

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MAY 23, 2016**

PRESENT:

Commissioners:

Nancy Bentley	Nick Tatton, Community Director
Jan Young	Sherrie Gordon, City Recorder
Dale Evans	
Robert Oliver	
Judy Beacco	
Richard Root	
Todd Thorne	

EXCUSED: Commissioner Sacco

OTHERS PRESENT: Wayne Clausing, TH Poloni and Neal Baker

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF April 11, 2016 -
MOTION. Commissioner Young moved to approve the minutes of April 11, 2016 as presented. Motion seconded by Commissioner Evans and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. CONDITIONAL USE PERMIT
 - a. ASSISTED LIVING FACILITY - Consideration and possible recommendation of final approval for development of an assisted living facility at 75 E 500 N within the Public Facilities (PF) zoning district, Beehive Homes, Richard Nuffer.
Due to Mr. Nuffer's or Mr. Nuffer's agent's or representative's absence, Item 5. a. was tabled.
MOTION. Commissioner Young moved to table Item 5. a. until the June 6th, 2016 meeting. Motion seconded by Commissioner Thorne and carried.
 - b. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment for expansion of the bar/lounge at the Ramada Inn, 838 Westwood Blvd., Jim Patel.
Due to Mr. Patel's or Mr. Patel's agent's or representative's absence, Item 5. b. was tabled.
MOTION. Commissioner Bentley moved to table Item 5. b. until the June 6th, 2016 meeting. Motion seconded by Commissioner Beacco and carried.
 - c. PERSONAL STORAGE AND FUTURE OFFICE - Consideration and possible approval of a conditional use permit for current personal storage and possible future professional office space at 30 S 100 W within the Commercial 1 (C-1) zoning district, TH Poloni.
A Conditional Use Permit (CUP) application was submitted by TH Poloni for a personal storage land use located at 30 South 100 West, within the Commercial 1 (C-1) zoning district. The application indicates personal storage only, not any customer oriented storage as well as potential future professional office space. The personal storage within the building is a conditional use, just as a commercial storage operation would be, and is indicated, generally, in Section 11.3.9.11 of the Price City Land Use Management and Development Code (Code), Section 11.3.9.11.11, Warehousing, a conditional use, also applies in terms of land use. The general evaluation criteria for the land use is listed in Section 11.1 of the Code and the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code.
The Planning Commission discussed the land use and specifically discussed occupancy restrictions with the applicant. Chairman Oliver read aloud the following conditions of approval and led a discussion:
 - Personal Storage:
 - Occupancy and use restricted until completion of a building review by a credentialed structural engineer and renovations are completed in accordance with direction from the structural engineer finding that ensuring structural integrity of occupied structures protects the health safety and welfare of the community.
 - All renovations completed under the auspices of a Price City Building Permit and inspection finding that properly permitted and inspected renovations protect the health, safety and welfare of the community.
 - Compliance with all direction/requirements from the Price City Building Inspector and Price City Fire Chief regarding building renovation and safety.

- No commercial or paid storage to be located in building; personal storage items only; no access by persons other than applicant; finding that restricted use and access protects the health, safety and welfare of the community.
- Public infrastructure (curb-gutter-sidewalk) at building frontage repaired or replaces as directed by the Price City Engineer and Price City Building Inspector, meeting Price City minimum standards, finding that deteriorated public infrastructure may be a safety hazard.
- No storage of any items exterior to the building finding that only interior personal storage is herein authorized.
- Professional Office Space:
 - Professional office space use and occupancy restricted until such time as renovation plans for any office space are approved and a Price City Building Permit with inspection is issued finding that restricted use and access protects the health, safety and welfare of the community. Includes both personal use and leased or paid use/occupancy.
- No signage installed on building without review and approval by the Price City Planning Department finding that properly reviewed and permitted signage mitigates the potential for confusion and increases commercial activity in the community.
- All existing signage and markings to be removed.
- Maintain building in a secure manner at all times finding that secured structures and properties that are not occupied mitigate the potential for theft and unnecessary use of the public safety resources in the community.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigate negative impacts to area property values and is consistent with the Price City General Plan.
- Mitigation and removal of all weeds, debris, rubbish from the property.
- Replacement of boarded windows and doors with operating windows and doors.
- Exterior treatment applied (painting, etc.)

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

MOTION. Commissioner Root moved to recommend the Price City Council provide final approval for the personal storage land use only and the potential professional office space land use located at 30 South 100 West within the Commercial 1 (C-1) zoning district, based on the conditional land uses in Section(s) 11.3.9.11 of the Price City Land Use Management and Development Code (Code) and Section 11.3.9.11.11, Warehousing, the general evaluation criteria for the land uses listed in Section 11.1 of the Code and the specific land use evaluation criteria and land use checklist is in Section 11.1.m of the Code. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – Nick Tatton reminded the Commissioners of the Land Use 101 Training available on June 11, 2016

Meeting adjourned at 6:12 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Thorne and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon