

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JULY 21, 2014**

PRESENT: Commissioners:

Larry Bruno

Judy Beacco

Richard Root

Frankie Sacco

Robert Oliver

Nancy Bentley

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Commissioner Evans

OTHERS PRESENT: Danny Joles, Miles Nelson and Wayne Clausing

1. MINUTES OF July 7, 2014.

MOTION. Commissioner Sacco moved to approve the minutes of July 7, 2014 as presented. Motion seconded by Commissioner Oliver and carried.

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

3. **CONDITIONAL USE PERMIT-Welding and Fabrication Land Use-Consideration and possible approval of a Conditional Use Permit for a welding and fabrication land use called, 45th Parallel Welding and Fabrication located at 717 So. Nick Lane within the Manufacturing 1 (M-1) zoning district, Danny J. Joles.**

Danny L. Joles submitted a Conditional Use Permit (CUP) application to establish a welding and fabrication business called "45th Parallel Welding and Fabrication, LLC." at 717 South Nick Lane within the Manufacturing 1 (M-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 in Section 11.1.m of the Code. The land use, metal fabrication, is a conditional use and is listed in Section 11.3.9.12.4 of the Code. An associated conditional land use of contract consecution services is listed in Section 11.3.9.12.2 of the Code.

Mr. Joles stated that he would also have a hot shot delivery service for loads under 25,000 and he will provide deliveries from mine to mine or power plants. He stated that slats would be placed in the fence if he begins to use the fenced in area for storage. Chairman Bruno stated that there are no parking issues or egress/ingress problems with this area.

Chairman Bruno read aloud the following conditions of approval:

- a. No unscreened outdoor storage of unorganized materials and work in progress. All materials and work in progress must be located inside the building or within a screened storage location with minimum six (6) foot sight obscuring fencing finding that the business location is at a community entrance and screened storage and work in progress improves community aesthetics and is consistent with the goals in the Price City General Plan.
- b. Installation of signage per the approved signage plan herein finding that reviewed and approved sign plans promote consistency and increased commercial activity and is consistent with the goals in the Price City General Plan.
- c. Inspection of the facility by the Price City Building Inspector and Price City Fire Chief for compliance with all building and fire safety codes and compliance with any recommendations stemming from the inspections finding that building and fire safety inspections protect the health, safety and welfare of the community.
- d. Procurement of a Price City building permit for all renovations to the building, if

necessary, finding that properly completed and inspected building improvements protect the occupants of the building as well as the health, safety and welfare of the general public.

- e. Dumpster garbage service to be scheduled for a frequency to mitigate the accumulation of garbage or rubbish at the site finding that properly serviced garbage and rubbish containers mitigate the potential for nuisances in the area.
- f. Installation of a minimum of 5% area landscaping, as required by the Code, finding that the location is situated on a primary road within the community.
- g. No conditions at the property or structure in violation of the Price City property maintenance code finding that properly maintained properties and structures protect area property values.

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 Bentley moved to approve the Conditional Use Permit for 45th Parallel Welding and Fabrication. Motion seconded by Commissioner Root and carried.

4. SIGNAGE- Consideration and possible approval of signage installations at the Ramada Inn, 838 Westwood Blvd., within the C-1 zoning district, highway overlay zone, Sam Patel.

Nick Tatton presented this request on behalf of Sam Patel. Sam Patel submitted a Conditional Use Permit (CUP) application, owner of the Ramada Inn, to establish an alternate free-standing sign approval at 838 Westwood Blvd. 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 in Section 11.1.m of the Code.

Nick Tatton stated that the Code provides that the Planning Commission (Commission) may permit alternate size and height for signs upon review and issuance of a CUP. The sign is requested to be fifty-five feet (55') in overall height and two-hundred fifty square feet (250 sq. ft) in overall size. Section 4.13.3.1 of the Code allows a maximum height of thirty-five feet (35') unless otherwise approved by the Commission. Section 4.13.3.2 of the Code allows a maximum size sign in the C-1 zoning district, highway overlay zone of two-hundred square feet (200 sq. ft.) unless otherwise approved by the Commission. Mr. Patel provided a detailed sign plan with the CUP application. The sign plan indicates the following:

1. A copy change of the sign on the front elevation of the canopy. No permit or evaluation of this is required by the Code.
2. Installation of signage on the south elevation of the canopy in the size of 49.9 square feet. This sign is allowable within the Code. It is advised that the Commission also approve the same sign installation on the north side of the canopy in the event the applicant chooses to install a sign at that location in the future.
3. Free standing pole sign at 55' overall height and 250 total square feet. This sign requires specific approval by the Commission.
4. Installation of an electronic message sign within the banner location. This sign is essentially a copy change.
5. Driveway entrance sign. This sign is allowable within the code.

Staff recommended approval and the Planning and Zoning Commission recommended the Price City Council approve the CUP with the following conditions:

- a. Procurement of a Price City building permit for all sign installations, as necessary and required, finding that properly completed and inspected signage installations protect the

occupants of the building as well as the health, safety and welfare of the general public. Inspections to include sign foundation, pole, electrical connections, attachments, wind load and other requirements listed in the International Building Code.

- b. Authorization of one (1) sign, not to exceed 50 square feet to be placed on the south and north elevations of the canopy per Section 4.13.1.e of the Code.
- c. Authorization for one (1) free-standing pole sign located in the same physical location as the previous free-standing sign per Section 4.13.1.a of the Code.
 - i. Specific authorization for the free-standing sign not to exceed an overall height of 55 feet per Section 4.13.3.1 of the Code.
 - ii. Specific authorization for the free-standing sign not to exceed 250 square feet in size per Section 4.13.3.2 of the Code
- d. Authorization for placement of the electronic sign in the banner location per Section 4.13.1.m of the Code. Electronic sign to be no brighter than .3 candle foot above ambient light and must contain dimming function. No off-site advertising permitted.
- e. Authorization for copy change of east canopy sign and entrance way finding directional sign.
- f. No conditions at the property or structure in violation of the Price City property maintenance code finding that properly maintained properties and structures protect area property values.

MOTION. Commissioner Oliver moved to approve the Conditional Use Permit for Ramada Inn, Sam Patel. Motion seconded by Commissioner Beacco and carried.

5. UNFINISHED BUSINESS:

- No unfinished business discussed

Meeting adjourned at 6:12 p.m. pursuant to a motion by Commissioner Beacco. Motion seconded by Commissioner Bentley and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon