

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 12, 2013**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Frankie Sacco

Judy Beacco

Nancy Bentley

Todd Olsen

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Robert Oliver and Chris Micoz, Alt.

OTHERS PRESENT: Kathy Hanna-Smith, Wayne Clausing and Juan Carlos Bastian

1. MINUTES of October 21, 2013.

MOTION. Commissioner Evans moved to approve the minutes of October 21, 2013 as presented. Motion seconded by Commissioner Beacco and carried.

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

3. DANCE STUDIO & RECEPTION CENTER. Consideration and possible approval of a dance studio and small reception center land use at 86 East 100 South within the Commercial 1 zoning district, Juan Bastian.

Juan Bastian submitted a Conditional Use Permit (CUP) application to locate a dance studio and small reception center business called Go4You Dance4Energy at 86 East 100 South within the Commercial 1 (C-1) zoning district. Nick Tatton provided the following information to the Commission: the general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land uses requested are School, Commercial – Section 11.3.5.38 of the Code; Special Training and Schooling-Section 11.3.10.3.1 of the Code; Public Assembly-Section 11.3.10.5.6 of the Code, all of the proposed land uses are conditional. The Commissioners reviewed the application information with Mr. Bastian (through his Spanish/English interpreter). He stated that there are 23 parking spaces and that he also had the use of parking across the street in the public parking area behind J.C. Penney's and parking lots both behind and on both sides of the building. Chairman Bruno stated that the Commission will need permission letters from the owners of the private parking lots in order to count the parking spaces for his business. Chairman Bruno stated that Mr. Bastian also needed a new site plan with more details regarding the layout of the building, the use of the kitchen and ADA bathrooms. Mr. Bastian stated that he would not be using the kitchen in the building and that no food preparation would be done in the building. He stated that if people rented the facility for a party or dance that they would need to bring their own food in and would not be allowed to use the kitchen. Chairman Bruno stated that the Building Inspector and Fire Chief would need to inspect the building. Mr. Bastian stated that he would bring that information into Price City and attend the next Planning and Zoning meeting for final approval. He stated that the facility would be used to teach adults dancing lessons during the morning and afternoon hours so that people could rent the facility on the weekends for parties. He stated that there would not be live bands but only music recordings. Chairman Bruno stated that only 18 people would be allowed in the building at one time with the current parking spaces available. He read aloud the conditions for this project in its present application status and stated that the conditions may change according to the updated information that Mr. Bastian needed to provide to the City:

- a. Public Assembly to be limited to gatherings of no more than 18 total people including staff and owners finding that only 5 off street parking spaces are provided and an average

of 3.5 persons per parking space is reasonably expected to occupy the building for public assembly purposes. Dance studio use limited to no more than 25 total people per session including staff and owners finding that only 5 off street parking spaces are provided and an average of 5 persons per parking space is reasonably expected to occupy the building for dance studio purposes. Any parking agreement with owners of neighboring parking lots must be in writing and submitted to Price City to be considered as available off-street parking for the land uses.

- b. Drop-off and pick-up for dance studio and public assembly to take place off-street within the parking lot of the building with entrance on 100 South and exit on 100 East finding that off-street drop-off and pick-up and managed vehicular circulation protect the health, safety and welfare of those attending dance training or public assemblies at the building as well as the general community.
- c. Inspection of the building, including the food preparation areas, by the Price City Building Inspector and Price City Fire Chief and compliance with any building or occupancy safety directives stemming from those inspections finding buildings and structures complying with building and fire safety codes protect the health, safety and welfare of the community.
- d. Procurement of a valid Price City Building Permit for any building renovations taking place finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
- e. Installation of an appropriate sized grease trap within the building or property to protect the sewer system from accumulation of grease from prepared foods finding that sewer system grease protection is required by Price City to protect the long-term community investment in the sewer system.
- f. Submission of all signage to the Price City Planning Department prior to installation for approval finding that properly reviewed and approved commercial business signage promotes consistency in signage and commercial activity and is consistent with the Price City General Plan.
- g. No activity or operations that create or promote noise, light, garbage, rubbish or other nuisances or disturbances to neighboring residential uses finding that balancing the needs of the commercial district with that of the residential district in the neighborhood is in the best interest of the community.
- h. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property and structures maintained in compliance with the Code protect property values.

MOTION. Commissioner Sacco moved to provide concept approval only until further information is brought forth to Price City. Motion seconded by Commissioner Evans and carried.

4. UNFINISHED BUSINESS:

- Retreat on December 9th
- Janis property demolition- November 13, 2013

Meeting adjourned at 6:39 p.m. pursuant to a motion by Commissioner Beacco. Motion seconded by Commissioner Olsen and carried.

APPROVED: _____
Chairman, Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon