

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF NOVEMBER 7, 2011**

**PRESENT:** Commissioners:  
Larry Bruno, Chairperson  
Frankie Sacco  
Judy Beacco  
Alfred Richens  
Rick Davis  
Wayne Clausing  
Nick Tatton, Community Director  
Laurie Tryon, City Recorder

**EXCUSED:** Commissioner Holt and Commissioner McEvoy

**OTHERS PRESENT:**

1. MINUTES of October 24, 2011  
**MOTION.** Commissioner Richens moved to approve the minutes of October 24, 2011 as written. Motion seconded by Commissioner Sacco and carried.
2. PUBLIC COMMENT ON AGENDA ITEMS- No public comment received.
3. NATURAL GAS WELL DRILLING AND PUMP SITING-Consideration and possible final approval of a Conditional Use Permit to drill and locate a natural gas well at approximately 275 North 1900 East within the combined C-1 and M-1 zoning district. **MOTION.** Commissioner Clausing moved to table the item until the next meeting. Motion seconded by Commissioner Beacco and carried.
4. STINSON WELL SERVICE & U-HAUL-Consideration and possible approval of a Conditional Use Permit at 345 East Main Street within the C-1 zoning district.  
Leslee Stinson submitted a Conditional Use Permit (CUP) application to locate a well service and supply business and U-Haul truck and trailer rental business at 345 East Main Street within the Commercial 1 (C-1) zoning district. Nick Tatton provided the following information to the Commission: The business has already located at the site and been notified of a code violation for no CUP. The businesses can be permitted at the location based on Section(s) 11.3.9.7 and 11.3.9.8 of the Price City Land Use Management and Development Code (Code), machinery and equipment supply and motor vehicles and equipment. General evaluation criteria for the land use is located in Section 11.1 of the Code and the specific evaluation criteria and land use check list are located in Section 11.1.m of the Code. Commissioner Davis requested that all U-haul vehicles and trailers are parked in an orderly way so that the business looks maintained and organized. He stated that a 6' site obscuring fence would not be necessary if the parking was kept orderly. Commissioner Clausing asked that she contact the owner of the building to fix the outside lighting around the building and parking lot. Chairman Sacco stated that if garbage from dumpsters became a problem with overflow or wind blowing garbage around and the City received complaints, the businesses of Sherry's, Peczuh's and Stinson's would be requested to return to the Planning and Zoning Commission to discuss enclosing all three business dumpsters. Staff recommended final approval to the City Council for the land use application with conditions read aloud by Chairman Bruno:
  - a. All parking of vehicles to be in an orderly manner and located on the premises in compliance with the site plan submitted finding that orderly parking mitigates instances of confusion for the public, for customers and is consistent with the goals in the Price City General Plan;
  - b. Installation of a dumpster enclosure and placement of the business dumpster in the enclosure if garbage blowing becomes a reported problem finding that dumpsters in enclosures mitigate the spread of debris, garbage and rubbish during periods of wind in

the community not required at this time;

- c. No conditions at the property or structure that will place the property or structure in violation of the Price City Property Maintenance Code in effect now or in the future finding that properly maintained properties protect overall community property valuations;

ACCEPTANCE: The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

**MOTION.** Commissioner Davis moved to approval for CUP for Stinson Well Service and U-Haul at 345 East Main Street. Motion seconded by Commissioner Sacco and carried.

5. UNFINISHED BUSINESS:

Meeting adjourned at 6:14 p.m. pursuant to a motion by Commissioner Clausing.

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

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