

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MAY 11, 2009**

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

EXCUSED: Commissioner R. Richens

OTHERS PRESENT: Shane Baggs, Richard Goodin, Walt and Dorothy Ghrist, Mark Morley, Joanne Wilson and Jeff Hoel

Chairman Bruno led the Pledge of Allegiance. Roll was called with the above Commissioners in attendance.

1. MINUTES OF APRIL 27, 2009

Commissioner Lyon moved to approve the minutes of April 27, 2009 as presented. Motion seconded by Commissioner Hanna-Smith and carried.

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

**3. CONDITIONAL USE PERMIT- BUSINESS AND SIGN FINAL
63 E. MAIN- BEH COMMUNICATIONS, SHANE BAGGS, OWNER**

Shane Baggs requested a Conditional Use Permit (CUP) for a communication/internet business to be located at 63 E. Main. A sign will be placed on the front of the building in the existing space available. Chairman Bruno read aloud the conditions for this CUP:

- a. Obtain a valid Price City building permit for any renovations taking place at the business location finding that properly completed and inspected commercial renovations protect the health, safety and welfare of the community.
- b. No Main Street parking by employees or owners of the business, owner and employee parking to be in the mid-block lots, finding that open parking on Main Street promotes improved commercial activity and is consistent with the goals in the Price City General Plan.
- c. Submission of business signage to Price City planning department prior to installation for review and possible approval finding that properly reviewed and approved business signage promotes consistency in signage within the community and improves commercial activity consistent with the goals in the Price City General Plan.

ACCEPTANCE. The Commission confirmed the acceptance and understanding and intent to comply of the approval conditions by Shane Baggs. **MOTION.** Commissioner A. Richens moved to provide final approval for the business of BEH Communications. Motion seconded by Commissioner Shook and carried.

**4. CONDITIONAL USE PERMIT- PROPERTY EXTENSION-FINAL
353 S. HIGHWAY 55- ELLIES EZ WASH**

Nick Tatton presented a request on behalf of Tom Ellingsford for an amended site plan to extend the developed property at Ellies EZ Wash, located at 353 South Highway 55 within the Commercial 1 (C-1) zoning district. The car wash is under renovation and the developed site will extend ten feet (10') further to the east than the present development, all contained within the property owned by the car wash owner, Tom Ellingsford. The extension of the developed site will include extension and widening of the driveway ingress/egress on 300 South Street from approximately twenty-five feet (25') to approximately thirty-five feet (35'). The driveway approach will not be located any closer to the intersection and will be over fifty feet (50') from the intersection per Code requirements. It is the recommendation of staff to approve the amended site plan as presented by Mr. Ellingsford under the comment period at the last meeting of the Planning Commission. All public infrastructure must be constructed to minimum Price City standards and reviewed by the Price City Public Works Department. **MOTION.** Commissioner Hanna-Smith moved to provide final approval for the business property extension of Ellie's EZ Wash. Motion seconded by Commissioner Lyon and carried.

5. **CONDITIONAL USE PERMIT- RESIDENTIAL HOUSING DEVELOPMENT-CONCEPT
400 W. 200 S.- PRICE SEVEN- MARK MORLEY, REPRESENTATIVE**

Mark Morley requested consideration of possible concept approval of a Conditional Use Permit (CUP) for a residential housing development located at approximately 400 West 200 South. The proposed development would consist of 1, 2 and 3 bedroom apartments with a kitchenette and one bathroom. Mr. Morley stated that Phase I will have ten units and be aesthetically similar to the Sorenson communication building next door. Mr. Morley stated that he had not contacted the surrounding property owners but will do so as part of the requirements for a CUP. Chairman Bruno read aloud the conditions for this CUP:

- a. Finalized site plan, including vicinity map, indicating all site plan development requirements including, but not limited to measurements/distances, ingress/egress, 5% minimum landscaping and landscaping plan, utility connection points, minimum parking, location of dumpster and dumpster enclosure, fencing and screening, easements, area lighting, required public infrastructure, and other development requirements finding that fully completed site plans indicating all necessary development requirements mitigate opportunities for confusion among developers, regulatory staff and agencies and the community and promote long-term high-quality development within the community consistent with the Price City General Plan.
- b. Submission of confirmation of utility connectivity and capacity to serve by all utility providers finding that developments adequately served by utility providers protect the health, safety and welfare of those residing in the development as well as the overall community.
- c. Completion and submission of an environmental review statement and any associated mitigation plans for the subject property finding that properly reviewed and mitigated environmental concerns protect the health, safety and welfare of the community.
- d. Completion of a geotechnical study by a qualified provider and submission of the geotechnical study to the Price City Public Works Department for review and concurrence finding that development and construction in accordance with a geotechnical study promote long-term, high-quality development within the community consistent with the goals in the Price City General Plan and also protect the health, safety and welfare of the community.
- e. Completion of a storm water management plan by a qualified provider and submission of the storm water management plan to the Price City Public Works Department for review and concurrence finding that development and construction in accordance with a storm water management plan promote long-term, high-quality development within the community consistent with the goals in the Price City General Plan and also protect the health, safety and welfare of the community.
- f. Identification of all required public infrastructure development associated with the Price Seven Housing development, review and concurrence of the identified public infrastructure by the Price City Public Works Department finding that properly identified public infrastructure needs ensure that unintended public subsidies are not obtained by individual private development.
- g. Completion of a development agreement with the Price City Public Works Department regarding all identified public infrastructure developments or relocations and submission of the required financial surety to guarantee the proper development of the public infrastructure finding that properly planned and developed public infrastructure promotes long-term high-quality development and reduces maintenance costs associated with the infrastructure to the public.
- h. Submission of all planned development signage to the Price City Planning Department for review and possible approval finding that properly reviewed signage and development of signage consistent with the Code promotes community aesthetic improvements and signage consistency.
- i. Completion of a Price River Water Improvement District (PRWID) waste water survey and compliance with any recommendations stemming from completion of the survey finding that protection of the overall community sewer collection system is vital to long-term community viability. Contact Jeff Richens at PRWID at 435-637-6350.
- j. Provide written notice to all owners of record of real property within 300' of the project development site, by registered mail, that the development is planned, the times/dates/locations of meetings with regulatory agencies (planning commission), proposed time-frame for the development and contact information for both the developer and Price City finding that informing property owners about development within the

immediate vicinity of their property reduces confusion regarding development and mitigates misunderstandings.

- k. Placement of a project pending sign on the property finding that informing the community about development at the site reduces confusion regarding development and mitigates misunderstandings.
- l. Apply for a Price City business license for the residential rental business finding that properly licensed businesses provide higher quality services to the community, improve local business environments and protect the health, safety and welfare of the community.
- m. Submit building plans, with the required fees, to the Price City Building Department for review and recommendation incorporating provided recommendations into construction plans finding that properly reviewed plans and construction in accordance with those plans provide long-term high-quality development consistent with the goals in the Price City General Plan and protect the health, safety and welfare of the community.

ACCEPTANCE. The Commission confirmed the acceptance and understanding and intent to comply of the approval conditions by Mr. Morley. **MOTION.** Commissioner Hanna-Smith moved to provide concept approval for the Price Seven Housing project. Motion seconded by Commissioner Lyon and carried.

6. UNFINISHED BUSINESS

1. Pinnacle Canyon Academy:
 - a. Completion of off street parking requirements by 7-1-09
2. Melody Estates Trailer Park
 - a. Completion of requirements: 5-11/09-30 Day and 7-20-09-90 Day

Joanne Wilson was present for questions from the Commissioners as the 30-day time limit expired on May 11, 2009. Chairman Bruno read a letter from the Price City Building Inspector regarding the requirements for the 30-day extension period. The Commissioners were in agreement that the trailer park had received some improvements but not all of the requirements that should have been met by today's date and that Ms. Wilson had a long way to go to get into compliance. Ms. Wilson stated that she had been working hard removing the litter and weeds from the area. She stated that a man had been hired to fix the fence around the park to make it look good and even. She stated that the City should see a beautiful area very soon and that the park tenants had changed their attitudes and have began helping with the park's beautification project. She stated that by May 13, 2009 everyone in the park and the City authorities will have a copy of the park rules. Ms. Wilson stated that the fence will be completed by the 90 day mark, trailer's #6, 41, 2, 12 and 35 have all received nice storage sheds. She stated that she will contact the owner of the geese and ducks and have him remove the animals immediately as they are not permitted in that zone. She stated that the road base for the RV section will be done within two weeks and that all RV's, trailers, boats and utility trailers will all be moved to that location. She stated that she would check to make sure all of the trailer's skirting is in tact and enclosed. Commissioner Hanna-Smith stated that Ms. Wilson continuously breaks every rule required and that there are no other trailer parks in the same conditions as hers in the entire City. Ms. Wilson stated that she has installed 15 dawn to dusk porch lights on the trailers and plans to provide the tenants with paint to fix up their trailers and put trailer numbers for identification. Ms. Wilson was given until May 26, 2009 to complete all of the 30-day items. At that time, the Commission will review the 30-day list and make enforcement recommendations to the City Council

7. NEW BUSINESS

- Dadio's Trailer Park was notified for a compliance review. Mayor Piccolo spoke to the owner, Glen Wells. Mr. Wells is having health issues and is unable to do the work needed to get the trailer court into compliance at this time. Staff recommended placing the item on unfinished business compliance by August 12th, 2009.
- GCR Tire Co. was notified for a compliance review. Mr. Gooden attended the meeting and stated that he will continue to keep things up to code and plans to build a fence in the back of the building to keep storage hidden away.
- A letter was sent to the owners of the General Dollar Store regarding the back fence adjoining property owners.
- Castle Valley Landscaping will be on the next agenda for consideration of a CUP.

Meeting adjourned at 6:56 p.m. pursuant to a motion by Commissioner Hanna-Smith.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon