusion, mitigates potential negative impact of development on neighboring and area land uses and is consistent with the Price City General Plan;
- b. Installation of business signage only after review and approval of signage plan by the Price City Planning Department finding that properly reviewed and approved signage plans promote consistency in signage throughout the community and improve the economic capacity in the community;
- c. Development in compliance with the site plans provided and all utility connections in compliance with direction from utility providers, including Price City utility services finding that coordinated and planned utility connections protect the long-term interest of the utility;
- d. Completion of a public infrastructure development agreement with the Price City Public Works Department, if necessary and required, and submission of the required financial surety, if necessary and required, finding that formally agreed to and secured public infrastructure development protect the long-term interest of the community and reduce long-term maintenance costs to the community;
- e. Submission of building plans to the Price City Building Department for review and procurement of a valid Price City Building Permit prior to construction at the site finding that properly permitted and reviewed building plans protect the health, safety and welfare of the community;
- f. No conditions at the structure or property that place the structure or property in violation of the Price City Property Maintenance Code in effect now or in the future finding that properly maintained structures and property protect property values and the health, safety and welfare of the community;
- g. Removal of tree on north side of road in park strip is allowable to accommodate the landscaping plan and no wall needs to be placed on the south side of the property.

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval. Chairman Bruno read aloud the Conditional Use Permit agreement.

**MOTION.** Commissioner Holt moved to recommend the Price City Council provide preliminary and final approval for the development of a Banking and Banking Related land use at 390 East 100 North within the Commercial 1 zoning district as permitted in Section 11.3.5.7 of the Price City Land Use Management and Development Code (Code) and Section 11.3.11.5.1 of the Code based on the general evaluation criteria are listed in Section 11.1.1 of the Code and the specific evaluation criteria/land use checklist is in Section 11.1.m of the Code. Motion seconded by Commissioner Beacco and carried.

5. UNFINISHED BUSINESS- No report

6. CUSTOMER SERVICE REPORT- No report

Meeting adjourned at 6:40 p.m. pursuant to a motion by Commissioner Holt.

APPROVED: \_\_\_\_\_  
Chairman, Larry Bruno

ATTEST: \_\_\_\_\_  
City Recorder, Laurie Tryon