

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JUNE 22, 2009**

**PRESENT:**     Commissioners:

Gary Lyon  
Frankie Sacco  
Ed Shook  
Alfred Richens

Nick Tatton, Community Director  
Laurie Tryon, City Recorder

**EXCUSED:** Commissioner R. Richens, Commissioner Hanna-Smith and Chairman Bruno

**OTHERS PRESENT:** Roberta Hardy, Joanne Wilson, Gary Anderson, Zena Robinson

**MOTION.** Councilmember Sacco moved for Commissioner Lyon to serve as Chairman Protempore. Motion seconded by Councilmember Shook and carried.

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

1.     **MINUTES OF MAY 26, 2009**

Commissioner Shook moved to approve the minutes of May 26, 2009 as presented.  
Motion seconded by Commissioner A. Richens and carried.

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

3.     **CONDITIONAL USE PERMIT- OFF STREET PARKING- FINAL**

**PINNACLE CANYON ACADEMY- ROBERTA HARDY, CHIEF ADMIN. OFFICER**

Roberta Hardy stated that she thought Pinnacle Canyon Academy has adequate parking and she was unaware that the off street parking was out of compliance. She stated that the students have been parking on top of the hill behind the school for approximately one year and that an asphalted section has recently been uncovered in that area opening approximately 100 parking spaces. She stated that the school completed street improvements all the way up the block which gained 30 extra parking spots with curb and gutter on city property which the school did not have to complete but did to create more parking spots. Ms. Hardy stated that the school has 30 high school aged children out of the 525 students in the school and approximately 60 staff members using parking stalls. She stated that the school parking is most busy between 11a.m. to 1 p.m. each day during school but before and after those times, parking is not an issue. She stated that the school will never be in compliance if they are not allowed to count the spaces by the temporary classrooms. Nick Tatton read from the code book and stated that the parking spaces on the public street could not be counted as parking spaces required for the school. Ms. Hardy stated that the asphalt lot on top of the hill needs work and the access to and from may need to be improved but the development of that parking lot should place the off street parking issue in compliance. She stated that the school is in the process of completing a wood walkway for pedestrians from the top of the hill to the school. The Commission set the date of July 6, 2009 at 5 p.m. for a field visit to review the conditions of the parking issues and to decide what requirements would need to be set for the hill parking compliance. Ms. Hardy stated that the City has asked her to deed 6' feet of property on the north side of the school to the City to fix a legal description problem with the plat in exchange for 15' on the other side. Ms. Hardy stated that because there is curb, gutter and sidewalk it should be the City's property and she would still be responsible for maintaining it so she doesn't understand the reasoning behind the exchange and stated that it is very expensive and according to the school's attorney, it is not something that must be legally complied with.

Chairman Protempore Lyon suggested that Ms. Hardy meet with the City Engineer to clarify the issue. **MOTION.** Commissioner Shook moved to table both items until after the field trip review on July 6, 2009 and consider them at the July 6, 2009 meeting. Motion seconded by Commissioner Sacco and carried.

4.     **SCHEDULE GENERAL PLAN GOALS RENEWAL MEETING**

The Commission scheduled a time to review the general plan goals for the City for July 6, 2009 from 1-5 p.m. The meeting will be noticed and advertised as a public meeting.

5.     **CONDITIONAL USE PERMIT- BUSINESS AND SIGN- FINAL**

**CASTLE VALLEY LANDSCAPING-BOYD ANDERSON, OWNER**

Gary Anderson spoke on behalf of his son Boyd Anderson, to request a Conditional Use Permit

(CUP) for Castle Valley Landscaping to store equipment and vehicles on the property at 150 North Carbonville Road. Mr. Anderson stated that they are just renting the property and are using it for storage of items inside the building and vehicle storage on the outside. Nick Tatton stated that the use of the property in the code is the issue and that certain items are required before a CUP can be approved. He stated that the code requires the following which were read allowed by Chairman Protempore Lyon:

- Environmental problem with oil barrels are being removed now and will be completed by August 10, 2009
- Completion of the CUP application including signature and payment of the required fee of \$185.00 -Completed
- Traffic signage and/or controls;
- Identification of property boundaries to include railroad easement;
- Written permission from any neighboring property owners or easement holders for any encroachments resulting from the proposed land use;
- Sight obscuring fencing and screening locations, including dumpster enclosure and location and screening;
- Signage plan including locations, sizes, etc.- above building – must turn details into City officials
- Parking for customers and employees identified to meet minimum requirements within the Code; Hard surfaced areas vs. unsurfaced areas and any temporary permit or use requests resulting therefrom;
- Storm water management plans;- requires a plan
- Minimum 5% landscaping; - doesn't need to be grass. Mr. Anderson stated he would do landscaping on the south side by sign
- Completion of a PRWID waste water survey
- Procurement of a valid Price City building permit–Mr. Anderson stated that there were no plans to change the structure of the building.

Nick recommended final approval subject to those remaining issues to be completed and reviewed by August 10, 2009.

**MOTION.** Commissioner Sacco moved to provide final approval with conditions met by August 10, 2009. Motion seconded by Commissioner A. Richens and carried.

6. **UNFINISHED BUSINESS:**

a. Melody Estates Trailer Park:

Completion of Requirements: 5/11/09- 30 Day  
7/20/09- 90 Day

Joanne Wilson updated the Commission on the progress of the Melody Estates Trailer Park. She stated that of the four doublewide trailers, two were almost done. She stated that Bob Bennett and inspectors from HUD will be inspecting the trailers as they progress and upon completion. She stated that all of the porches have been built to code except for one and the material to build the skirting around all of them has arrived. Ms. Wilson stated that instead of pole lighting throughout the park, she will use the dawn to dusk lighting as they work better and she will have thirty of them installed by the 90 day completion date. She stated that five sheds will be completed by the due date for trailers #2, #6, #12, #41 and #35. She also said that they have been planting grass at different properties. She stated that the asphalt will not be done within the 90 days as that is a part of the five year plan but that she will put screened rock and gravel in the RV area to be in compliance. Ms. Wilson asked to be excused from the next City Council meeting as she is unable to attend.

Meeting adjourned at 7:14 p.m. pursuant to a motion by Commissioner Sacco.

APPROVED: \_\_\_\_\_  
Chairman Protempore, Gary Lyon

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