

Minutes  
Price City Planning and Zoning  
January 7, 2002  
Price City hall 6:00 P.M.

Present:           John Angotti, Chairman                               Francis Duzenack, Zoning Administrator  
                  Gary Lyon   Carolyn Vogrinec, Secretary  
                  Laurel Marinos   Penny Sampinos  
                  Alfred Richens

Excused:         Larry Bruno, Vice-Chairman

Also Present:   Kathy Sherman   Justin Sherman  
                  John Alger

I.       PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John B. Angotti.

II.      ROLL CALL

The above members were in attendance and a quorum was present.

III.     MINUTES OF DECEMBER 10, 2001

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of December 10, 2001 as read. Penny Sampinos seconded and the motion carried.

IV.     CONDITIONAL USE PERMIT - SIGNS

BIG O TIRES  
790 WEST PRICE RIVER DRIVE  
RANDY M. CHRISTENSEN, OWNER

Mr. Christensen was unable to attend and the presentation was made by Zoning Administrator Francis Duzenack. He explained Big O will be opening a tire shop in the Creek View Shopping Center and will do some remodeling and add signs. The building they will be using was originally a tire shop,

followed by a motorcycle sales and service business. The signs are in compliance with the Land Use Management and Development Code. There were no questions or concerns regarding this item and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Signs - for Big O Tires. Laurel Marinos seconded and the motion carried.

V.       CONDITIONAL USE PERMIT  
REQUEST TO CONSTRUCT PATIO COVER  
ON A NON-CONFORMING LOT  
586 WEST 350 NORTH  
JUSTIN AND KATHY SHERMAN

Justin and Kathy Sherman appeared before the Commission on behalf of this request. Alfred Richens asked if the above address was correct because the location shown on the map on the application indicates otherwise. Mr. Sherman indicated that the address was correct, but marked incorrectly on the application map. Mr. Richens asked that this be changed and an minute entry be made stating it was incorrectly marked on the map and will be corrected to show the proper location. Mr. Duzenack explained this lot is undersized for the zone, compounded by the fact that it is a corner lot, which restricts what can be done there. They are asking for a patio cover over the rear of the building. It meets all of our other Land Use Management and Development Code requirements as far as coverage in the back yard, but because the lot is non-conforming, the code permits these non-conforming structures to be added on to by the use of a Conditional Use Permit. The only recommendation Staff came up with was that the patio be approved with the condition that the patio cover remain completely open on two sides and that it be constructed of non-combustible materials. The applicants have agreed to comply with these conditions. Mr. Duzenack asked that this contingency be included with the motion to insure that, at some point in time, it won't be enclosed and turned into a room addition or something of a similar nature. There were no concerns at this time and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit to allow construction of a patio cover, on the rear of the building on a non-conforming lot at 586 West 350 North, Justin and Kathy Sherman,

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(CONSTRUCTION OF PATIO COVER, CONTINUED)

Owners, with the contingency that this patio cover remain completely open on two sides and that it be constructed of non-combustible materials. Gary Lyon seconded and the motion carried.

VI.       STAFF  
  
A)       LETTER OF ACKNOWLEDGMENT

Chairman Angotti indicated he had received a letter from Guido Rachiele, Chairman of the Price City Board of Adjustment advising this Commission that David Paur has been selected and approved by the Price City Council to serve in the position vacated by David Hight. Mr. Hight recently moved out of the Price City Limits thus making him ineligible to serve on the Board.

- B) Zoning Administrator Francis Duzenack told the Commission that the Council Representative for the Planning and Zoning Commission will be appointed sometime after January 23, 2002.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:10 P.M.

APPROVED

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John B. Angotti, Chairman

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Carolyn Vogrinec, Secretary