

Minutes

Price City Planning and Zoning

February 23, 1998

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Francis Duzenack, Zoning Administrator

Joe Piccolo Carolyn Vogrinec, Secretary

Rose Etzel Gary Lyon

Alfred Richens Penny Sampinos

Absent: Larry Bruno

Meeting convened at 6:00 P.M.

#### I. MINUTES OF FEBRUARY 9, 1998

Gary Lyon indicated both he and Rose Etzel were absent from the meeting

of February 9, 1998, but were shown as present and asked that the minutes reflect this change. Also, Joe Piccolo called attention to Item III, Paragraph 1 where the first sentence should read: "*Mr. Rowley told the Commission that the patching material used for the repair of the tubing was an MSHA approved, fireproof two-part liquid resin.*" With these changes, Gary Lyon moved to approve the minutes of February 9, 1998 as corrected. Alfred Richens seconded and the motion carried.

At this time, Chairman John Angotti asked to remove himself from the Commission during the transaction of business concerning Murdock Travel, due to a conflict of interest. Joe Piccolo made a motion to approve this request with a second from Penny Sampinos. Motion carried.

II. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

MURDOCK TRAVEL

45 SOUTH CARBON AVENUE (ZIONS BANK)

JOHN RASMUSSEN

5383 SOUTH 900 EAST

SALT LAKE CITY, UTAH 84117

Kathy Barney appeared before the Commission representing Murdock Travel. She indicated she would be located in the Zions First National Bank Building. There will be one sign in the window on the inside of the back side facing the parking lot. No additional signs are planned. There

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(MURDOCK TRAVEL, CONTINUED)

were no concerns and Rose Etzel moved to forward a favorable recommendation to City Council for the Conditional Use Permit - Business and Sign for Murdock Travel. Alfred Richens seconded and the motion carried.

The meeting was turned back to Chairman John Angotti.

### III. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

AMERICASH

41 EAST MAIN

MARK WRIGHT

Mr. Wright, representing Americash, told the Commission the location of the business would be in the front of Besso Shoes and the only remodeling anticipated would be the counter.. His business consists of small title loans and check cashing. There is a window sign already in place and no other signs are planned. There were no concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Sign for Americash, contingent upon the business sign being placed in the window only. Penny Sampinos seconded and the motion carried.

### IV. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

HEATHER AND COMPANY SALON AND

ORIGINAL CREATIONS BRONZE GALLERY

69 WEST MAIN

HEATHER CLOWARD, PRESIDENT

GARY PRAZEN, VICE PRESIDENT

Mr. Prazen told the Commission their project would be a beauty shop with tanning beds with a display of his art work in the basement of the building. Some electrical and plumbing work will need to be done, along with new flooring and walls for the tanning booths. There is sufficient parking. Although no sign was shown on the application, Mr. Prazen presented a rendering of his sign which measures approximately 4' x 14-16'. This sign would be placed in the window for now and they would return to Planning and Zoning for approval of an awning and sign. Francis Duzenack expressed concern for the basement area saying the basement must have

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(HEATHER AND COMPANY, CONTINUED)

a proper exit and possibly a sprinkler system and recommended doing an inspection on the basement to see if it is in compliance. There were no further concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Heather and Company and Original Creations Bronze Gallery, contingent upon the completion of a inspection of the basement area and compliance with the Uniform Building Code. Gary Lyon seconded and the motion carried.

V. STAFF

1) WEDGEWOOD VILLA

Francis Duzenack reported that on February 10, 1998, he, Alfred Richens, Marvin Mutz and Byron Allred met together to discuss and arrive at a satisfactory solution for the problem of the concrete debris being used as a traffic barricade at the Wedgewood Villa Apartments. Mr. Mutz will remove most of the concrete, keeping only enough to deter traffic across the vacant lot. All debris will be removed by October 15, 1998 and a fence will be installed on the west side property sometime in 1999.

2) KAREN DUNN PROPERTY

Although this item was not on the agenda, Karen Dunn came before the Commission in order to gain guidance and information concerning a piece of property purchased by her at 100 East between 600 and 700 South. She told the Commission that she was unaware of the requirement of curb, gutter, sidewalk and pavement of one-half of the road until just a few days ago. Her property is located on a corner and she is concerned she will have to install the street improvements on both sides of the street. She has since heard that the area south of her property may be considered a wetlands and bird refuge, therefore restricting any development. Discussion was held on the matter at great length and the Commission suggested she contact the Utah Department of Transportation to see if her property is within the wetlands/bird refuge area before any further steps are taken.

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There was no further business and the meeting adjourned at 6:40 P.M.

APPROVED

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary

