

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF SEPTEMBER 20, 2010**

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

EXCUSED:

OTHERS PRESENT: Marc Christensen and Ryan Christensen

1. MINUTES of August 9, 2010
MOTION. Commissioner Sacco moved to approve the minutes of August 9, 2010 as read. Motion seconded by Commissioner Beacco and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS-No public comment was received
3. **CONDITIONAL USE PERMIT- CHRYSALIS-53 SOUTH 700 EAST- MARC CHRISTENSEN**
Marc Christensen submitted a Conditional Use Permit (CUP) application for a business called Chrysalis. The business is proposed to be located in the Commercial 1 (C-1) zoning district at 53 South 700 East. The business provides services to disabled individuals and is acquiring the business "Choices, Inc.". Evaluation criteria for the land use is listed in Section 11.1.1 of the Price City Land Use Management and Development Code (Code). Land uses for the business are as follows:
 - Section 11.3.5.1 administration office services; permitted use in the C-1 zoning district;
 - Section 11.3.10.3.1 special training and schooling; conditional land use in the C-1 zoning district;
 - Section 11.3.10.2.4 protective function and their related services; conditional use in the C-1 zoning district. Staff recommended approval subject to the following conditions read aloud by Chairman Bruno:
 - a. Installation of business signage consistent with Chapter 4 of the Code and only upon review and approval by the Price City Planning Department finding that properly reviewed business signage promotes community consistency and improved commercial activity and is consistent with the goals in the Price City General Plan;
 - b. No on street parking of company vehicles or by employees, owners or clients of the business finding that on-street parking must be kept open to promote improved commercial activity in the area;
 - c. Loading and unloading of client and staff vans and busses in off-street locations only finding that loading and unloading in off-street locations protects the health, safety and welfare of those utilizing the transportation;
 - d. No materials or equipment storage outside. All equipment and materials storage must be maintained off site or within the building or in an approved storage shed finding that properly stored equipment and materials reduce the occurrence of theft and use of the public safety resources in the community and also finding that properly stored equipment and materials protect the health, safety and welfare of the community;
 - e. No loitering by clients of the business in the area finding that loitering inhibits commercial activity in adjacent businesses and diminishes the economic condition in the

community;

- f. Inspection of the subject property by the Price City building inspector and Price City Fire Chief for safety and compliance with necessary matters stemming from the inspections finding that properly inspected business locations protect the health, safety and welfare of the community, the business customers and others that may occupy the property.

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply with the approval conditions prior to operation with Mr. Christensen.

MOTION. Commissioner Shook moved to recommend final approval for the business of Chrysalis with the stated conditions. Motion seconded by Commissioner Holt and carried.

4. UNFINISHED BUSINESS:

Meeting adjourned at 6:10 p.m. pursuant to a motion by Commissioner Holt.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon