

Price City Planning and Zoning  
Minutes of February 24, 2003  
Price City Hall 6:00 PM

Present: Alfred Richens Molly Penovich, Secretary Frankie Sacco  
Penny Sampinos John B. Angotti, Chairman Gary Lyon  
Liz Kourianos Larry Bruno, Vice-Chairman

Excused: Francis Duzenack, Zoning Administrator

Also Present: Diane Williams Amy Sehestedt Boyd Anderson  
Dale Terry Cody Lupo Dennis Geary  
Stan Densley Dustin Heugly Nick Houser  
Nick Tatton

1. PLEDGE OF ALLEGIANCE  
The Pledge of Allegiance was led by Chairman John B. Angotti.
2. ROLL CALL  
The above members were in attendance and a quorum was present.
3. MINUTES OF FEBRUARY 10, 2003  
There were no additions or corrections and Penny Sampinos moved to approve the minutes of February 10, 2003 as written. Frankie Sacco seconded and the motion was carried.
4. HOME OCCUPIED BUSINESS - TINKER TOT PRESCHOOL  
1619 EAST 800 NORTH  
AMY SEHESTEDT, OWNER

Ms. Sehestedt plans to use the basement of her home for the preschool. It was explained the Utah Codes have changed allowing only four children per class in a basement. She told the Commission she plans to only have four children per class but is increasing the number of classes per day. Larry Bruno moved to forward a favorable recommendation to Price City Council for Tinker Tot Preschool. Gary Lyon seconded and the motion was carried.

5. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
J.D. HOME IMPROVEMENTS  
59 EAST HILLCREST DRIVE  
STAN DENSLEY, OWNER

Mr. Densley explained he has moved to the address 59 East Hillcrest Drive and needs to have a change of address approval for his existing business. Larry Bruno moved to forward a favorable recommendation for J.D. Home Improvement change of address. Penny Sampinos seconded and the motion was carried.

6. HOME OCCUPIED BUSINESS - VAL=S DAYCARE  
1388 EAST SAGEWOOD ROAD  
CODY AND VALERIE LUPO, OWNERS

Mr. Lupo explained the basement will not be used for the daycare due to the changes in the State Code. He indicated he was aware that he had the option of using the basement if only four children are being cared for. He explained they would most likely only be caring for four children but would still use the main floor. Liz Kourianos made a motion to forward a favorable recommendation for Val=s Daycare. Alfred Richens seconded and the motion was carried.

7. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
MISS MOLLEY=S PRODUCTS, ALTERNATIVE HEALTH PRODUCTS  
205 SOUTH CARBON AVENUE  
MOLLEY PANTONE, OWNER

Ms. Pantone was not present and Larry Bruno moved to table the item. Gary Lyon seconded and the motion was carried.

8. BOARD OF ADJUSTMENTS - REQUEST TO EXCEED 35% LOT COVERAGE  
GENE HOUSE  
150 WEST 500 SOUTH

Mr. House did not attend the meeting and Penny Sampinos moved to table the item. Gary Lyon seconded and the motion was carried

9. 5 LOT MINOR SUBDIVISION - CONCEPT  
APPROXIMATELY 540 NORTH EASTRIDGE ROAD  
NICK HOUSER, OWNER

Mr. Houser presented his plan to create a cul-de-sac with five lots at 540 North Eastridge Road. The Commission explained their desire to follow the original Price City Future Development Plan in making a through street with six lots as opposed to a cul-de-sac. Creating a through street would allow better emergency vehicle access to Pinion Road as well as the proposed subdivision. A through street would also allow the Alooping@ of utilities without having to bring utilities across one of the proposed lots. Mr. Houser argued that the City has blocked the access to Pinion Road with temporary concrete barriers so the emergency access would be a moot point. Liz explained if a cul-de-sac is created rather than a through street, the dead end created would exceed the Land Development Code limit by more than 200 feet. There was much debate and it was decided the application would be tabled pending a meeting with Mr. Houser, Francis Duzenack, and Gary Sonntag, possibly in the Plan Review Meeting on Wednesday, March 5, 2003. The Commission requested more information concerning the lot size of 5 lots versus 6 lots, the cost of re-routing utilities, and limitations of cul-de-sacs as stated in the Land Development Code. Liz Kourianos made a motion to table this item. Alfred Richens seconded and the motion was carried.

10. INFORMATION AND UPDATE OF CEU=S MASTER PLAN  
DENNIS GEARY

Mr. Geary presented plans for CEU=s progress over the next several years. He informed the Commission the new building is ahead of schedule and should be open in time for the start of school in August 2003. When the building is completed, there will be a 96 space parking lot created. He explained that within the next year, the entrance to the parking lot at 600 North and 400 East will be changed to make traffic flow safer. By the end of 2003 CEU is planning to demolish the building directly across from 400 East and create a half circle parking/pull through area. The Plan Review Committee suggested putting a roundabout at that intersection in order to slow down traffic. There is also a plan to relocate the fountain from the center of campus to the center of the half circle area. By 2010, CEU is hoping to remodel or replace the music/theater building. By 2020, they hope to add more gym space to the BDAC building.

11. CONDITIONAL USE PERMIT - EXCAVATION AND FILL  
1400 EAST 800 NORTH  
BOYD ANDERSON, OWNER

Mr. Anderson is requesting permission to excavate and level a hill on his property. The Commission gave preliminary approval to Dale Terry to take the dirt removed from Mr. Anderson=s property. Mr. Terry=s application is on the Agenda for March

10, 2003. Both Mr. Anderson and Mr. Terry understood the need for dust control and the soil testing required before development. Alfred Richens made a motion to forward a favorable recommendation for the excavation of Boyd Anderson=s property at 1400 East 800 North. Larry Bruno seconded and the motion carried. Elizabeth Kourianos informed Mr. Anderson that she had polled Council by phone and the majority stated he could proceed immediately with the work.

12. STAFF

1. Liz Kourianos explained the need for policy concerning neighbor signatures for a Home Occupied Business. It was decided if the Home Occupied Business has any kind of sign or will generate any kind of traffic, signatures from neighbors would be required with the application.
2. Liz Kourianos stated Item VI on the February 10, 2003 Agenda was passed through Council with a contingency stating if Mr. Wallberg utilized a sign, he would be required to obtain neighborhood signatures. Molly Penovich was assigned to call Mr. Wallberg and inform him of his option to remove the sign or obtain signatures from neighbors.

Gary Lyon made a motion to adjourn. The meeting was adjourned at 7:20 PM

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John B. Angotti, Chairman

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Molly Penovich, Secretary