

- Complete a geotechnical study and evaluation and provide the study to the Price City Engineer for review and concurrence and compliance with all recommendations stemming from the review finding that development consistent with geotechnical reports protect the health, safety and welfare of the community.

Other Requirements:

- Provide a file copy of the final transmission system interconnect design to Price City.
- Procure a Price City building permit and all construction completed under the auspices of the Price City building permit and inspection finding that properly permitted and inspected development and infrastructure protect the health, safety and welfare of the community.
- Complete and comply with all the terms and conditions established in the property purchase agreement between Price City and the Price Chapel finding that the terms and conditions of the agreement mitigate impacts of the substation development in the immediate vicinity of the development.
- No conditions at the property or structures that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect property values and improve the community aesthetic and is consistent with the Price City General Plan.

ACCPETANCE: The applicant acknowledged that he 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 the Price City Council provide final approval for a Conditional Use Permit (CUP) application submitted by Bret Cammans for: (1) the subdivision of land; and (2) the development of an electrical substation by the Price City Electric Department for the location at 651 West Price River Drive within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Root and carried.

b. SITE PLAN AMENDMENT - Consideration and possible approval of a site plan amendment for the addition of U-Haul Equipment Rentals to the existing storage shed sales business located at 1416 E Airport Road within the Manufacturing 1 zoning district, Mike DeCaro, Mike's Cumberland Sheds.

A Conditional Use Permit (CUP) application was submitted by Mike DeCaro for a site plan amendment to add U-Haul Equipment Rentals to his existing business location at 1416 Airport Road within the Manufacturing 1 (M-1) zoning district. The addition of the land use for the U-Haul Equipment is considered a truck terminal and a conditional use in the M1 zone based on Section 11.3.8.1 of the Price City Land Use Management and Development Code (Code). The definition of the activity is found in Section 1.13.23 of Code, the lot surfacing information is listed in Section 6.7 of the Code, the general land use evaluation criteria is in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code.

The Commissioners thoroughly discussed the land use with the applicant. Many of the conditions of approval stem from the administrative approval of the retail sales of the sheds at the location previously.

- All conditions associated with Mike's Cumberland Sheds Sales Administrative Conditional Use Permit (CUP) to remain in effect, including, but not limited to the following finding that compliance with existing conditions of approval for existing business operating at the site is a prerequisite for additional land uses at the site:
 - Current property condition to be fully mitigated of Property Maintenance Code violations prior to occupancy, including removal of all debris, rubbish, trash, garbage and accumulations.
 - Site Elements:
 - Exterior area lighting to be high efficiency LED fixtures and angled away from all surrounding residential uses and/or shielded from residential uses and/or on timers.
 - All garbage, rubbish, debris to be located in a garbage dumpster; garbage dumpster to be located in a dumpster enclosure; garbage service frequency to prevent accumulation of garbage, rubbish, debris and wind scatter.
 - All site access from existing driveway on Airport Road only.
 - All site areas used for display to be surfaced with gravel or hard surfacing to prevent track out of mud onto the public roadway.
 - Hard surfacing of sales area required on or before July 1, 2018 as required by Section 6.7 of the Code.
 - No placement of display product within the public right-of-way. All display items to be placed such that no sight visibility conditions are created for vehicular or pedestrian traffic on Airport Road.
 - Installation of the minimum 5% landscaping. All landscaping to be water wise.
 - All storm water to be maintained on site.
 - No nuisance dust to be generated or emanate from the site(s).
 - Maintain a minimum of ten (10) off-street parking spaces for employees and customers.
 - Display area adjacent to Nelson Lane restricted for placement of U-Haul Equipment (no approved ingress/egress on Nelson Lane) No direct Nelson Lane site and property access. Public improvements required.
 - No placement of display product within the public right-of-way.
 - Sign installation to be located as indicated on site plan. Any additional signage to be reviewed and approved before installation.
- No mechanical service or maintenance conducted at the location finding that property service and maintenance facilities area not present at the site including a grease trap for protection of the public wastewater system.
- No conditions at the property or structures, including hillside locations, that violate the Price City Property Maintenance Code finding that properly maintained property and structures mitigate deterioration of community property values and is consistent with the Price City General Plan.
 - All weeds on both Airport Road and Nelson Lane frontages and properties to be controlled.

ACCPETANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Young moved to recommendation the Price City Council provide final approval of a site plan amendment to add U-Haul Equipment Rentals to the existing site at 1416 Airport Road within the Manufacturing 1 (M-1) zoning district. Motion seconded by Commissioner Beacco and carried.

6. UNFISHISHED BUSINESS - No unfinished business discussed.

Meeting adjourned at 6:36 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Young and carried.

APPROVED: _____
Vice Chair, Frankie Sacco

ATTEST: _____
City Recorder, Sherrie Gordon