

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JULY 6, 2009**

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

**EXCUSED:**

**OTHERS PRESENT:** Larry Leonard, Richard Morley, Joanne Wilson, Ty and Katie Wells, Kellie Wilson and Wilma Howa

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

Commissioner Robert Richens received a certificate for his service to the Planning and Zoning Commission. Mr. Richens will no longer serve on the Commission due to work commitments.

1.      **MINUTES OF JUNE 22, 2009**  
Commissioner Lyon moved to approve the minutes of June 22, 2009 as presented.  
Motion seconded by Commissioner Shook and carried.
  
2.      **PUBLIC COMMENT ON AGENDA ITEMS**-No public comment presented.
  
3.      **CONDITIONAL USE PERMIT AND BUSINESS- FINAL  
ENTREPRENEURIAL TRAINING CENTER AND RESULTING BUSINESS  
OCCUPANCIES WIX PLAZA- 215, 223, 227 EAST MAIN- RICHARD MORLEY, OWNER**  
Richard Morley requested a Conditional Use Permit (CUP) for the Wix Plaza commercial center located at 215, 223, 227 East Main Street. He stated that he will advise people how to do a business plan, sponsor them and let them work out of building with a percentage of their income used towards the lease until they can build the business up enough to either pay the lease or move on to their own building. He stated that he will only have approximately three students at a time and that each business will have their own business license and sign. He stated that he had adequate parking with 10 spaces in the front and 20 spaces in the back contiguous to the facility. Nick Tatton stated that individual businesses would be evaluated for parking needs and signs when they applied for a business license. Mr. Morley was given a list of the conditions during the meeting. Staff recommended approval with the following conditions read aloud by Chairman Bruno:
  - a.    Review of the building(s) for compliance with building codes by the Price City Building Inspector
  - b.    Review of the building(s) for compliance with fire codes by the Price City Fire Chief
  - c.    Only subsequent land uses indicated in the Code as Permitted (P) for the C-1 zoning district may occupy any of the spaces within the Wix Plaza Entrepreneurial School without review by the Price City Planning and Zoning Commission and subsequent approval by the Price City Council
  - d.    Notification of Price City by Wix Plaza Entrepreneurial School of all permitted land uses within 10 working days of occupancy of the subject property of the permitted land use
  - e.    Valid and current Price City business licenses for all businesses occupying space within the Wix Plaza Entrepreneurial School
  - f.    No on street parking, all employees and school attendees must park in the Wix Plaza Entrepreneurial School parking lot or the public lot north of the Wix Plaza Entrepreneurial School
  - g.    Review of all Wix Plaza Entrepreneurial School signage and any subsequent use signage by the Price City Planning Department for compliance with the Code

ACCEPTANCE. The Commission confirmed the acceptance and understanding and intent to comply of the approval conditions by Richard Morley. **MOTION.** Commissioner Hanna-Smith moved to approve the Wix Plaza Entrepreneurial School. Motion seconded by Commissioner Lyon and carried.

4. **CONDITIONAL USE PERMIT AND BUSINESS- FINAL**  
**57 W. MAIN- ANTHONY J'S, LLC.- TONY BASSO, OWNER (AJB HOLDINGS, LLC.)**  
Wilma Howa represented Tony Basso for a request of a Conditional Use Permit (CUP) for a social club and restaurant business occupancy to be located at 57 West Main Street (previously Cork's Club). She stated that there will be seating outside adjacent to the sidewalk and a back entrance that will be well lit. She stated that the building had recently been renovated to meet state code for alcohol restrictions for the restaurant and bar. Mrs. Howa stated that the opening date would be September 2, 2009. Nick Tatton stated that the overhang sign on the building is a legal non-complying use in the City code and would be o.k. if it were used with a copy change but if the sign was taken down and not used for 365 days it would not be permitted for use again as the code has changed since the sign was allowed. Staff recommended approval with the following conditions read aloud by Chairman Bruno:
- a. No on street parking by employees and owners of the business, employees and owners to park in the mid-block lots, finding that maintaining on-street parking open to the public.
  - b. Submission of all business signage to the Price City Planning Department for review and possible approval prior to installation
  - c. Notification of the Price City Police Department regarding open hours and other pertinent business information relative to the sale of alcohol at the business.
  - d. Receipt of a valid Certificate of Occupancy from the Price City Building Department prior to opening of the business
  - e. Perpetual maintenance of valid licensure by the State of Utah relative to alcohol licensing and valid local consent relative to alcohol sales
  - f. Completion of a PRWID waste water survey and compliance with recommendations stemming from the survey relative to protection of the community waste water collection system, including any recommended installation of grease traps and sampling manholes finding that protection of extensive and expensive public infrastructure.
  - g. City Council approval of alcohol local consent applications

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply of the approval conditions by Wilma Howa on behalf of Tony Basso. **MOTION**. Commissioner A. Richens moved to approve with conditions. Motion seconded by Commissioner R. Richens and carried.

5. **GENERAL PLAN TRAINING INFORMATION- KATHY HANNA-SMITH**  
Commissioner Hanna-Smith updated the Commission on the general plan training that she attended in June provided by Ken Young at Utah Community Planners. She stated that the next training will be held in September 2009 if anyone on the Commission would like to attend. She stated that Price City is a model for the State of Utah with their general plan and hopes to continue improving with new ideas and reviews.
6. **UNFINISHED BUSINESS:**
- a. Melody Estates Trailer Park: Completion of Requirements: 7/20/09- 90 Day Compliance- Review of Land Development Check List

Joanne Wilson attended the meeting for an update on Melody Estates Trailer Park with the following statements:

- lighting will be completed by July 10<sup>th</sup>
- Four sheds are complete-#6, #12,#41, #35. #42 is almost done. Trailer #2 may not be in compliance (she will check with the building inspector).
- Sheds will be placed with new trailers and she stated that she will work on having a storage shed for every trailer
- Skirting will be finished when trailers inspections are completed. Trailers #8 and #9 are being worked on. Trailers #32 and #49 are complete and will be compliant with HUD standards.
- Property cleaning is ongoing
- R.V. storage is now ready with keys and locks for tenants to move their trailers and R.V's. The gravel rock is almost done the storage area. A memo will be sent to each tenant to move their items by the end of July 2009.
- Geese have been removed
- Sight Obscuring Fence will be completed by July 13, 2009.
- Must check with inspector to see if the dawn to dusk lights are acceptable instead of having pole lights as requested. She stated that each trailer will have lights installed and the tenants will be responsible for changing the bulbs.

- By Friday, July 10<sup>th</sup> she stated she will go around and make sure everything is ready for the 90 day check off list.
- #8 and #9 gas lines were repaired
- Porches are all completed and in compliance
- Ditch has been cleaned out
- Plans to mark each trailer with an address number for identification

Chairman Bruno reviewed the checklists from Bob Bennett, Price City Building Inspector with Ms. Wilson. Ms. Wilson stated the following:

- #1-Completed with paid permits
- #2-Completed
- #3-Trailer 16 is being worked on now- completion date by 7/20/09
- #4-Trailer 15 will be reviewed and completed by 7/20/09
- #5-has not be completed
- #6-Completed
- #8-Completed
- #9-will be completed by 7/20/09
- #10- will be completed on or before 7/31/09
- #11-unaware of drum of oil-will have removed by 7/20/09
- #12-Completed
- #13-Completed
- #14-Will contact engineering firm and have completed by 7/20/09
- #15-Will comply- purchased locks and keys
- #16-Does not agree with conditions. Ms. Wilson will check with inspector on condition

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

APPROVED: \_\_\_\_\_  
Chairman Larry Bruno

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