

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JUNE 20, 2016**

**PRESENT:**

Commissioners:

Nancy Bentley	Nick Tatton, Community Director
Richard Root	Sherrie Gordon, City Recorder
Todd Thorne	
Robert Oliver	
Frankie Sacco	
Jan Young	

**EXCUSED:** Commissioner Evans, Commissioner Beacco and Commissioner Holt-Alternate

**OTHERS PRESENT:** Wayne Clausing and Marty Robbins

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 June 6, 2016 –**  
**MOTION.** Commissioner Thorne moved to approve the minutes of June 6, 2016 as presented. Motion seconded by Commissioner Young and carried.
  4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.
  5. **CONDITIONAL USE PERMIT-**
    - a. **PAWNSHOP AND ARCADE -** Consideration and possible approval of a pawnshop and arcade land use located at 90 E 100 S within the Commercial 1 (C-1) zoning district, Marty S. Robbins.  
A Conditional Use Permit (CUP) application was submitted by Marty S. Robbins to locate a pawnshop and arcade at 90 E 100 S in an existing building 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) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: Pawnbrokers, a conditional land use, Section 11.3.4.37.5 of the Code; Firearms, a conditional land use, Section 11.3.4.17.5 of the Code; Sporting Goods, a permitted land use, Section 11.3.4.40 of the Code; and, Public Assembly (to accommodate), a conditional land use, Section 11.3.10.5.6 of the Code.  
The Planning Commission discussed the Conditional Use Permit. Chairman Oliver read aloud the following conditions of approval and led a discussion:
      - Maintain a minimum of eight (8) off-street parking spaces dedicated to the business in the shared lot to the west of the building finding that dedicated off-street parking mitigates the potential for vehicle and pedestrian accidents.
        - 3,122 sq. ft. bldg. X .75 net usable = 2,341.5 sq. ft. / 300 feet per parking space = 7.8 spaces (8 spaces).
      - Maintain garbage and rubbish dumpster off-street in a secured and/or enclosed manner with an appropriate service frequency finding that properly sized and serviced garage dumpsters prevent accumulations of garbage and rubbish and wind scatter of garbage and rubbish.
      - Installation of business signage only upon review and approval by the Price City Planning Department finding that properly reviewed and approved business signage promotes commercial activity and is consistent with the Price City General Plan.
      - Review of all firearms and ammunition storage and security by the Price City Police Chief and compliance with all safety recommendations stemming from the review finding that properly reviewed, stored and maintained firearms mitigate the potential for theft or other crimes.
        - Maintain valid registration with the State of Utah as a firearms dealer, if applicable.
      - Inspection of the building for safety by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendation stemming from the inspection finding that reviewed, inspected and updated buildings protect the health, safety and welfare of the community.
        - Any building renovations to be completed under the auspices of a Price City Building Permit and inspection.
      - Maintain all business registrations and licensing, as applicable, finding that properly registered and licensed businesses improved commercial and economic activity.
        - Price City Business License.
        - State of Utah Sales Tax Registration and Submission.
      - No loitering in the vicinity of the building finding that restricted loitering mitigates the potential for negative impact to surrounding structures and property.
      - No smoking compliance with the Utah Indoor Clean Air Act finding that restricted smoking mitigates the potential for negative health impacts to persons conducting business at the location.
      - No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
- 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 Bentley moved to recommend the Price City Council provide final approval for the land use of a pawnshop and arcade at 90 E 100 S in an existing building within the Commercial 1 (C-1) zoning district, as applied for by Marty S. Robbins. Motion seconded by Commissioner Root and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:14 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Thorne and carried.

APPROVED: \_\_\_\_\_  
Chairman Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon