

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF DECEMBER 14, 2009**

PRESENT: Commissioners:

Chairman Larry Bruno
Alfred Richens
Kathy Hanna-Smith
Grady McEvoy, Alternate
Gary Lyon
Ed Shook
Judy Beacco

Nick Tatton, Community Director
Laurie Tryon, City Recorder

EXCUSED: Commission Sacco

OTHERS PRESENT: Cheryl Cloward

1. MINUTES OF OCTOBER 26, 2009

Commissioner Hanna-Smith moved to approve the minutes of October 26, 2009 as presented. Motion seconded by Commissioner Lyon and carried.

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

3. HOME OCCUPIED PERMIT

Business License Request- Final

Cheryl's Daycare- 574 N. Cottonwood Rd.- Cheryl Cloward, Owner

Cheryl Cloward requested a Home Occupied Permit (HOB) and business license for an in home licensed daycare business to be located in her home at 574 North Cottonwood Road called Cheryl's Daycare. A total of (9) signature approvals of adjoining property owners within the 250' radius were submitted with an application. All signatures indicated approval of the HOB request. Ms. Cloward stated that she has a fenced in yard and that her home has been inspected by the Price City Fire Chief. She stated that the Fire Chief did not recommend use of her basement in her home for the daycare, due to no basement exit. She stated that instead of 16 children, she would have 8-12 children depending on approval from the state licensing department because she would be following the recommendation and not using her basement. She stated that she would be able to apply for a state license as soon as she received a local business license.

Chairman Bruno read aloud the conditions for an HOB:

- a. Inspection of the home business location by the Price City Fire Chief for fire safety recommendations finding that completion of fire safety inspections protects the health, safety and welfare of the community and those conducting business at the location.
- b. Confirmation of the HOB restrictions indicted in Section 1.13.90 of the Code including:
 - i. No employees other than immediate family;
 - ii. No unusual traffic is permitted;
 - iii. No parking except customary automobiles, etc.;
 - iv. No parking lots beyond the driveway;
 - v. All parking to be accommodated on site;
 - vi. No unusual waste, debris, residential or otherwise to be generated;
 - vii. No unusual electronic interference;
 - viii. No dust, smoke, odors, or discharges to be generated;

ACCEPTANCE: The Commission confirmed the acceptance, understanding and intent to comply of the approval conditions by Cheryl Cloward. **MOTION.** Commissioner Hanna-Smith moved to approve the business of Cheryl's Daycare subject to the stated conditions within Section 1.13.90 of the Price City Land Management Code. Motion seconded by Commissioner Shook and carried.

4. UNFINISHED BUSINESS

a. Dadio's Trailer Court- Compliance

Councilmember Hanna-Smith stated that she recently walked through the Dadio's Trailer Court and would like the property cleaned. She stated that the remaining homes in the trailer court are in need of repair and look to be unsafe for living. She stated that this is an entrance to the City of Price and that it needs a lot of work to clean up the debris and remove the trailers that are in disrepair. The Commission discussed the matter and decided that the area had unacceptable conditions and the owner needs to be contacted for a plan of action. **MOTION.** Commissioner McEvoy moved to recommend the City Council send a letter to the owner of Dadio's Trailer Court to advise the owner of the violations of the Price City Land Management Code and to set a date of February 1, 2010 for the owner to have a plan to get the property into compliance and for the owner to contact the Price City Building Inspector, Bob Bennett for instructions on how to carry out the cleanup plan. Motion seconded by Commissioner Richens and carried.

b. Marty & Rhonda Olsen's Mobile Home Lot-

Councilmember Hanna-Smith recommended that the property owned by Marty and Rhonda Olsen, completely remove the remains of their modular home business by February 1, 2010. She stated that it is an entrance to the City, it needs to be cleaned of debris and leftover materials from the business's move from Price to Wellington. **MOTION.** Commissioner Hanna-Smith moved to recommend the City Council write a letter to the Olsen's and demand compliance to the Price City Land Management Code by February 1, 2010. Motion seconded by Commissioner Beacco and carried.

Meeting adjourned at 6:20 p.m. pursuant to a motion by Commissioner McEvoy.

APPROVED: _____
Chairman Larry Bruno

ATTEST: _____
City Recorder, Laurie Tryon