

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MARCH 9, 2009**

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

EXCUSED:

OTHERS PRESENT: Wesley Ward

I PLEDGE OF ALLEGIANCE

Chairman Bruno led the Pledge of Allegiance

II ROLL CALL

III MINUTES OF FEBRUARY 23, 2009

Commissioner A. Richens moved to approve the minutes of February 23, 2009 as presented. Motion seconded by Commissioner Shook and carried.

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

V CONDITIONAL USE PERMIT-BUSINESS-FINAL

520 SOUTH CARBON AVE.-WARD LANDSCAPING-WES WARD, OWNER

Wes Ward requested a business called Ward Landscapes, Inc. to be located at 520 South Carbon Avenue. Mr. Ward stated that he is leasing the property with the option to purchase. He stated that if he purchases the property he plans to possibly build a new building, prepare fencing for installation, add a parking lot and landscape the property. For now, Mr. Ward stated that he will have a gravel lot, use the existing building for storage and display, move the fence back and possibly use his fencing products for display to fence off the east side. The Commission extended the requirements of asphalt on the property for two years at which time Mr. Ward will need to return to Planning and Zoning if the asphalt is not complete. Staff recommended final approval of the Conditional Use Permit (CUP) requested based on the following conditions read aloud by Chairman Bruno:

- a. Completion of a Price River Water Improvement District (PRWID) Industrial Waste Survey (IWS) finding that protection of the waste water collection and treatment system is a primary community concern and protects the health, safety and welfare of the community. Contact Jeff Richens at 637-6350.
- b. Completion of all parking and public display lot areas with hard surfacing within 24 months if business remains in present location, consistent with Section 11.3.2.1.9 of the Code.
- c. Installation of sight-obscuring slats in the chain fence on the east side (Carbon Avenue) finding that sight obscuring fencing shields business activity from traffic and presents a more aesthetic appearance on a community entry way such as Carbon Avenue.
- d. Installation of the minimum 5% landscaping within the project boundaries consistent with the Code.
- e. Submission and review of any business signage to the Price City Planning Department prior to installation finding that properly reviewed signage promotes improved commercial activity and consistency in the community.
- f. Procurement of a valid Price City building permit for any building renovations finding that properly constructed and reviewed commercial property protects the health, safety and welfare of the community.
- g. Notification of the Price City Fire Chief of any and all chemicals, etc. that may be present on the property finding that information regarding substances at locations may be necessary in times of emergency to protect the health, safety and welfare of the community.

MOTION. Commissioner Lyon moved to approve the CUP with the conditions as stated.

Motion seconded by Commissioner Shook and carried. ACCEPTANCE. The Commission confirmed the acceptance and understanding and intent to comply of the approval conditions by Wesley Ward.

VI CONDITIONAL USE PERMIT-SUBDIVISION-PRELIMINARY APPROVAL
APPROX. 1500 N. 300 E.-CAVE HOLLOW SUBDIV.-JEFF NIELSON, OWNER
MOTION. Commissioner Hanna-Smith moved to strike item VI from the agenda as requested by the applicant. Motion seconded by Commissioner Lyon. Motion carried.

VII UNFINISHED BUSINESS

1. Pinnacle Canyon Academy:
 - a. Completion of off street parking requirements by 7-1-09
2. Melody Estates- CUP Compliance 4-15-09

A compliance review field trip meeting will be advertised and set for April 7, 2009 to review the Melody Estates Trailer Park.

Meeting adjourned at 6:16 p.m. pursuant to a motion by Commissioner Lyon.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon