

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 24, 2014**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Judy Beacco

Nancy Bentley

Frankie Sacco

Robert Oliver

Erroll Holt, Alt.

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Todd Olsen

OTHERS PRESENT: Kourtney and Adam Cox, Wayne Clausing

1. MINUTES OF February 10, 2014.

MOTION. Commissioner Bentley moved to approve the minutes of February 10, 2014 as presented. Motion seconded by Commissioner Beacco and carried.

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

3. MOTOR VEHICLE DEALERSHIP-Consideration and possible approval of a motor vehicle dealership with apparel and accessories to be located at 150 N Hospital Drive within the Commercial 1 Zoning District, Kourtney Cox, Pinnacle Gate Motorsports.

Kourtney Cox, Pinnacle Gate Motorsports submitted a Conditional Use Permit (CUP) application for a motor vehicle dealership of UTV's to be located at 150 North Hospital Drive, within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the land use is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The requested land use(s) are: Motor Vehicle Dealers, Section 11.3.4.35 of the Code and Other Retail Trade-Apparel and Accessories, Section 11.3.4.44 of the Code. Kourtney Cox stated that there would be no service and/or maintenance of vehicles on the property and sales office would be in the showroom where the old convenience store was in the building. She stated that the existing vehicles and storage around the building would all be removed except for the personal storage on the second level balcony which is considered residential and belongs to the owners. She stated that chains and posts would be installed according to City requirements (35' driveway maintained) on the north end of the property to discourage overnight parking and the rocks would be permanently removed. Mrs. Cox stated that the property owners live upstairs in the residential space and the area is sectioned off and locked. She stated that the business will not use the previous restaurant or kitchen area, only the previous convenience store section. She stated that no hazardous material will be stored at the building and only showroom vehicles will be used in that area while all others will be stored and locked on the east side of the building after hours. Mr. Adam Cox asked if the parking strips could be painted as the weather became warmer. The Commission recommended that the parking lot striping be completed in 90 days. Mrs. Cox stated that they planned to open by the end of March 2014 and that she had spoken to the Carbon County Sheriff's office to make sure that the vehicles they are going to sell are street legal and can be test driven on city streets.

Chairman Bruno read aloud the following conditions of approval:

- a. Establishment of business at location subject to the following site plan element requirements finding that the site plan elements mitigate negative impacts within the community:

- i. Dumpster to be maintained in an enclosure at the location indicated on the site plan finding that enclosed garbage and rubbish dumpsters prevent garbage, rubbish and debris from blowing in the wind to neighboring properties and improves the aesthetic appearance of the location as it is situated on a main entrance into the community.
 - ii. Storage area for display units to be secured from the potential for theft finding that secured storage areas prevent theft and instances of increased use of the public safety resources in the community.
 - iii. Parking lot and storage area to be lighted finding that lighted commercial dealership display and storage lot areas prevent theft and instances of increased use of the public safety resources in the community.
 - iv. Parking lot to be repainted with parking lot striping to clearly identify parking locations, including large parking and loading/unloading area for truck and trailer units in the minimum number of nine (9) spaces finding that the net usable square footage of the dealership is 2,602 sq. ft. All parking at site must be orderly and in identified parking spaces.
- b. Building and fire safety inspections of the structure prior to occupancy by the Price City Building Inspector and Price City Fire Chief, and compliance with all safety requirements stemming from those inspections finding that building and fire safety inspections protect the health, safety and welfare of the community. The applicant was also advised that the fire sprinkler system in the building may require inspection.
 - c. Building renovations, if any, must be completed under the auspices of a valid Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
 - d. Copy change and use of existing sign locations and sizes only, finding that approved business signage in compliance with the Code increases conformity and improves commercial activity within the community.
 - e. Removal of all outdoor storage items and rocks used as parking barriers permanently from the site finding that removal of outdoor storage and make-shift parking control improve the aesthetic at a main entrance to the community, mitigate and the potential for personal or property accidents.
 - f. No use of the kitchen facilities located within the building finding that the cooking facilities have not been recently inspected for safety and no land use involving the kitchen and cooking facilities is authorized.
 - g. No maintenance or repair permitted or allowed on site finding that the land use for shop type repair and maintenance work is not authorized as part of this permit and that proper contamination and grease protection for the sewer system is not present at the site.
 - h. No violations of the Price City Property Maintenance Code at the site or structure finding that properly maintained properties and structures improve community property values.

ACCEPTANCE: The applicant acknowledged the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Sacco moved to approve the Conditional Use Permit for Pinnacle Gate Motorsports. Motion seconded by Commissioner Oliver and carried.

4. UNFINISHED BUSINESS: No unfinished business reported.

Meeting adjourned at 6:21 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Oliver and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon