

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MAY 12, 2014**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Judy Beacco

Nancy Bentley

Frankie Sacco

Robert Oliver

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED:

OTHERS PRESENT: Richard Root, Darrin Teply, SueAn Martell and Chrystal Misner

1. MINUTES OF April 7, 2014.

MOTION. Commissioner Bentley moved to approve the minutes of April 7, 2014 as presented. Motion seconded by Commissioner Evans and carried.

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

3. Darrin Teply and SueAnn Martell submitted a Conditional Use Permit (CUP) for locating two (2) businesses at 592 East Main Street within the Commercial 1 (C-1) zoning district. The businesses are: (1) a graphic design and publication business called Teply Graphic Arts & Publishing, LLC; and (2) a travel and tourism support business called Eastern Utah Tourism & History Association/Destination Diversions. The general evaluation criteria for the land use is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. SueAnn Martell stated that a new sign will be installed eventually but for now banner signs would be used. She stated that she has written permission as part of the lease agreement to use the 6 parking spaces available.

The land uses associated with the 2 businesses are:

- Direct Selling Organizations - Code Section 11.3.4.10;
- Duplicating, Mailing, Stenographic, Design – Code Section 11.3.5.6;
- Books and Stationary – Code Section 11.3.4.3;
- Public Information Centers – Code Section 11.3.10.5.7.

Chairman Bruno read aloud the following conditions of approval:

- a. Maintain a minimum of six (6) off-street parking spaces dedicated to the business, including ADA accessible spaces, to accommodate minimum staff and visitor parking needs based on the requirements in Chapter 6 of the Code and finding that off-street parking mitigates vehicle and pedestrian traffic accidents.
- b. Submission of all business signage plans to the Price City Planning Department for review and approval prior to installation finding that properly reviewed and approved business signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
- c. Maintain garbage collection, jointly with adjacent hotel, such that all garbage, rubbish and debris is within approved enclosures and containers and serviced at a frequency necessary to mitigate potential accumulations of garbage, rubbish or debris.
- d. Install and maintain a minimum of 5% landscaping at the location finding that the Code requires minimum landscaping and the location is on the main transportation route within the community.

- e. Procurement of a valid Price City building permit for any site improvements or renovations that require inspection by a certified building inspector finding that properly permitted and inspected renovations protect the health safety and welfare of the community.
- f. Inspection of the location by the Price City Building Inspector and Price City Fire Chief for safety and compliance with any safety recommendations stemming from those inspections finding that safety inspections protect the health safety and welfare of the community.
- g. No conditions at the property or structure that are in violation of the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION: Commissioner Beacco moved to approve the Conditional Use Permit and business license for Teply Graphic Arts & Publishing, LLC; and Eastern Utah Tourism & History Assoc./Destination Diversions. Motion seconded by Commissioner Sacco and carried.

4. Chrystal Misner submitted a Conditional Use Permit (CUP) for a business called Fierce Cheer Utah to be located at 77 East Main Street within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The conditional land use category that is applicable is Gymnasiums and athletic clubs, Code Section 11.3.10.6.1.

Chrystal Misner stated that parents will be advised to drop off and pick up students at the back of the building in the alley. She stated that almost all of the classes are held after the regular business hours of downtown stores so there should not be traffic congestion or parking issues. She stated that the building has two restrooms.

Chairman Bruno read aloud the following conditions of approval:

- a. Business signage to be submitted to the Price City Planning Department for review and potential approval prior to installation finding that properly reviewed and approved signage promotes improved commercial activity in the C-1 zoning district.
- b. No parking by employees or owners of the business on Main Street, all employee and owner parking to be located in mid-block parking lot(s) finding that owner and employee restricted parking improves parking availability along Main Street for traditional business customers.
- c. Student drop-off and pick-up to be completed outside of the travel lanes along Main Street and in a manner that does not restrict or impede vehicular or pedestrian traffic patterns or safety in the vicinity of the business finding that safe student drop-off and pick-up protects the health, safety and welfare of the community.
 - i. Front and/or rear entrances to be lighted for safety.
 - ii. Student drop-off and pick-up not to negatively impact any surrounding businesses or business activity.
- d. Building and fire safety inspections completed by the Price City Building Inspector and Price City Fire Chief and compliance with any required safety recommendations stemming from those inspections finding that safe occupancy of buildings protects the health, safety and welfare of the community.
- e. Procurement of a valid Price City Building Permit for any renovations to the building, if necessary, finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
- f. No conditions at the property or structure that violate the Price City Property Maintenance

Code finding that properly maintained structures and property protect property values in the community.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Sacco moved to approve the Conditional Use Permit for Fierce Cheer Utah. Motion seconded by Commissioner Oliver and carried.

5. UNFINISHED BUSINESS:

- Letter from PRWID regarding the East Gate Apartment Complex.

Meeting adjourned at 6:20 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon