

Price City Planning and Zoning  
Minutes of March 10, 2003  
Price City Hall 6:00 PM

Present: John Angotti, Chairman Francis Duzenack, Zoning Administrator  
Penny Sampinos Elizabeth Kourianos  
Molly Penovich, Secretary Frankie Sacco Gary Lyon

Excused: Alfred Richens Larry Bruno

Also Present: Gene House GeorGINNA Atwood  
Georgia Dunlap Nick Tatton

1. PLEDGE OF ALLEGIANCE  
The Pledge of Allegiance was led by Chairman John Angotti.
2. ROLL CALL  
The above members were in attendance and a quorum was present.
3. MINUTES OF FEBRUARY 24, 2003  
There were no corrections and Gary Lyon moved to approve the Minutes of February 24, 2003 as written. Penny Sampinos seconded and the motion was carried.
4. CONDITIONAL USE PERMIT - NAIL SALON  
HAND -N- HAND, 11 WEST MAIN  
GEORGIA DUNLOP AND GEORGINNA ATWOOD, OWNERS

Ms. Atwood and Ms. Dunlop explained they are opening a nails only salon in Suite102 of the Castle Valley Mall. They will be doing manicures, pedicures, artificial nails, etc. There was a question concerning signage. They explained they would likely have a sign in the window of the shop and there was the possibility of using the marquee board on the front of the building. There were no other concerns or questions and Penny Sampinos made a motion to forward a favorable recommendation to Price City Council for the business Hand-n-Hand. Gary Lyon seconded and the motion was carried.

5. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
MISS MOLLEY=S PRODUCTS, 205 SOUTH CARBON AVE. #52  
MOLLEY FIECHKO-PANTONE, OWNER  
ALTERNATIVE HEALTH PRODUCTS

Ms. Pantone was unable to attend the meeting. Francis Duzenack explained she will be doing order taking and shipping/delivery from the home but no customers will be coming to the home. Gary Lyon made a motion to approve the business, Miss Molley=s Products, with the contingency that no retail sales be done from the residence. Frankie Sacco seconded and the motion was carried.

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

Mr. House explained his desire to remove two existing sheds on his property and build a garage and two bedrooms above the garage on the North side of his home. This would exceed the 35% lot coverage limit by 175 square feet. The home would be re-roofed and re-sided to match the addition. Francis explained the lot is non-conforming due to property divisions done before the existing Land Development Code was adopted. This creates a hardship for Mr. House as far as providing adequate space for his family. Elizabeth Kourianos made a motion to forward the request to Board of Adjustments for their consideration. Penny Sampinos seconded and the motion was carried.

7. CONDITIONAL USE PERMIT - FILL WORK  
1290 EAST 300 NORTH  
DALE TERRY, OWNER

Mr. Terry was not present at the meeting. Francis Duzenack explained to the Commission this request was submitted along with the Anderson request at the last meeting and Dr. Terry was given preliminary approval to take the fill dirt being removed from Mr. Anderson=s property. Gary Lyon made a motion to ratify this Conditional Use Permit for fill work, contingent upon proper dust control, traffic control and drainage. Elizabeth Kourianos seconded and the motion was carried.

8. UDOT LONG RANGE TRANSPORTATION PLAN  
A UTAH DEPARTMENT OF TRANSPORTATION REPRESENTATIVE WILL  
GIVE A PRESENTATION PERTAINING TO THE LONG RANGE PLANNING  
PROCESS

There was no one from UDOT present and Gary Lyon made a motion to table this item. Penny Sampinos seconded and the motion was carried.

9. STAFF

- A. Nick Tatton informed the Commission of a Public Hearing being held during the Planning and Zoning meeting on March 24, 2003 to discuss the Annexation Policy. This Policy must be adopted in order for Price City to accept any applications for annexation.
- B. Francis Duzenack explained that Jim Rugerri is moving his spa sales business into the Castle Rock Shopping Center (into the old Southeast Paint building). Mr. Rugerri was unable to get his application in for this agenda but is slated to be on the agenda for March 24, 2003. Francis presented a picture of the sign Mr. Rugerri intends to use for the business, with the idea of making sure it is within guidelines so that Mr. Rugerri may order it and have it ready for installation upon Commission approval. It was agreed the sign is within guidelines and would likely be approved in the March 24 meeting.

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

APPROVED

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John B. Angotti, Chairman

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Molly Penovich, Secretary