

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JULY 7, 2014**

**PRESENT:** Commissioners:

Larry Bruno

Dale Evans

Richard Root

Frankie Sacco

Robert Oliver

Nick Tatton, Community Director

Laurie Tryon, City Recorder

**EXCUSED:** Commissioner Bentley and Commissioner Beacco

**OTHERS PRESENT:** Wayne Clausing, Levan Hall, Jodi Larsen and J Goddard

1. MINUTES OF June 23, 2014.

**MOTION.** Commissioner Oliver moved to approve the minutes of June 23, 2014 as presented. Motion seconded by Commissioner Root and carried.

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

3. CONDITIONAL USE PERMIT-LOCKSMITH BUSINESS LAND USE-Consideration and possible approval of a 24-hour locksmith business located at 175 South Carbon Avenue within the Commercial 1 Zoning District, Jay's 25 Hour Locksmith, David Larsen.

Jodi Larsen, representing her husband, David Larsen, submitted an application for a Conditional Use Permit (CUP) in regard to the purchase and relocation of Jay's 24 Hour Locksmith business. The business is planned to be located at 175 S Carbon Ave within the Commercial 1 (C-1) zoning district. The general evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Security Services, is listed in Section 11.3.5.37 of the Code.

Mrs. Larsen stated that she would bring an updated site plan to the Planning Department to show that there is plenty of parking for the building. She stated that she would work on the landscaping to meet the 5% minimum by adding flower pots and cleaning up the area. She stated that she is having the building inspected on July 8<sup>th</sup> and a temporary vinyl sign will be used until a permanent sign can be placed as a copy change in the existing sign pole.

Staff recommended that the land use be recommended for approval to the Price City Council. Chairman Bruno read aloud the following conditions of approval:

- a. All business signage must be reviewed and authorized by the Price City Planning Department prior to installation at the site finding that properly reviewed and authorized signage promotes consistency in the community, increased commercial activity and is consistent with the Price City General Plan;
- b. Building to be inspected for safety by the Price City Building Inspector and Price City Fire Chief, and all building safety recommendations stemming from the inspection to be complied with, prior to occupancy finding that properly inspected and safe buildings protect the health, safety and welfare of the community.
- c. Maintain a valid registration and permit as a locksmith business with the State of Utah, as may be required, finding that properly licensed business protect the health, safety and welfare of the community.
- d. All garbage/rubbish to be maintained in an enclosed dumpster location or other containers authorized by Price City.
- e. No conditions at the property or structure that violate the Price City Property Maintenance Code.

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 Jay's 24 Hour Locksmith. Motion seconded by Commissioner Oliver and carried.

4. **CONDITIONAL USE PERMIT-HOME OCCUPIED BUSINESS**-Consideration and possible approval of a Home Occupied Business, Levan Halls Creations, LLC. located at 586 Cedar Lane within the R1-6 zoning district, Levan Hall.

Levan Hall submitted an application for a Conditional Use Permit (CUP) for a Home Occupied Business (HOB) called Levan Halls Creations, LLC. The HOB is located at 586 Cedar Lane within the Residential 1-6 (R1-6) zoning district. General land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code). The specific land use evaluation criteria/land use checklist is listed in Section 10.1.m of the Code. Mr. Hall gathered 27 neighborhood signatures, some were not completed indicating positive or negative comments, all positive or presumed positive. Mr. Hall stated that he has a small studio in his home that fits one family at a time so parking will be accommodated off street and there should only be one car parked at any one time. He stated that most of his sessions are at an off site location. He stated that he has a fenced in backyard for photo shoots and he will not have inventory stored in the home or in the garage in conjunction with his craft sales.

Chairman Bruno read aloud the following conditions of approval:

- a. Compliance with all Section 1.13.110 HOB restrictions including the following, finding that compliance with HOB restrictions mitigates potential negative impacts of businesses in residential areas:
  - i. No employees at the home, immediate family only.
  - ii. No unusual traffic or deliveries.
  - iii. No parking beyond the identified off-street parking locations.
  - iv. No unusual waste, debris, odors, electronic interference, discharges, or other contaminations.
  - v. No display of stock or merchandise at the site.
- b. HOB signage limited to no more than one (1) sign not to exceed 18"x24" in size finding that limited HOB signage mitigates impacts in residential areas and is consistent with Section 4.13.1.3.4 of the Code.
- c. No interference with neighboring properties in terms of parking, access, enjoyment finding that residential uses in the residential zone are prioritized above commercial uses in the residential zone.

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 Evans moved to approve the Home Occupied Permit for Levan Hall's Creations, LLC. Motion seconded by Commissioner Root and carried.

5. **UNFINISHED BUSINESS:**
- No unfinished business discussed

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

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

