

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JULY 11, 2016**

**PRESENT:**

Commissioners:

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

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

**OTHERS PRESENT:** Wayne Clausing and Cory Vogrinec

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 20, 2016 –**  
**MOTION.** Commissioner Bentley moved to approve the minutes of June 20, 2016 as presented. Motion seconded by Commissioner Sacco and carried.
  4. **PUBLIC COMMENT ON AGENDA ITEMS –** No public comment was received on any of the items.
  5. **CONDITIONAL USE PERMIT –**
    - a. **SMALL ENGINE REPAIR -** Consideration and possible approval of a Conditional Use Permit for a small engine repair business located at 545 East Main Street, Cory Vogrinec.  
A Conditional Use Permit (CUP) application was submitted by Cory Vogrinec to locate a small engine repair business at 545 East Main Street 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: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use.  
The Planning Commission discussed the Conditional Use Permit. Chairman Oliver read aloud the following conditions of approval and led a discussion:  
Site requirements:
      - o Posting of right turn only signs upon egress from the site to mitigate potential pedestrian and vehicle accidents finding that a vertical curve and intersection are situated east of the site egress.
      - o Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
      - o Maintain a minimum of 4 off-street parking spaces for customers and employees.
      - o Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
      - o No unscreened outside storage of work in progress, materials, inventory, supplies.
    - No on site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community.
    - Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
    - All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
      - o Confirmation in writing that use of restroom facilities at the neighboring business is allowed and permitted. In the absence of written restroom use authorization installation of a restroom with sewer connection, sampling manhole and grease trap required.
    - Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
    - 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.
      - o Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.
- 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 a Conditional Use Permit (CUP) application submitted by Cory Vogrinec to locate a small engine repair business at 545 East Main Street in an existing building within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:10 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Young and carried.

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

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