

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF APRIL 12, 2010**

**PRESENT:** Commissioners:

Erroll Holt

Nick Tatton, Community Director

Judy Beacco

Laurie Tryon, City Recorder

Frankie Sacco

Ed Shook

Rick Davis

**EXCUSED:** Alternate Commissioner McEvoy, Commissioner Richens and Chairman Bruno

**OTHERS PRESENT:** Wilma Howa

1. MINUTES of March 22, 2010

**MOTION.** Commissioner Sacco moved to approve the minutes of March 22, 2010 as presented. Motion seconded by Commissioner Beacco and carried.

**MOTION.** Commissioner Holt moved for Commissioner Shook the Commission Vice-Chair to serve as Chairman in the absence of Chairman Larry Bruno. Motion seconded by Commissioner Sacco and carried.

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

3. GENERAL BUSINESS

EASEMENT-Consideration and possible recommendation of approval of an easement for a stairway and skylight at the Newhouse Hotel.

The easement is proposed to be provided by Price City to The LaPorte Group. The easement provides for formalization of the stairway and skylight located in the sidewalk on the east side of the Newhouse Hotel consistent with the existing structures. The stairway and skylight have existed in the location for many years, but no formal easement was ever established. The easement provides protection for both the Newhouse Hotel and for Price City. Staff recommends approval. **MOTION.** Commissioner Holt moved to recommend approval of the easement by the City Council. Motion seconded by Commissioner Sacco and carried.

CONDITIONAL USE PERMITS

4. AJB HOLDINGS, LLC. Review and possible approval of a Conditional Use Permit for AJB Holdings, LLC. - private gym located at 345 E Main within the C-1 Zone.

Wilma Howa representing Tony Basso, AJB Holdings, LLC., submitted a request for a Conditional Use Permit (CUP) for a private employee only workout gym to be located at 345 East Main Street within the Commercial 1 (C-1) zoning district. The land use is available as a conditional use within the C-1 zoning district based on Section(s) 11.3.10.6.1 of the Price City Land Use Management and Development Code (Code). General evaluation criteria for the land use is located in Section 11.1.1 of the Code. Staff recommended approval with the following conditions read aloud by Protempore Chairman Shook:

- a. Installation of signage at the subject location only upon the completion of review and approval by the Price City Planning Department for compliance with the Code finding that properly reviewed and approved signage promotes improved commercial activity and is consistent with the goals in the Price City General Plan.
- b. Application for and approval of a Price City business license for any commercial activity that may result in the future at the location associated with the private employee only gym finding that properly licensed businesses protect the health, safety and welfare of the

community. ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply with the approval conditions by Wilma Howa on behalf of Tony Basso. **MOTION**. Commissioner Holt moved to recommend approval of the Conditional Use Permit by the Price City Council for a private gym. Motion seconded by Commissioner Sacco and carried.

Meeting adjourned at 6:11 p.m. pursuant to a motion by Commissioner Holt.

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

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