

Minutes

Price City Planning and Zoning

February 26, 2001

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Vern Jones, Community Administrator

Joe Piccolo Carolyn Vogrinec, Secretary

Penny Sampinos Laurel Marinos

Gary Lyon Alfred Richens

Excused: Larry Bruno, Vice-Chairman

Also Present:

Brent Yorga Cheryl Jones

Howard Basso Madelaine Nyffler

Sherrie Vlamakis Terry Jones

- MINUTES OF FEBRUARY 12, 2001

There were no corrections or additions and Penny Sampinos made a motion to approve the minutes of February 12, 2001 as read. Gary Lyon seconded and the motion carried.

- HOME OCCUPIED BUSINESS

CHERYL'S DAYCARE

47 EAST 200 NORTH

CHERYL JONES

13 SIGNATURES - ALL FAVORABLE

Cheryl Jones appeared before the Commission explaining she had been in business before in this same location and is once again planning to do daycare. She is licensed by the State of Utah and inspections by the Southeastern Utah District Health and Price City Fire Department have been completed. The Health District recommended installation of an additional smoke alarm and Ms. Jones will comply. There were no other concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Cheryl's Daycare - Cheryl Jones, contingent upon installation of the recommended additional smoke alarm in the home. Penny Sampinos seconded and the motion carried.

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- CONDITIONAL USE PERMIT

CYBER AUTO GLASS

375 SOUTH CARBON AVENUE (BTAC)

AUTO GLASS SALES & INSTALLATION

BRENT YORGA

Mr. Yorga explained he will be doing installation of auto glass on site. There will be no inventory as it is stored at the freight company where he receives his deliveries. There will be no sign as the BTAC has a directory sign on the premises. Because there was no explanation of this project, Joe Piccolo asked that the Conditional Use Permit Application show the operation as an office use only and that Page 2 be amended to read "replacement of automotive glass with an office at the BTAC." Mr. Piccolo then motioned to approve the Conditional Use Permit - Office Use Only for Cyber Auto Glass - Brent Yorga. Laurel Marinos seconded and the motion carried.

- CONDITIONAL USE PERMIT - SIGN

INDEPENDENT CONTRACTOR SERVICES COMPANY

214 EAST 100 NORTH

2' X 3' SIGN PAINTED ON THE WINDOW

HOWARD BASSO

Mr. Basso stated he is relocating his business to a larger office at the above address. The sign will be painted on the window and there will be no storage or inventory of any kind. There were no concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for Independent Contractor Services Company - Howard Basso. Gary Lyon seconded and the motion carried.

- CONDITIONAL USE PERMIT

TEMPORARY A-FRAME SIGNS

CASTLE VALLEY COMMUNITY THEATER

VARIOUS LOCATIONS AS SHOWN

STEWART SCOVILLE/MADELAINA NYFFLER

Ms. Nyffler represented Castle Valley Community Theater concerning this request. Alfred Richens stated some sign dates were longer than the ten days usually granted by this Commission. She explained the schedule for the 2001

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(TEMPORARY USE OF A FRAME SIGNS FOR CVCT, CON'T)

year. Some productions will run a little longer than the usual time, so the signs will be up a little longer. Mr. Piccolo indicated there will be no problem with this. Ms. Nyffler told the Commission all sign locations have been cleared with the owners. There have been no incidents concerning the signs and all signs are well stabilized. They will not be able to hang a banner on Main Street advertising the March production as someone has already reserved the space, so, they are asking for permission to hang the banner on the old Newhouse Hotel Building (Mallard's Restaurant Portion). Mr. Piccolo recommended they hang their banner on the Welcome To Price Sign by Castlevue Hospital where it will be much more effective. He suggested they call and ask to be put on the agenda for Price City Council Meeting on Wednesday, February 28 to request permission to install their banner on this sign. Ms. Nyffler agreed and will contact the Price City Recorder Joanne Lessar. There was no further discussion on this matter and Joe Piccolo made a motion to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the temporary use of A-Frame Signs at the designated locations and on the designated dates for the advertisement of productions by the Castle Valley Community Theater. Penny Sampinos seconded and the motion carried.

- STAFF

- COMMITTEE REPORT

Community Administrator Vern Jones reported the Committee selected to look into the allowing of repair shops in residential areas of Price City met two weeks ago. They have determined repair shops of any kind will not be allowed in residential areas within Price City. Mr. Jones has prepared an ordinance concerning this issue and will present it to Price City Council on February 28, 2001 for their approval.

- INCOMING RETAIL BUSINESS PUBLIC HEARING

Mr. Jones reported the Public Hearing for the rezoning concerning the incoming retail business will be held on the February 28, 2001 Price City Council Meeting.

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There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:30 P.M.

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary