

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF OCTOBER 12, 2010**

**PRESENT:** Commissioners:

Rick Davis

Judy Beacco

Erroll Holt

Ed Shook

Frankie Sacco

Grady McEvoy

Laurie Tryon, City Recorder

Nick Tatton, Community Director

**EXCUSED:** Commissioner Alfred Richens, Chairman Larry Bruno

**OTHERS PRESENT:**

**MOTION.** Commissioner Holt moved for Commissioner Shook to serve as Chairman Protempore. Motion seconded by Commissioner McEvoy and carried.

1. MINUTES of September 20, 2010

**MOTION.** Commissioner Holt moved to approve the minutes of September 20, 2010 as read. Motion seconded by Commissioner McEvoy and carried.

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

3. CONDITIONAL USE PERMIT-TONY BASSO GM COLLISION CENTER-Consideration and possible approval of a Conditional Use Permit for an auto body (land use) at 296 So. Carbon Avenue within the Commercial 1 Zoning District.

Nick Tatton presented Conditional Use Permit (CUP) application submitted for an auto body repair land use by Tony Basso to be placed in the building located at 296 South Carbon Avenue within the Commercial 1 (C-1) zoning district as Tony Basso did not attend the meeting. General land use evaluation criteria is located in Section 11.1.1 of the Price City Land Use Management and Development Code (Code) and the actual land use is listed in Section 11.3.5.6 of the Code (Automobile Repair and Services) as a conditional use. Nick Tatton stated that fumes from the shop should not be an issue because of the paint booth design and that the lot has the required amount of parking spaces necessary. Commissioner Davis stated that he works as the Safety Consultant for Tony Basso. Staff recommended the following:

- a. Completion of the curb line and driveway approaches on 300 South Street and restoration of all road area to the development *prior to occupancy* finding that completion and definition of the road edge was previously required and agreed to during development of the site;
- b. Installation of all building utilities in compliance with recommendations and direction from the Price City Engineer and Building Inspector, to include sewer connection, grease trap, sampling manhole, water connection, electric connection, natural gas connection, irrigation ditch treatment(s) finding that safe occupancy and use of the building and protection of the public waste water system necessitates compliant connections of all utility services;
- c. Completion of a public infrastructure development agreement, if required by the Price City Public Works Director, with the Price City Public Works Department and submission of the required financial surety for all public infrastructure development and re-development finding that properly developed and financially secured public infrastructure protect the long-term financial interest of the public and protect the health, safety and welfare of the community;
- d. Completion of a storm water management, retention, and release plan and concurrence of the Price City Engineer with the plan *prior to occupancy* finding that properly planned and controlled storm water mitigates potential flooding of neighboring and downstream land uses;
- e. Procurement of a Price City Building Permit and completion of all building renovations consistent with the direction provided by the Price City building inspector finding that

- renovations compliant with adopted building codes protect the health safety and welfare of the community;
- f. Final inspection of the subject property by the Price City Building Inspector and the Price City Fire Chief *prior to occupancy* finding that properly developed and inspected commercial property protects the health, safety and welfare of the community;
  - g. Property vehicular access from an approved driveway approach(es) on 300 South Street only, with right-turn only for site egress, and installation of signage indicating such finding that potential traffic back-up and accident mitigation at the 300 South Carbon Avenue intersection will be mitigated;
  - h. Installation of building signage as indicated on CUP application submission only finding that approved signage promotes community signage consistency and mitigates potential negative impacts to commercial and economic activity in the community;
  - i. No work in progress vehicles to be stored outside of building unless in an area identified on the site plan and screened with a sight obscuring fence from frontage visibility on both 300 South Street and Carbon Avenue finding that the location is on a community entry route and location aesthetics mitigate negative impacts on travel and tourism activities in the community;
  - j. All parking and outdoor “lot” areas to be hard surfaced finding that hard surfacing of lot areas prevents ‘track-out’ into the public areas and is consistent with the Code and the goals contained in the Price City General Plan;
  - k. Completion of the development consistent with the site plan submitted, finding that development consistent with submitted plans promotes improved community planning, improved commercial activity and is consistent with the Price City General Plan and acknowledging the following conditions:
    - i. Dumpster in an enclosed location at the northwest corner of the property, to be serviced such that garbage and debris does not stack around dumpster location or ‘blow’ around the neighborhood;
    - ii. Sixty foot (60’) wide driveway allowable as indicated, with right turn only signage, and completion of required street and right-of-way improvements.
  - l. Submission of the updated site plan to the planning department.
  - m. Installation of minimum landscaping and sight obscuring fence consistent with the Price City General Plan.
  - n. Mitigation of business noise levels before 8 a.m. or after 7 p.m. finding that disruption to adjoining residential uses may occur without mitigation.
  - o. Appearance by the applicant before the City Council to confirm understanding, acceptance and intent to comply with the approval conditions.

**MOTION.** Commission Holt moved for the Planning Commission to forward a favorable recommendation to the City Council for a final on the requested Conditional Use Permit for GM Collision Center contingent upon the stated recommendations listed above. Motion seconded by Commissioner McEvoy and carried.

4. UNFINISHED BUSINESS:

Meeting adjourned at 6:39 p.m. pursuant to a motion by Commissioner McEvoy.

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

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