

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF JULY 20, 2009**

**PRESENT:** Commissioners:

Chairman Larry Bruno

Laurie Tryon, City Recorder

Gary Lyon

Frankie Sacco

Ed Shook

Alfred Richens

Kathy Hanna-Smith

**EXCUSED:** Nick Tatton, Community Director

**OTHERS PRESENT:** Angelo Kiahtipes, Tom Niederhauser, Grady McEvoy, Joanne Wilson, Shane Baggs, Tammy Adams and Kellie Wilson

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

1. **MINUTES OF JULY 6, 2009**

Commissioner Hanna-Smith moved to approve the minutes of July 6, 2009 as presented. Motion seconded by Commissioner Lyon and carried.

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

3. **CONDITIONAL USE PERMIT- BUSINESS AND SIGN- CONCEPT ONLY  
MY GIRLS FITNESS CENTER- 86 E. 100 So.- TAMMY ADAMS, OWNER**

Tammy Adams requested a Conditional Use Permit (CUP) for a women's gym called, My Girls, to be located at 86 East 100 South within the Commercial 1 (C-1) zoning district. Ms. Adams stated that she has had the building inspector review the building interior for direction on removing the kitchen area from the last business that was in the building. She stated that she has plenty of off street parking in front of the building, parallel to Hair Hut, next to the senior center and behind JC Penney's. The Commission would like more information from Ms. Adams on the parking issue before granting final approval.

Chairman Bruno read aloud the following conditions for My Girls Fitness Center:

- a. Installation of signage consistent with sign plan provided finding that the signage complies with the conditions in Chapter 4 of the Code and that properly reviewed and installed signage promotes improved commercial activity in Price City and is consistent with the goals in the Price City General Plan; Sign site plan was turned in with application.
- b. Procurement of a valid Price City building permit for all renovations taking place at the subject property finding that properly permitted and inspected commercial property renovations protect the health, safety and welfare of the community and are consistent with the goals in the Price City General Plan;
- c. No on street parking by employees or owners of the business finding that maintaining known parking in off street lots promotes improved commercial activity in Price City and is consistent with the goals in the Price City General Plan.

**ACCEPTANCE.** The Commission confirmed the acceptance and understanding and intent to comply of the approval conditions by Tammy Adams. **MOTION.**

Commissioner Shook moved to provide concept only approval for the business of My Girls Fitness Center with conditions. Motion seconded by Commissioner A. Richens and carried. Motion amended by Commissioner Shook to provide concept approval with information returned to the Commission regarding the parking availability for the business. Motion seconded by Commissioner A. Richens and carried.

4. **CONDITIONAL USE PERMIT- BUSINESS AND SIGN- FINAL TY'S TABLE RESTAURANT- 715 E. MAIN- TONY BASSO, OWNER MOTION.** Commissioner A. Richens moved to table the business and sign for Ty's Table Restaurant to the August 10, 2009 meeting of the Planning and Zoning Commission finding that no representation from the business was available for questions. Motion seconded by Commissioner Shook and carried.

5. **CONDITIONAL USE PERMIT- TEMPORARY EXTENSION- FINAL** Angelo Kiahtipes- requested a temporary extension to the completion of 800 West (Gopher Blvd) as it is approximately one month away from being finished. He stated that the road would not hinder the opening of JB's Restaurant as customers can travel through the gas station and car wash of Market Express. Copies of a letter of request, mutual covenants and insurance were given to the Commission for review. Tom Niederhauser, owner of JB's Restaurant stated that a hard surface will be placed around the restaurant property by July 21, 2009 and that temporary signs may be placed near the entrances to show customers the access to JB's. Mr. Kiahtipes stated that there will be plenty of access into all of the businesses during construction and all safety and sign issues will be handled accordingly. He stated that a cement monument sign will be used at the end of all of the construction to advertise possibly all of the businesses and that he will return to the Commission for sign approval. **ACCEPTANCE.** The Commission confirmed the acceptance and understanding and intent to comply of the approval conditions by Angelo Kiahtipes. **MOTION.** Commissioner Lyon moved to grant temporary extension to September 1, 2009 for the completion of 800 West-Gopher Blvd. and allow for the occupancy and opening of JB's Restaurant. Motion seconded by Commissioner Hanna-Smith.

6. **UNFINISHED BUSINESS**

1. Melody Estates Trailer Park- Completion of Requirements: 7/20/09- 90 Day Compliance

Joanne Wilson attended the meeting to provide a review of the Melody Estates Trailer Park and stated the following:

**30 Day Checklist**-(by item#)

1. completed
2. not completed- sight obscuring slats are on backorder- east side needs narrow slats which are also on backorder- behind #32 has 4' area not completed waiting for slats.
3. waiting to order product- all stores are out of product.
4. trailers 6, 12, 42, 41, 35 are complete and in compliance per Joanne's understanding- currently redoing all skirting and porches
5. currently being worked on- thought she had to wait for HUD Inspectors before adding skirting-Price City Inspector stated that she could put it on now- #16 skirting is complete except by porch.
6. debris problem is worked on daily- she will contact owners with their own trailers to make them comply
7. trailers 11, 29 and 31 have items that still need to be moved to the R.V. storage area. She will check on the trailer that has a broken down blue van with no tires on the east side that Councilmember Hanna-Smith recommended having removed.
8. geese have been removed

**90 Day Checklist:** (by item#)

1. completed needs inspections done
  2. done
  3. porch is ready to be built, skirting is built but needs to be attached
  4. she doesn't think is part of original 90 day but will have completed by August 20, 2009
  5. #15 done- does not understand what requirements for electrical meter base are and would like clarification
  6. done
  7. permit has been taken out- partially done.
  8. are now done
  9. individual owners have been informed to get them completed on their own- 15 porches were expected and she thinks the City added more-some just need rails. #2 owns own trailer and will complete. #4, working on own porch. #5 and 17 are being welded ½ done. #6 told owner to fix. #8 and 9 are now-done. #10 is not started. #12 not much work to be done-not started, #13 owner is disabled, owns trailer and needs assistance. Porches and skirting go with trailer when the trailer moves so trailer park owner is not responsible for trailers that are individually owned. #15, 16, 20 and 21 are being fixed now. #18 needs handrails.
  10. trailers #1,2,5,10,21, 24 and 26 all in compliance. Owner of #45 over sees the storage area and locks it each night. All tenants will know combination locks.
  11. completed
  12. completed
  13. she will reinforce the west fence
  14. Needs City approval
  15. gate is open all day-locked at 10 p.m.
  16. does not agree with conditions
  17. will provide a list to City on who owns which trailers
- Ms. Wilson stated that she has put \$60,000 into improvements for the trailer court. She would like to meet with the building inspector to find out the requirements on each item to make sure she is compliance. Chairman Bruno requested that a site visit meeting be set up to review the conditions and clarify the requirements for each item. The meeting will be set up for August and will be noticed in the newspaper.

2. Pinnacle Academy Charter School: Review of Conditions/timelines:
  - 9/15/09- Rotomill or Gravel Completed
  - 10/15/09- Drainage Control Installed
  - 08/01/10- Permanent Parking Lot Installed

3. Castle Valley Landscaping: Review of Conditions-8/10/09 Due Date  
NEW BUSINESS- Shane Baggs of BEH Communications requested permission to place a tower on Wood Hill for his cable/internet business. He stated that he has received Carbon County approval and is in the final stages of a lease agreement with Christian Bryner. Chairman Bruno provided approval from the Commission for Mr. Baggs to continue with his request but to bring the item to the August 10, 2009 Planning and Zoning meeting for final approval for ratification.

Meeting adjourned at 7:04 p.m. pursuant to a motion by Commissioner Hanna-Smith.

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

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