PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF APRIL 27, 2009

PRESENT: Commissioners:
Larry Bruno, Chairman
Frankie Sacco
Gary Lyon
Alfred Richens
Kathy Hanna-Smith

Nick Tatton, Community Director
Laurie Tryon, City Recorder

EXCUSED: Commissioner Shook and Commissioner R. Richens
OTHERS PRESENT: Tom Ellingford

I PLEDGE OF ALLEGIANCE
Chairman Bruno led the Pledge of Allegiance

II ROLL CALL

III MINUTES OF APRIL 7 AND APRIL 13, 2009
Commissioner A. Richens moved to approve the minutes of April 7th and April 13th, 2009 as presented. Motion seconded by Commissioner Lyon and carried.

IV PUBLIC COMMENT ON AGENDA ITEMS-
Tom Ellingford of Ellies EZ Wash presented a request to extend the driveway 10' feet at his carwash to improve the 300 South entrance instead of using the entrance on Highway 55 as the primary entrance as it causes a lot of congestion. Chairman Bruno thanked Mr. Ellingford for attending the meeting and bringing his site plan and request to the attention of the Commission. He stated that the Commission could not act on the item until the May 11, 2009 meeting. The Commission was in agreement that the new driveway extension would be a good idea due to the traffic on Hwy 55. Mr. Ellingford thanked the Commission for their time.

V CONDITIONAL USE PERMIT- BUSINESS EXPANSION AND EXCAVATION ONLY-FINAL APPROVAL-CEDAR HILLS STORAGE- OWNER BOBBY ETZEL
Nick Tatton represented this request on behalf of Bobby Etzel. Mr. Etzel has purchased additional property to expand the Cedar Hills Storage units and would like to begin the excavation now in order to see how he will proceed with the project. Mr. Tatton stated that he will remind Mr. Etzel of the excavation rules with neighborhood dust control. Commissioner Hanna-Smith disclosed that she is a direct competitor with her storage business and Commissioner Sacco disclosed her relationship as Bobby Etzel's sister. **MOTION.** Commissioner Lyon moved to approve the CUP for excavation only on the Cedar Hills Storage project with the conditions as stated. Motion seconded by Commissioner Hanna-Smith and carried.

VI CONDITIONAL USE PERMIT- CLARIFICATION OF ROAD FOR 300 S. CARBON AVE-TONY BASSO- STORAGE UNIT
Chairman Bruno requested to have this item clarified by the Commission that the Basso storage unit being built on 300 South Carbon Avenue is not a public building. The building will be used for private storage only and the same rules for development do not apply as they would for a public access building. Chairman Bruno stated that a sidewalk is not required for this project and will only require curb and gutter to define the road edge due to the narrow non-access road. **MOTION.** Commissioner Hanna-Smith moved to clarify that the development improvements would only require curb, gutter and asphalt to the road edge. Motion seconded by A. Richens and carried.

VII UNFINISHED BUSINESS
1. Pinnacle Canyon Academy:
   a. Completion of off street parking requirements by 7-1-09
2. Melody Estates Trailer Park
   a. Completion of requirements: 5-11/09-30 Day
      7-20-09-90 Day

VIII NEW BUSINESS
- Commission was encouraged to drive through the Melody Estates area to view the

improvements prior to the 5-11-09, 30 day list review by the Commission

- Dadio's Trailer Park will be notified for a compliance review
- GCR Tire Co. will be notified for a compliance review

Meeting adjourned at 6:28 p.m. pursuant to a motion by Commissioner Hanna-Smith.

APPROVED: _____ ATTEST: _____

Chairman, Larry Bruno City Recorder, Laurie Tryon