

V. CONDITIONAL USE PERMIT - SIMPLISTIC SOLUTIONS
 COMPUTER SOFTWARE DEVELOPMENT
 375 SOUTH CARBON AVENUE #129
 BRETT CAMMANS, OWNER

Mr. Cammans explained he will be working with software only, upgrading out-dated programs and creating dynamic web sites for customers. This business is in the BTAC building. There were no concerns and Elizabeth Kourianos moved to forward a favorable recommendation to Council for this business. Frankie Sacco seconded and the motion was carried.

VI. CONDITIONAL USE PERMIT - TRAM ELECTRIC SIGN
 2 FASCIA MOUNTED SIGNS - 1556 EAST 100 SOUTH
 DAVID ZACCARIA, OWNER

In the absence of Mr. Zaccaria, Francis Duzenack explained the intention of Tram Electric to install two signs on their newly purchased building. The signs will be 8X13 and 10X16 with Intermountain Electric Sign doing the installation. Gary Lyon moved to forward a favorable recommendation to Council for the installation of signs for Tram Electric. Alfred Richens seconded and the motion was carried.

VII. CONDITIONAL USE PERMIT - FAMILY DOLLAR STORE SIGN
 716 EAST MAIN
 RAINBOW NEON SIGN COMPANY

Francis Duzenack made the presentation for Rainbow Signs/Family Dollar explaining the sign is 120 square feet and will be mounted on the front of the building at 716 East Main. The Land Development Code states the sign maximum to be 100 square feet "or as determined by Conditional use". Family Dollar is requesting approval of the larger sign in order to provide better visibility due to the distance between the street and the building. Gary Lyon made a motion to forward a favorable recommendation to Council for the installation of this sign. Frankie Sacco seconded and the motion was carried.

VIII. CONDITIONAL USE PERMIT - CHANGE OF USE AND SIGN
 DECKER'S BICYCLE - 77 EAST MAIN
 DANNY DECKER, OWNER

Mr. Decker explained he is moving his business from 97 East Main to 77 East Main. Sign Edge will be installing two signs at the new location. The sign on the front of the building will be 72 square feet and the sign for the East side of the building will be 48 square feet. Mr. Decker also requested approval of change of use for the building from “assembly occupancy” to “retail”. Elizabeth Kourianos moved to forward a favorable recommendation for the change of use and installation of signs for Decker Bicycle. Gary Lyon seconded and the motion was carried.

IX. CONDITIONAL USE PERMIT - TEMPORARY A-FRAME SIGNS
 CASTLE VALLEY COMMUNITY THEATER
 VARIOUS LOCATIONS

Ms. Madeline Nyffler explained Castle Valley Community Theater is planning to post twelve A-frame signs in various locations through out Price in order to advertise upcoming plays. She informed the Commission that the signs being placed in front of businesses had been approved by the business owners. The signs will be anchored down or sandbagged to secure them to the ground. There was some concern that some of the signs may be in the public right-of-way. Ms. Nyffler said she would move some sign locations if necessary in order to avoid blocking public right-of-way. Alfred Richens moved to forward a favorable recommendation to Council for the use of the Temporary A-Frame signs for Castle Valley Community Theater. Frankie Sacco seconded and the motion was carried.

X. CONDITIONAL USE PERMIT - CONCEPT
 BANASKY INSURANCE AGENCY
 JD BANASKY, OWNER

Mr. Banasky explained he is contemplating purchasing the property at 6 West Main from Peirce Oil. He plans to demolish the current building and build a 2500 square foot brick building in its place. He indicated there would be approximately 1000 square feet of landscaping and 25 to 30 parking spaces would be created.

(BANASKY INSURANCE AGENCY - CONCEPT CONTINUED)

Mr. Banasky indicated plans to allow extra parking spaces to be used by other Downtown businesses. The existing sign poles would most likely be used for any new signage. He hopes to have the present building demolished by early Spring 2003 and have the new building ready for occupation by the end of Summer 2003. There was also discussion concerning the entrances. Mr Banasky indicated plans to rid of the East access on Main Street and move the Carbon Avenue access north and shorten it. Gary Lyon made a motion to forward a favorable recommendation to Council for this concept. Alfred Richens seconded and the motion was carried.

XI. STAFF

A) ANNEXATION POLICY PLAN

Nick Tatton explained there are currently no annexation petitions taking place in Price City but that a plan must be in place in order to accept a petition. He indicated any annexation would most likely require improvements such as streets, sewer and purchasing electrical distribution from Utah Power and possibly extra police patrol. He explained this meeting (January 21,2003) is the first step in a four-step process of approving the Plan. The next step is scheduling a public hearing in the Planning and Zoning meeting on March 24, 2003. It would then go to Council to be reviewed and/or revised. The last step would be the policy approval meeting. An official copy of the Plan, once approved, would be sent to Carbon County Planning and Zoning so that any new development would first be approved by Price City in order to avoid overlapping zoning. Written comment concerning this plan will be accepted for ten days from today (January 21, 2003).

B) UNFINISHED BUSINESS

A question was raised concerning the storage containers at Wal Mart. Francis Duzenack informed the Commission the containers are to be removed by February 2, 2003.

There was no further business and Gary Lyon made a motion to adjourn. The meeting was adjourned at 6:40 PM.

APPROVED

Larry Bruno, Vice-Chairman

Molly Penovich, Secretary