

Chairman
LARRY BRUNO

City Attorney
NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
LAURIE TRYON



Commission

JUDY BEACCO
NANCY BENTLEY
DALE EVANS
ROBERT OLIVER
RICHARD ROOT
FRANKIE SACCO
ERROLL HOLT, ALT.
CHRIS MICOZ, ALT.

PRICE CITY PLANNING COMMISSION

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA

07/21/2014

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES
 - a. July 7, 2014
4. PUBLIC COMMENT ON AGENDA ITEMS
5. CONDITIONAL USE PERMIT
 - a. WELDING AND FABRICATION LAND USE-Consideration and possible approval of a Conditional Use Permit for a welding and fabrication land use called, 45th Parallel Welding and Fabrication located at 717 S Nick Lane within the Manufacturing 1 (M-1) zoning district, Danny L. Joles.
 - b. SIGNAGE-Consideration and possible approval of signage installations at the Ramada Inn, 838 Westwood Blvd, within the C-1 zoning district, highway overlay zone, Sam Patel.
6. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Laurie Tryon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JULY 7, 2014**

PRESENT: Commissioners:

Larry Bruno

Dale Evans

Richard Root

Frankie Sacco

Robert Oliver

Nick Tatton, Community Director

Laurie Tryon, City Recorder

EXCUSED: Commissioner Bentley and Commissioner Beacco

OTHERS PRESENT: Wayne Clausing, Levan Hall, Jodi Larsen and J Goddard

1. MINUTES OF June 23, 2014.

MOTION. Commissioner Oliver moved to approve the minutes of June 23, 2014 as presented. Motion seconded by Commissioner Root and carried.

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

3. CONDITIONAL USE PERMIT-LOCKSMITH BUSINESS LAND USE-Consideration and possible approval of a 24-hour locksmith business located at 175 South Carbon Avenue within the Commercial 1 Zoning District, Jay's 25 Hour Locksmith, David Larsen.

Jodi Larsen, representing her husband, David Larsen, submitted an application for a Conditional Use Permit (CUP) in regard to the purchase and relocation of Jay's 24 Hour Locksmith business. The business is planned to be located at 175 S Carbon Ave within the Commercial 1 (C-1) zoning district. The general evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Security Services, is listed in Section 11.3.5.37 of the Code.

Mrs. Larsen stated that she would bring an updated site plan to the Planning Department to show that there is plenty of parking for the building. She stated that she would work on the landscaping to meet the 5% minimum by adding flower pots and cleaning up the area. She stated that she is having the building inspected on July 8th and a temporary vinyl sign will be used until a permanent sign can be placed as a copy change in the existing sign pole.

Staff recommended that the land use be recommended for approval to the Price City Council. Chairman Bruno read aloud the following conditions of approval:

- a. All business signage must be reviewed and authorized by the Price City Planning Department prior to installation at the site finding that properly reviewed and authorized signage promotes consistency in the community, increased commercial activity and is consistent with the Price City General Plan;
- b. Building to be inspected for safety by the Price City Building Inspector and Price City Fire Chief, and all building safety recommendations stemming from the inspection to be complied with, prior to occupancy finding that properly inspected and safe buildings protect the health, safety and welfare of the community.
- c. Maintain a valid registration and permit as a locksmith business with the State of Utah, as may be required, finding that properly licensed business protect the health, safety and welfare of the community.
- d. All garbage/rubbish to be maintained in an enclosed dumpster location or other containers authorized by Price City.
- e. No conditions at the property or structure that violate the Price City Property Maintenance Code.

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 Sacco moved to approve the Conditional Use Permit for Jay's 24 Hour Locksmith. Motion seconded by Commissioner Oliver and carried.

4. **CONDITIONAL USE PERMIT-HOME OCCUPIED BUSINESS**-Consideration and possible approval of a Home Occupied Business, Levan Halls Creations, LLC. located at 586 Cedar Lane within the R1-6 zoning district, Levan Hall.

Levan Hall submitted an application for a Conditional Use Permit (CUP) for a Home Occupied Business (HOB) called Levan Halls Creations, LLC. The HOB is located at 586 Cedar Lane within the Residential 1-6 (R1-6) zoning district. General land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code). The specific land use evaluation criteria/land use checklist is listed in Section 10.1.m of the Code. Mr. Hall gathered 27 neighborhood signatures, some were not completed indicating positive or negative comments, all positive or presumed positive. Mr. Hall stated that he has a small studio in his home that fits one family at a time so parking will be accommodated off street and there should only be one car parked at any one time. He stated that most of his sessions are at an off site location. He stated that he has a fenced in backyard for photo shoots and he will not have inventory stored in the home or in the garage in conjunction with his craft sales.

Chairman Bruno read aloud the following conditions of approval:

- a. Compliance with all Section 1.13.110 HOB restrictions including the following, finding that compliance with HOB restrictions mitigates potential negative impacts of businesses in residential areas:
 - i. No employees at the home, immediate family only.
 - ii. No unusual traffic or deliveries.
 - iii. No parking beyond the identified off-street parking locations.
 - iv. No unusual waste, debris, odors, electronic interference, discharges, or other contaminations.
 - v. No display of stock or merchandise at the site.
- b. HOB signage limited to no more than one (1) sign not to exceed 18"x24" in size finding that limited HOB signage mitigates impacts in residential areas and is consistent with Section 4.13.1.3.4 of the Code.
- c. No interference with neighboring properties in terms of parking, access, enjoyment finding that residential uses in the residential zone are prioritized above commercial uses in the residential zone.

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 Evans moved to approve the Home Occupied Permit for Levan Hall's Creations, LLC. Motion seconded by Commissioner Root and carried.

5. **UNFINISHED BUSINESS:**
- No unfinished business discussed

Meeting adjourned at 6:20 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Oliver and carried.

APPROVED: _____

ATTEST: _____

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
LAURIE TRYON
Finance Director
LISA RICHENS



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**Planning & Zoning
Commissioners**

LARRY BRUNO, CHAIR
FRANKIE SACCO
JUDY BEACCO
ROBERT OLIVER
NANCY BENTLEY
TODD OLSEN
DALE EVANS

ALTERNATE: CHRIS MICOZ
ALTERNATE: ERROLL HOLT

Price City Planning & Zoning Commission

DATE: JULY 11, 2014
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON, PRICE CITY 
RE: CUP – WELDING SHOP

Please find attached a Conditional Use Permit (CUP) application submitted by Danny L. Joles to establish a welding and fabrication business called “45th Parallel Welding and Fabrication, LLC.” at 717 South Nick Lane within the Manufacturing 1 (M-1) zoning district. The general land use evaluation criteria is listed 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 use, metal fabrication, is a conditional use and is listed in Section 11.3.9.12.4 of the Code. An associated conditional land use of contract consecution services is listed in Section 11.3.9.12.2 of the Code.

It is the recommendation of staff that the planning commission discuss the project with the applicant and recommend the Price City Council approve the CUP.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provide final approval for a CUP, for a welding and fabrication business, called 45th Parallel Welding and Fabrication, LLC., as applied for by Danny L. Joles, to be located at 717 South Nick Lane, within the M-1 zoning district, based on the general land use evaluation criteria is listed 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 conditional land uses, metal fabrication and contract construction services, listed in Sections 11.3.9.12.4 and 11.3.9.12.2 of the Code respectively, and subject to the following conditions of approval:
 - a. No unscreened outdoor storage of unorganized materials and work in progress. All materials and work in progress must be located inside the building or within a screened storage location with minimum six (6) foot sight obscuring fencing finding that the business location is at a community entrance and screened storage and work in progress improves community aesthetics and is consistent with the goals in the Price City General Plan.
 - b. Installation of signage per the approved signage plan herein finding that reviewed and approved sign plans promote consistency and increased commercial activity and is consistent with the goals in the Price City General Plan.

- c. Inspection of the facility by the Price City Building Inspector and Price City Fire Chief for compliance with all building and fire safety codes and compliance with any recommendations stemming from the inspections finding that building and fire safety inspections protect the health, safety and welfare of the community.
 - d. Procurement of a Price City building permit for all renovations to the building, if necessary, finding that properly completed and inspected building improvements protect the occupants of the building as well as the health, safety and welfare of the general public.
 - e. Dumpster garbage service to be scheduled for a frequency to mitigate the accumulation of garbage or rubbish at the site finding that properly serviced garbage and rubbish containers mitigate the potential for nuisances in the area.
 - f. Installation of a minimum of 5% area landscaping, as required by the Code, finding that the location is situated on a primary road within the community.
 - g. No conditions at the property or structure in violation of the Price City property maintenance code finding that properly maintained properties and structures protect area property values.
2. Move to acknowledge 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.

Fee: _____



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CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
- New Construction/Development** (Check all applicable boxes below and complete entire application)

- Plan Phase:
- Concept
 - Preliminary
 - Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <i>Danny L Joles</i>		2. Title: <i>MR</i>	
3. Applicant's Mailing Address: <i>717 S. Nick Lane</i>		4. Suite/Apt. No.:	
5. City: <i>Price</i>	6. State: <i>UT</i>	7. Zip Code: <i>84501</i>	
8. County:		9. Telephone: ()	
Project Information			
10. Name of Project (Business): <i>45th Parallel Welding & Fabrication L.L.C.</i>			
11. Address of Proposed Project: <i>717 S. Nick Lane, Price UT 84501</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project:		23. Project Plans:	
a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		(Attach preliminary and final to application) <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

25. Justification (Explain why this project is needed):

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()

27. Estimated Starting Date: 28. Estimated Completion Date: 29. Has P.R.W.I.D. Sewer Survey Been Submitted? Yes No

Frank Butkovich 7-10-14
 Signature of Property Owner Date
Frank Butkovich
 Please Print Name Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

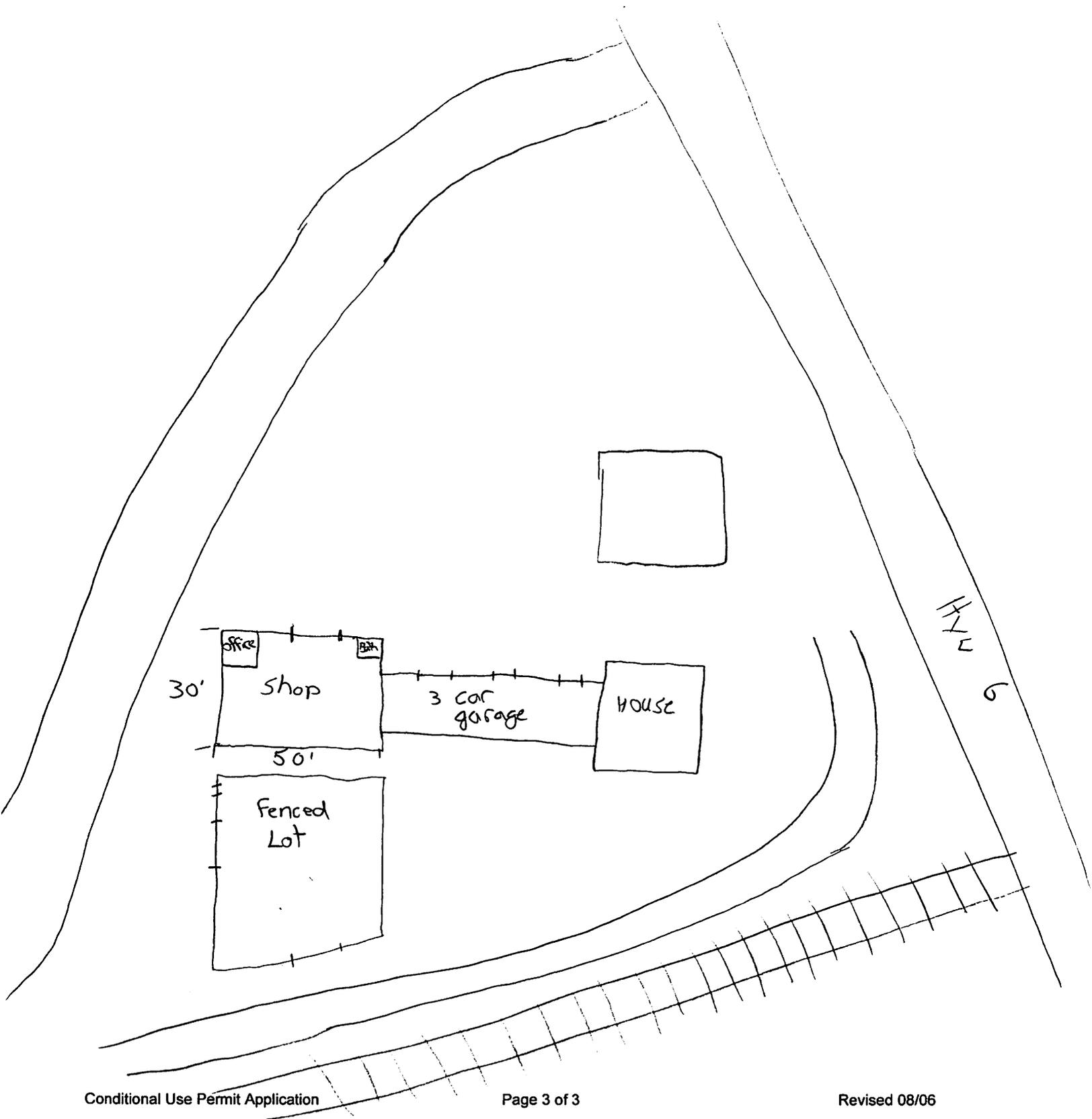
Approve
 Decline
 Comments: M1 Zone: 11.3.9.12.2 & 11.3.9.12.4 land use
11-1 & 11-1.m evaluation

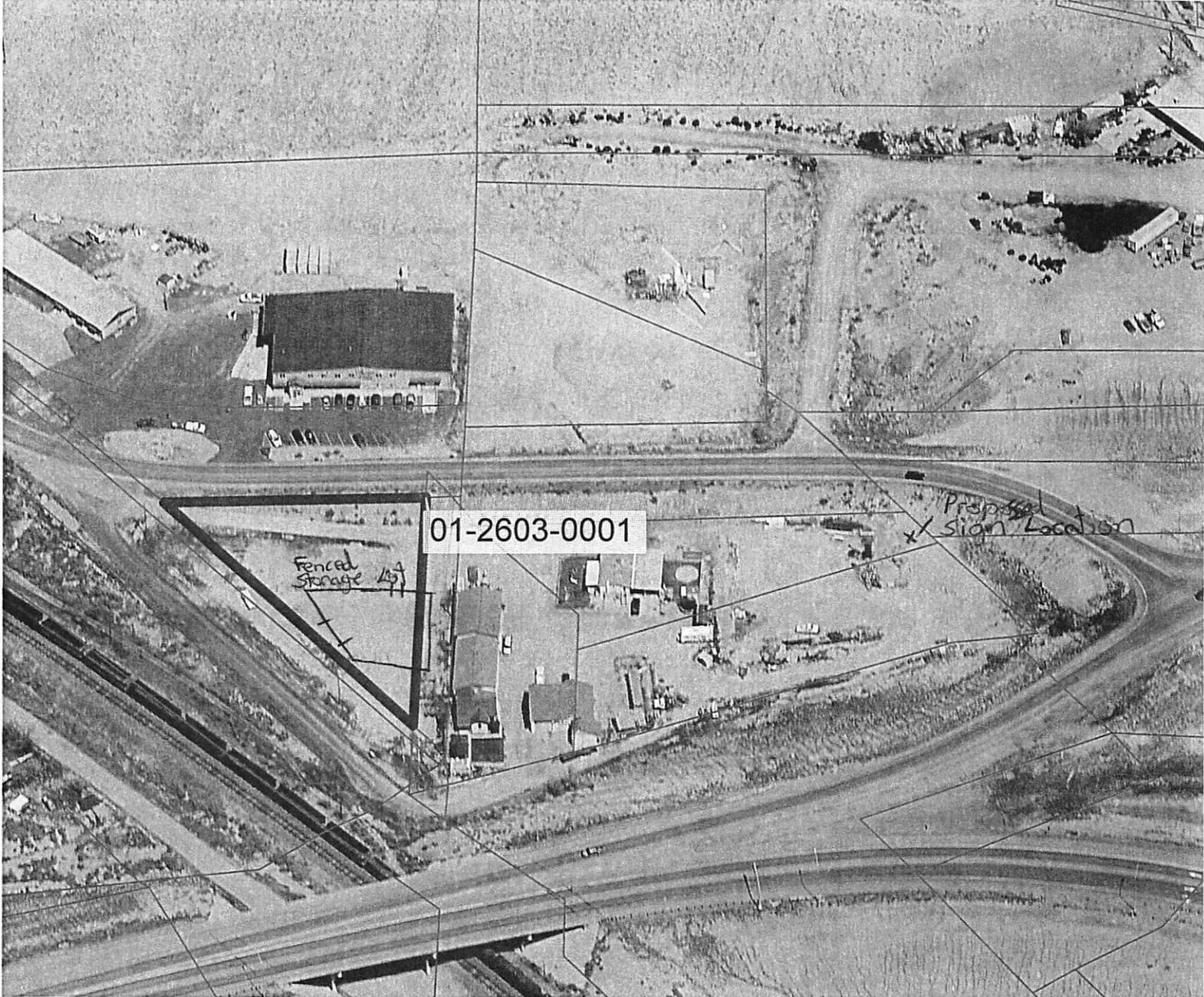
Signature: [Signature] Date: 7-11-14

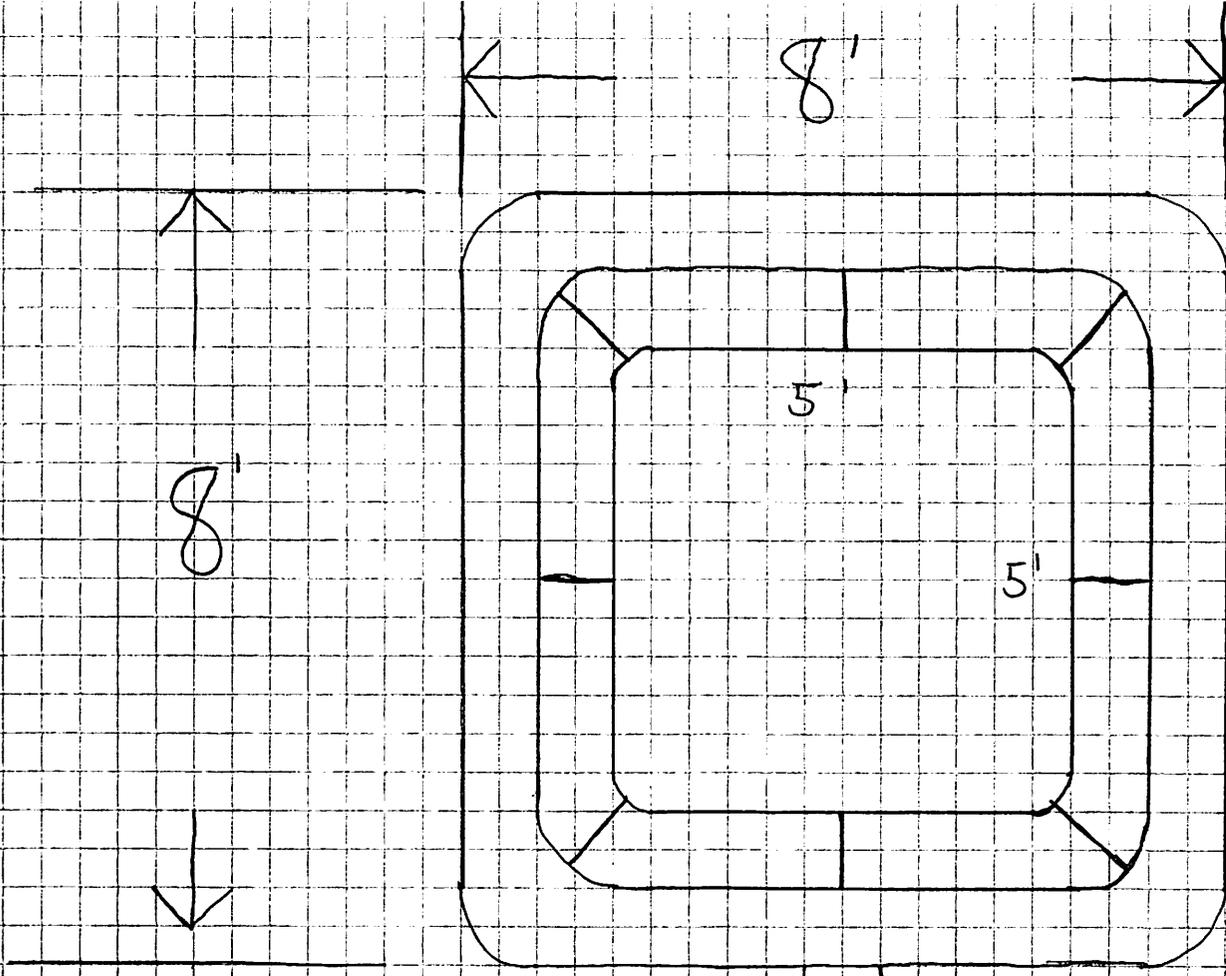
Requires:
 Building Permit any renovation.
 Conditional Use Permit land use
 Code Amendment
 Board of Adjustments Variance
 Flood Plain Development Permit
 Other: bsn license.

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.







↑ 6" Pipe



10'

6" →
Pipe

5' X 5' Stainless
Steel sign inside
a 6" pipe frame
8' X 8' standing 18'
above grade

1 solar light on
each side of sign



Account No: _____
 Business Activity: _____
 Fee: _____



100 --

BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

Renewal (check and show **changes only** on form below)

Business Information			
Business Status: <input type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>45th Parallel Welding & Fabrication L.L.C.</u>			
If Name Change, list previous name:			
Business Address: <u>717 S. Nick Lane</u>		Suite/Apt. No.:	
City: <u>Price</u>	State: <u>Utah</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(231) 758 1198</u>	Business E-mail: <u>45thparallelwelding@gmail.com</u>	Business Fax:	
Mailing Address (if different)		City:	State:
Property Owner's Name:		Property Owner's Telephone: ()	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal		Building Occupancy Type:	
Nature of Business: <input checked="" type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: <u>22 July 14</u> Business Hours: From <u>7am</u> To <u>5pm</u> <u>(M T W T H F S)</u> <u>(S)</u> <u>(S)</u> <u>(U)</u> (please circle)			
Detailed Description of Business: <u>Welding / Fabrication, machining, delivery service (Hot shot)</u>			
Commercial Square Feet: <u>1500</u>		No. of Mobile Home Spaces: <u>0</u>	
No. of RV Spaces: <u>0</u>			
State Sales Tax I.D. No. (Include copy or proof of exemption):		Federal Tax I.D. No. (Include copy, if applicable): <u>80-0702322</u>	
State License No. (Include copy, if applicable):		State License Type:	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.			
<input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			
NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.			

If applicant is a SOLE PROPRIETOR, complete this section.

Owner's Name:

Owner's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Owner's Telephone:

()

Owner's E-mail:

Owner's Fax:

Owner's Birth Date:

Owner's Drivers License No. (include state & provide copy):

Manager Information (if applicable)

Manager's Name:

Manager's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Manager's Telephone: ()

Manager's E-mail:

Manager's Fax:

Manager's Birth Date:

Manager's Drivers License No. (include state):

If applicant is a CORPORATION, PARTNERSHIP, OR LLC, complete this section.

ALL OFFICERS (First/Middle/Last)

HOME ADDRESS (City, ST, Zip)

HOME TELEPHONE

1. Danny Lee Joles

17758 Dunham Rd.
Vanderbilt, MI 49795

(231) 758-1198

2.

()

3.

()

TITLE

DATE OF BIRTH (MM/DD/YYYY)

DRIVERS LICENSE NO. (Include copy)

1. Owner

04/05/1985

#5420135497268 ST MI

2.

/ /

ST

3.

/ /

ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Danny Joles

Signature of Owner/Agent

07 July 14

Date

Danny Joles

Please Print Name

Owner

Title

Please allow at least 10 working days for your application to be processed.

Office Use Only

Approvals:

Business Licensing: _____

Fire: _____

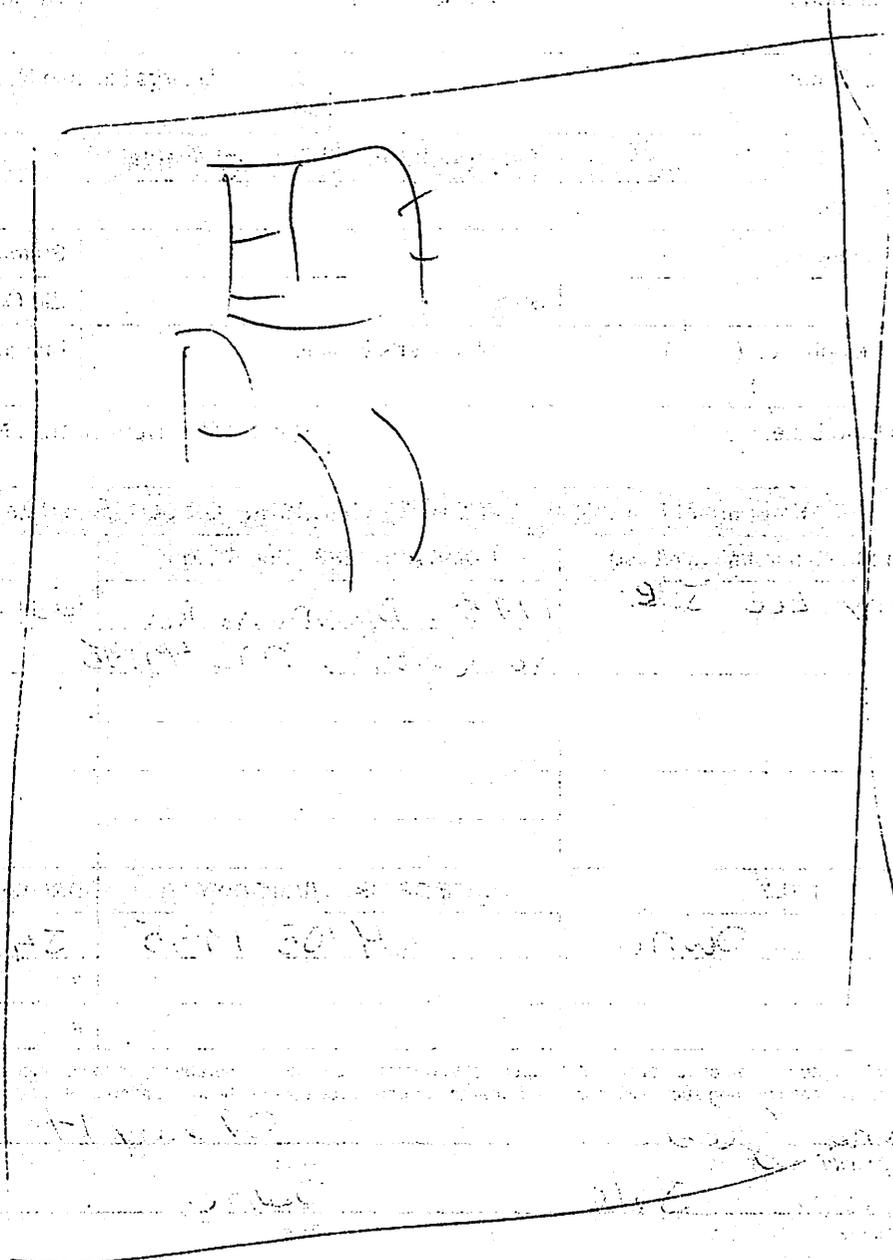
Inspection: _____

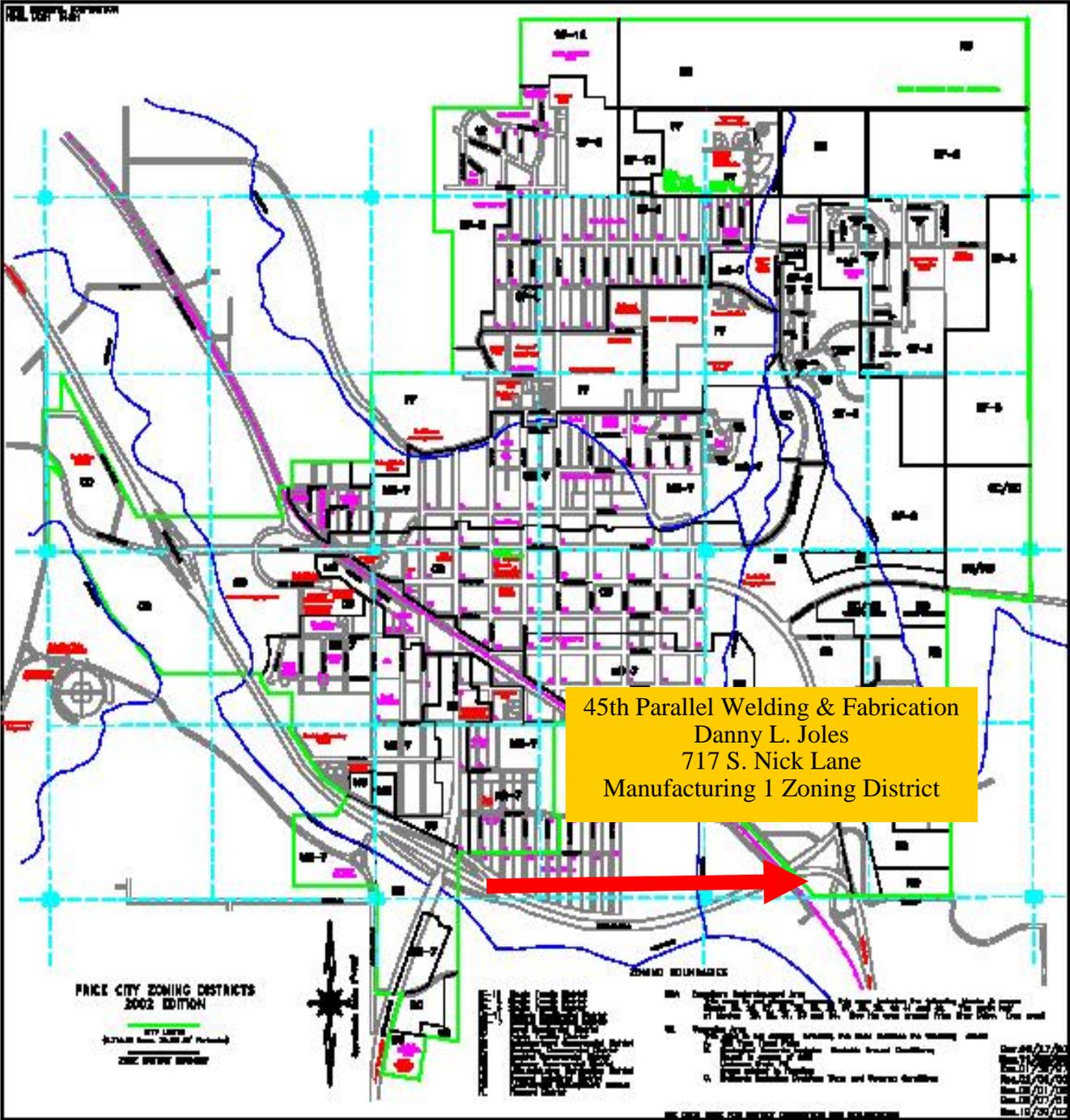
Police: _____

P & Z: _____

Other: _____

Date Approved: _____





ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR THE LAND USE OF A WELDING AND FABRICATION BUSINESS LOCATED AT 717 SOUTH NICK LANE WITHIN THE MANUFACTURING 1 (M-1) ZONING DISTRICT.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and CARLA SACCOMANO, KEVIN CALLAHAN, regarding the conditions of land use associated with THE LAND USE OF A WELDING AND FABRICATION BUSINESS LOCATED AT 717 SOUTH NICK LANE WITHIN THE MANUFACTURING 1 (M-1) ZONING DISTRICT as it is associated with DANNY L. JOLES AND 45TH PARALLEL WELDING AND FABRICATION, LLC.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and Danny L. Joles, 45th Parallel Welding and Fabrication, LLC, (Applicant), for the property located at 717 South Nick Lane.

Term: the term of this agreement commences on July 21st, 2014 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- No unscreened outdoor storage of unorganized materials and work in progress. All materials and work in progress must be located inside the building or within a screened storage location with minimum six (6) foot sight obscuring fencing finding that the business location is at a community entrance and screened storage and work in progress improves community aesthetics and is consistent with the goals in the Price City General Plan.
- Installation of signage per the approved signage plan herein finding that reviewed and approved sign plans promote consistency and increased commercial activity and is consistent with the goals in the Price City General Plan.
- Inspection of the facility by the Price City Building Inspector and Price City Fire Chief for compliance with all building and fire safety codes and compliance with any recommendations stemming from the inspections finding that building and fire safety inspections protect the health, safety and welfare of the community.
- Procurement of a Price City building permit for all renovations to the building, if necessary, finding that properly completed and inspected building improvements protect the occupants of the building as well as the health, safety and welfare of the general public.
- Dumpster garbage service to be scheduled for a frequency to mitigate the accumulation of garbage or rubbish at the site finding that properly serviced garbage and rubbish containers mitigate the potential for nuisances in the area.
- Installation of a minimum of 5% area landscaping, as required by the Code, finding that the location is situated on a primary road within the community.
- No conditions at the property or structure in violation of the Price City property maintenance code finding that properly maintained properties and structures protect area property values.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS _____ DAY OF _____, 20____.

Price City

Applicant:

By Larry Bruno, Planning Commission Chair

Danny L. Joles

ATTEST:

Laurie Tryon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: A WELDING AND
FABRICATION LAND USE, WITHIN THE
MANUFACTURING 1 (M-1) ZONING
DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
LAURIE TRYON
Finance Director
LISA RICHENS



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**Planning & Zoning
Commissioners**

LARRY BRUNO, CHAIR
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DALE EVANS

ALTERNATE: CHRIS MICOZ
ALTERNATE: ERROLL HOLT

Price City Planning & Zoning Commission

DATE: JULY 11, 2014
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON, PRICE CITY 
RE: CUP – SIGN

Please find attached a Conditional Use Permit (CUP) application submitted by Sam Patel, owner of the Ramada Inn, to establish an alternate free-standing sign approval at 838 Westwood Blvd. within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed 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 Code provides that the Planning Commission (Commission) may permit alternate size and height for signs upon review and issuance of a CUP. The sign is requested to be fifty-five feet (55') in overall height and two-hundred fifty square feet (250 sq. ft) in overall size. Section 4.13.3.1 of the Code allows a maximum height of thirty-five feet (35') unless otherwise approved by the Commission. Section 4.13.3.2 of the Code allows a maximum size sign in the C-1 zoning district, highway overlay zone of two-hundred square feet (200 sq. ft.) unless otherwise approved by the Commission.

Mr. Patel has provided a detailed sign plan that is included with the CUP application. The sign plan indicates the following:

1. A copy change of the sign on the front elevation of the canopy. No permit or evaluation of this is required by the Code.
2. Installation of signage on the south elevation of the canopy in the size of 49.9 square feet. This sign is allowable within the Code. It is advised that the Commission also approve the same sign installation on the north side of the canopy in the event the applicant chooses to install a sign at that location in the future.
3. Free standing pole sign at 55' overall height and 250 total square feet. This sign requires specific approval by the Commission.
4. Installation of an electronic message sign within the banner location. This sign is essentially a copy change.
5. Driveway entrance sign. This sign is allowable within the code.

It is the recommendation of staff that the planning commission discuss the signs with the applicant and recommend the Price City Council approve the CUP.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provide final approval for a CUP, for signage installation(s) at the Ramada Inn, located at 838 Westwood Blvd., as applied for by Sam Patel, within the C-1 zoning district, highway signage overlay zone, based on the general land use evaluation criteria is listed 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 conditional sign approval provision(s) in Chapter 4 of the Code, and subject to the following conditions of approval:
 - a. Procurement of a Price City building permit for all sign installations, as necessary and required, finding that properly completed and inspected signage installations protect the occupants of the building as well as the health, safety and welfare of the general public. Inspections to include sign foundation, pole, electrical connections, attachments, wind load and other requirements listed in the International Building Code.
 - b. Authorization of one (1) sign, not to exceed 50 square feet to be placed on the south and north elevations of the canopy per Section 4.13.1.e of the Code.
 - c. Authorization for one (1) free-standing pole sign located in the same physical location as the previous free-standing sign per Section 4.13.1.a of the Code.
 - i. Specific authorization for the free-standing sign not to exceed an overall height of 55 feet per Section 4.13.3.1 of the Code.
 - ii. Specific authorization for the free-standing sign not to exceed 250 square feet in size per Section 4.13.3.2 of the Code
 - d. Authorization for placement of the electronic sign in the banner location per Section 4.13.1.m of the Code. Electronic sign to be no brighter than .3 candle foot above ambient light and must contain dimming function. No off-site advertising permitted.
 - e. Authorization for copy change of east canopy sign and entrance way finding directional sign.
 - f. No conditions at the property or structure in violation of the Price City property maintenance code finding that properly maintained properties and structures protect area property values.
2. Move to acknowledge 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.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
- New Construction/Development** (Check all applicable boxes below and complete entire application)

- Plan Phase:
- Concept
 - Preliminary
 - Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <i>Sam Patej</i>		2. Title: <i>GMM</i>	
3. Applicant's Mailing Address: <i>838 Westwood Blvd</i>		4. Suite/Apt. No.:	
5. City: <i>Price</i>	6. State: <i>UT</i>	7. Zip Code: <i>84501</i>	
8. County: <i>Carbon</i>		9. Telephone: 435-636-3184 <i>435-215-3130</i>	
Project Information			
10. Name of Project (Business): <i>Ramada</i>			
11. Address of Proposed Project: <i>838 Westwood Blvd, Price, UT 84501</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input checked="" type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project:		23. Project Plans:	
a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: <i>(Attach preliminary and final to application)</i> <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

Change Signage

25. Justification (Explain why this project is needed):

New Name

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No

[Signature] 7/10/2014
 Signature of Property Owner Date
Sam Patel GMM
 Please Print Name Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- Approve
- Decline

Comments: *11.1 & 11.1.M evaluation criteria*

4.13.3.1 - Height

4.13.3.2 - Size

Signature: *[Signature]* Date: 7-11-14

Requires:

- Building Permit *attendants/ elect. / wired land*
- Conditional Use Permit - *size exception*
- Code Amendment
- Board of Adjustments Variance
- Flood Plain Development Permit
- Other: _____

**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY
PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR
INSTALLATION OF SIGNAGE AT 838 WESTWOOD BLVD. WITHIN THE COMMERCIAL 1 (C-1) ZONING
DISTRICT, HIGHWAY OVERLAY ZONE.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **SAM PATEL**, regarding the conditions of land use associated with **INSTALLATION OF SIGNAGE AT 838 WESTWOOD BLVD. WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT, HIGHWAY OVERLAY ZONE** as it is associated with **SAM PATEL AND RAMADA INN**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **Sam Patel, Ramada Inn**, (Applicant), for the property located at **838 Westwood Blvd.**

Term: the term of this agreement commences on **July 21st, 2014** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- Procurement of a Price City building permit for all sign installations, as necessary and required, finding that properly completed and inspected signage installations protect the occupants of the building as well as the health, safety and welfare of the general public. Inspections to include sign foundation, pole, electrical connections, attachments, wind load and other requirements listed in the International Building Code.
- Authorization of one (1) sign, not to exceed 50 square feet to be placed on the south and north elevations of the canopy per Section 4.13.1.e of the Code.
- Authorization for one (1) free-standing pole sign located in the same physical location as the previous free-standing sign per Section 4.13.1.a of the Code.
 - Specific authorization for the free-standing sign not to exceed an overall height of 55 feet per Section 4.13.3.1 of the Code.
 - Specific authorization for the free-standing sign not to exceed 250 square feet in size per Section 4.13.3.2 of the Code
- Authorization for placement of the electronic sign in the banner location per Section 4.13.1.m of the Code. Electronic sign to be no brighter than .3 candle foot above ambient light and must contain dimming function. No off-site advertising permitted.
- Authorization for copy change of east canopy sign and entrance way finding directional sign.
- No conditions at the property or structure in violation of the Price City property maintenance code finding that properly maintained properties and structures protect area property values.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Larry Bruno, Planning Commission Chair

Sam Patel

ATTEST:

Laurie Tryon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: A FREE STANDING SIGN
55' OVERALL HEIGHT AND 250 SQUARE FEET
IN SIZE, WITHIN THE COMMERCIAL 1 (C-1)
ZONING DISTRICT, HIGHWAY OVERLAY ZONE.**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____