

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF DECEMBER 11, 2017**

**PRESENT:**

Commissioners:

Richard Root  
Todd Thorne  
Judy Beacco  
Dale Evans  
Frankie Sacco  
Jan Young

Nick Tatton-Community Director  
Sherrie Gordon-City Recorder

**EXCUSED:** Commissioner Oliver, Commissioner Bentley and Commissioner Holt-Alternate

**OTHERS PRESENT:** Bill and Darlene Juber, Tricia Pilny, Joel Smith, Jeff Knighton, Frank (Jay) Gallucci, Leif Nelson, Michael Kourianos, Kathy Hanna-Smith, and Christine Watkins

1. Vice Chair Sacco called the meeting to order at 6:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES of November 20, 2017 -  
**MOTION.** Commissioner Evans moved to approve the minutes of November 20, 2017. Motion seconded by Commissioner Beacco and carried.
4. **PUBLIC COMMENT ON AGENDA ITEMS** – No public comment was received on any of the items.
5. **GENERAL BUSINESS** –
  - a. **PRESENTATION** - Brief information presentation regarding the development plans and timeline and potential land uses in the former JC Penney building located at 78 East Main Street, Joel Smith.  
Joel Smith addressed the Commissioners. He presented an update to the program, building renovations and potential land uses. They are currently working on the design of the building. The design will be presented to the Commission the first part of the year. He requested a letter of support from Price City in regard to continued use of the JCPenny signage and facade.  
Jeff Knighton addressed the Commissioners. He updated the Commissioners on the status of the building. It is in excellent shape. They are planning to leave as such of the “historic” parts of the building as possible. Employee parking issues were discussed.  
Tricia Pilny addressed the Commissioners. She stated the yard sale they held to dispose of items within the building was very successful. They hope to be open by July 1, 2018.
6. **CONDITIONAL USE PERMIT** –
  - a. **RV STORAGE, 24 HR LOCKSMITH, U-HAUL RENTALS LAND USE** - Consideration and possible approval of a conditional use permit for the land use of limited RV storage, 24 hour locksmith and U-Haul rentals at 404 South Carbon Avenue within the Commercial 1 zoning district, Darlene Juber.  
A Conditional Use Permit (CUP) application was submitted by Darlene Juber for locating the land use of a U-Haul rental business at 404 South Carbon Avenue within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land uses are: (1) storage, conditional use per Section 11.3.9.11 of the Code; (2) Rental Dealers, conditional use per Section 11.3.4.35 of the Code; and, (3) Locksmith-General Services, conditional use per Section 11.3.5 of the Code.  
Darlene Juber and Jay Gallucci addressed the Commission. They reviewed their plans.  
The Planning Commission discussed the land use with the applicant and specifically enforced the importance of the building renovation plan. Vice Chair Sacco read aloud the following conditions of approval:
    - Inclusion of the following site plan elements finding that mitigated site plan impacts protect the health, safety and welfare of the community.
      - Garbage dumpster placed in an enclosure and serviced at a frequency that prevents accumulations or wind scatter of garbage rubbish or debris.
      - Maintain security fencing surrounding all property boundaries not immediately facing public streets.
      - Maintain lot and area lighting that is angled away from/on timers/or shielded from light transference to neighboring residential properties.
      - Install a minimum of 5% landscaping as required in the Code.
      - Maintain off street parking for a minimum of 5 vehicles to accommodate employees and customers. No on-street parking permitted.
      - No relocated or new ingress/egress from the site finding that a school zone street crossing is located adjacent to the subject property. No new or altered traffic patterns allowed.

- Parking lot area to be permitted to be in as-is condition finding that the unsurfaced nature of the parking lot is legal non-complying.
- Approval of business signage by the Price City Planning Department prior to installation.
- Inclusion of the following building/structure elements finding that inclusion of the following protects the health, safety and welfare of the community.
  - Maximum of four (4) RV storage stalls as indicated on the submitted site plan. Maintain fire department access to stored vehicles at all times. All stored vehicles to be a minimum of ten feet (10') from the property line.
  - Completion of an inspection of the building by the Price City Building Inspector and Price City Fire Chief and compliance with all building code and safety recommendations/requirements stemming from that inspection.
    - Replacement of broken window on east elevation of building.
    - Completion of a building renovation/repair/rehabilitation plan in conjunction with the Price City Building Inspector and all renovations completed within a timely manner as directed by the Price City Building Inspector.
- No residential occupancy in the location/structure at any time finding that the property and structure are not suitable for residential occupancy.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property and structures in compliance with the Property Maintenance Code protect area property values.
- Only non-mechanical installing of accessories will be done on site, specifically trailer hitches. No oil based work to be done.
- No land uses authorized that are not expressly approved herein. This specifically includes work or storage of vehicles for repair or restoration.

**ACCEPTANCE:** The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

**MOTION.** Commissioner Thorne moved to recommend that the Price City Council provide final approval of a Conditional Use Permit for the land use of limited RV storage, 24 hour locksmith and U-Haul rentals at 404 South Carbon Avenue within the Commercial 1 zoning district. Motion seconded by Commissioner Young and carried.

7. UNFINISHED BUSINESS - Nick Tatton reminded the Commissioners about the Price City Planning and Zoning Commission Training Retreat scheduled for December 12, 2017.

Meeting adjourned at 6:49 p.m. pursuant to a motion by Commissioner Young. Motion seconded by Commissioner Thorne and carried.

APPROVED: \_\_\_\_\_  
Vice Chair, Frankie Sacco

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon