

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF APRIL 26, 2010**

**PRESENT:** Commissioners:  
Chairman Larry Bruno  
Rick Davis  
Judy Beacco  
Frankie Sacco  
Ed Shook  
Nick Tatton, Community Director

**EXCUSED:** Commissioner Richens, Commissioner Holt, Commissioner McEvoy and City Recorder, Laurie Tryon

**OTHERS PRESENT:**

1. MINUTES of April 12, 2010

**MOTION.** Commissioner Shook moved to approve the minutes of April 12, 2010 as presented. Motion seconded by Commissioner Beacco and carried.

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

3. GENERAL BUSINESS

TRAINING OPPORTUNITY. Sign up of Commission members and staff for ULCT training opportunity in Price on June 2, 2010. Nick Tatton requested all Commission members attend the training and contact the City Recorder for registration.

CONDITIONAL USE PERMITS

4. PLACEMENT OF MODULAR/MANUFACTURED HOME. Consideration and possible approval of a conditional use permit for placement of a modular/manufactured home at 580 East 200 North. A Conditional Use Permit (CUP) application was submitted by Garry Farrell for placement of a manufactured home on a parcel of property (ID#01-0919-0000) situated at approximately 580 East 200 North within the Residential 2-7 (R2-7) zoning district. Placement of the manufactured home is a conditional use in the R2-7 zone as indicated in section 10.3.7 of the Price City Land Use Management and Development Code (Code). Evaluation criteria for the land use is indicated in Section 10.1.5 of the Code. A site plan submitted with the application indicates a 3' side yard setback on the east side of the home. A variance has been sought and previously approved by the Variance Committee relative to this matter. Staff recommended final approval of the CUP for the placement of the home as presented. Chairman Bruno read aloud the following conditions:

- a. Property to be developed in accordance with all terms and conditions contained within the Code, including development of public infrastructure, finding that development compliant with the Code protects the health, safety and welfare of the community;
- b. Property to be developed consistent with the site plan provided only, finding that alternate development plans may not protect utility and canal easements and concerns adjacent to the property.
- c. Property landscaping (installation of yard landscaping) to be completed within 12 months of home occupancy finding that aesthetic improvements at newly developed property mitigate negative impacts on neighboring property.
- d. Placement of home on property such that front door and front of home face the street finding that home orientation to the street protects property values and promotes the goals contained in the Price City General Plan.
- e. Procurement of a valid Price City building permit and compliance with all direction from

the Price City Building Inspector relative to placement of the home on the property, including matters related to foundation of the home, issues stemming from the adjacent canal and issues relative to grade changes on the property, finding that properly permitted and inspected development protects health, safety and welfare.

- f. Completion of a formal utility easement as indicated on the site plan and recording of that easement with the Carbon County Recorders office prior to development of the property and/or issuance of a building permit finding that protection of utility access to adjoining properties promotes economic activity and is consistent with the goals in the Price City General Plan.
- g. Accessory structures placed on the property only after site plan review in the future finding that site plan review mitigates potential future negative impacts in the neighborhood.

**MOTION.** Commissioner Shook moved to recommend approval of a Conditional Use Permit for Garry Farrell. Motion seconded by Commissioner Sacco and carried. **ACCEPTANCE:** The Commission confirmed the acceptance, understanding and intent to comply with the approval conditions by Garry Farrell.

Meeting adjourned at 6:10 p.m. pursuant to a motion by Commissioner Sacco.

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

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