

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF FEBRUARY 25, 2013**

PRESENT: Commissioners:

Larry Bruno	Laurie Tryon
Judy Beacco	Nick Tatton
Frankie Sacco	
Robert Oliver	
Dale Evans	
Angela Sampinos	
McKell Warburton	

EXCUSED: Chris Micoz, Alt.

OTHERS PRESENT: Frank Jay Gallucci, Ken Young and Wayne Clausing

1. MINUTES of February 11, 2013. **MOTION.** Commissioner Warburton moved to approve the minutes of February 11, 2013 as presented. Motion seconded by Commissioner Beacco and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS- No public comment was received.
3. PUBLIC HEARING-To receive input on the proposed 2013 updates to the Price City General Plan. **MOTION.** Commissioner Oliver moved to open the public hearing at 6:02 p.m. Motion seconded by Commissioner Sampinos and carried. Ken Young from Utah Community Planners presented a slideshow of the General Plan Updates and reviewed those updates with the commission. No comments from the general public were received. **MOTION.** Commissioner Sampinos moved to close the public hearing at 6:39 p.m. Motion seconded by Commissioner Oliver and carried.
4. RESOLUTION 2013-03PZ-Consideration and possible approval of a Resolution of the Price City Planning Commission supporting the goals developed in the Price City General Plan Update and recommending adoption of the updated Price City General Plan, January 2013 Edition, by the Price City Council. Chairman Bruno read aloud Resolution 2013-03PZ. **MOTION.** Commissioner Oliver moved to adopt Resolution 2013-03PZ. Motion seconded by Commissioner Sacco and carried.
5. JAY'S 24 HOUR LOCKSMITH-Consideration and possible approval of additional land uses of limited automobile service and repair and single family residential at 30 East 400 South within the Commercial 1 zoning district.
Frank J. Galluci submitted a request for a Conditional Use Permit (CUP) for the service and residential land uses associated with his existing 24 hour locksmith business. The business is located at 30 East 400 South within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the land uses requested are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land uses requested are: (1) automobile service and repair, a conditional use as listed in Section 11.3.5.6 of the Code; and, (2) single residential, a conditional use as listed in Section 11.3.2.1.3.1 of the Code. Mr. Galluci stated that his business is a 24 hour locksmith and minor auto repair. He stated that no major auto repair is done in the building including no fluid type changes, painting or rebuilding of engines. He stated that he works for OnStar and occasionally fixes tires. He stated that because the business is open 24 hours, there is always someone on call at the building and occasionally sleeps there. Mr. Galluci stated that there is plenty of parking in front and behind the building and the on call person parks his personal vehicle inside the building at night. He stated that there are no parking stalls with painted designations but parking is available. He stated that the sign on the building just reads locksmith and auto repairs will not be added at this time.

Chairman Bruno read aloud the conditions for the business:

- Arrange to complete a safety inspection of the subject property and structure by the Price City Building Inspector and Price City Fire Chief and compliance with any requirements stemming from those safety inspections finding that residential mixed use building occupancy safety is protected through building and fire safety inspections.
- Agree to only single family occupancy, limited to no more than three (3) people, in the residential portion of the building only finding that the structure and associated parking does not facilitate residential occupancy beyond that limit.
- Ensure that automobile service activity will be limited to installation of electronic equipment and locksmith activities and not to include any repairs or work involving vehicle fluids, grease, chemicals or other contaminants that may have an negative impact on the sewer system finding that the location does not have proper grease traps and sampling manhole for such activity.
- Ensure that no other lines of business or land uses authorized beyond locksmith, limited service and repair finding that other lines of business or land uses may require additional permitting and licensing.
- Complete business registration with the State of Utah Department of Commerce, obtainment of a Federal Employer Identification Number, and obtainment of a State of Utah Sales Tax ID number within fourteen (14) days of this approval finding that properly registered businesses promote increased commercial activity.
- Provide all locksmith business employee information, including, but not limited to name, address, phone number, provided to the Price City Police Department as employees are hired finding that tracking of employees of locksmith businesses mitigates potential incidents of malfeasance.
- Ensure that no conditions at the property or structure that place the property or structure in violation of the Price City Property Maintenance Code.

Nick Tatton provided the following information to the Commission previous to the meeting: Mr. Gallucci previously had his business office located in the BTAC building located at 375 S. Carbon Ave. He moved out of that building into the current space occupied approximately 15 months ago. Recently, he did update the address for his business license as a part of this approval process. The locksmith part of the business is a permitted use and does not require a CUP in the C-1 zoning district.

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 Sacco moved to approve the Conditional Use Permit for Jay’s 24 Hour Locksmith. Motion seconded by Commissioner Sampinos and carried.

6. Z'S SMOKES-Consideration and possible approval of a Conditional Use Permit for a smoke shop (legal items only) land use at 135 West Main within the C-1 zoning district, David L. Zserai. Mr. David Zserai did not attend the Planning and Zoning meeting. **MOTION.** Commissioner Beacco moved to strike the item finding the applicant did not attend the meeting. Motion seconded by Commissioner Oliver and carried.

7. UNFINISHED BUSINESS- No report.

Meeting adjourned at 6:56 p.m. pursuant to a motion by Commissioner Warburton. Motion seconded by Commissioner Evans and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon