

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 23, 2010**

PRESENT: Commissioners:
Chairman Larry Bruno
Rick Davis
Judy Beacco
Erroll Holt
Ed Shook
Grady McEvoy
Alfred Richens
Laurie Tryon, City Recorder
Nick Tatton, Community Director

EXCUSED: Commissioner Sacco

OTHERS PRESENT:

1. MINUTES of August 9, 2010
MOTION. Commissioner Holt moved to approve the minutes of August 9, 2010 as read. Motion seconded by Commissioner McEvoy and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS-No public comment was received
3. MOAB LUXURY COACH. Consideration and possible approval of a shuttle stop land use and business license at 850 South Carbon Avenue within the C-1 zoning district.
Nick Tatton presented a request for a Conditional Use Permit (CUP) on behalf of Brian Murphy for a business called Moab Luxury Coach. The business is a passenger shuttle service that runs between Blanding and Salt Lake City, stopping in Price. Mr. Murphy has arranged to utilize a “stop” location on the Market Express Sinclair site at 850 South Carbon Avenue within the Commercial 1 (C-1) zoning district (same place as the last shuttle that operated would stop, called Bighorn Express). General evaluation criteria for the zoning district is in Section 11.1.1 of the Price City Land Use Management and Development Code (Code) and land uses are in Section(s) 11.3.2.1.7 (transportation); 11.3.2.1.8 (terminals and stations); and, 11.3.2.19 hard surfaced parking. Staff recommended final approval to the Price City Council for the application contingent on the following conditions read aloud by Chairman Bruno:
 - a. Customer parking and shuttle staging to take place on hard surfaced areas finding that hard surfaced areas reduce the probability of slip and fall accidents, decrease the impact of dirt/mud track-out onto public streets and is consistent with Chapter 6 of the Code;
 - b. Procurement of written official permission from the property owners of the agreement to allow the activity to take place at the site finding that properly agreed to shared land uses reduce the opportunity for misunderstandings;
 - c. All customer parking to be maintained off-street finding that Carbon Avenue is a heavily travelled local route and off-street parking mitigates traffic congestion and potential traffic and/or pedestrian accidents;
 - d. Signage for shuttle stop/terminal land use not to exceed 6 square feet finding that limited sign size for the accessory land use and business activity will reduce sign clutter in the area and mitigate traffic and pedestrian vision distance problems;
 - e. An agreement that the applicant understands and intends to comply with the approval will be signed by the applicant;

ACCEPTANCE: The Commission confirmed that Mr. Murphy will sign a statement indicating the

acceptance, understanding and intent to comply with the approval conditions prior to operation.
MOTION. Commissioner Shook moved to recommend final approval for the business of Moab Luxury Coach with the stated conditions. Motion seconded by Commissioner Davis and carried.

4. UNFINISHED BUSINESS: Small Cities and Towns Planning Seminar held by Utah Community Planners

Meeting adjourned at 6:09 p.m. pursuant to a motion by Commissioner Shook.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon