

Minutes

Price City Planning and Zoning

March 12, 2001

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Vern Jones, Community Administrator

Larry Bruno, Vice-Chairman Carolyn Vogrinec, Secretary

Gary Lyon Laurel Marinos

Alfred Richens Joe Piccolo

Excused: Penny Sampinos

Also Present:

Stan Densley Gilberto Madrid

Donald Kingston Shauna O'Brien

- MINUTES OF FEBRUARY 26, 2001

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of February 26, 2001 as read. Laurel Marinos seconded and the motion carried.

- CONDITIONAL USE PERMIT - SIGN

HEIRLOOM INN

145 NORTH CARBON AVENUE

DAVID O'BRIEN, OWNER

Shauna O'Brien appeared before the Commission to request approval of a sign for Heirloom Inn. The sign will match the outside decor of the facility and measures 94 ½ square feet. It is located in a S-2 Sign Zone and all setbacks have been met. The sign is not lighted at this time, but will be in the future. They plan no other signs for the building. Larry Bruno moved to forward a favorable recommendation to Price City Council for the

Conditional Use Permit - Sign for Heirloom Inn. Alfred Richens seconded and the motion carried.

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- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

K & H ENTERPRISES

1101 SOUTH CARBON AVENUE, #68

HOME MORTGAGE MANAGEMENT PROGRAM

DONALD KINGSTON

Mr. Kingston explained this program is a home mortgage management plan. It is a bi-weekly payment plan for home mortgages designed to reduce the amount of interest paid on home loans. It is run through a brokerage firm and the service is free to homeowners. Mr. Kingston is paid per each applicant. All business will be conducted through the mail or internet access. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only -

K & H Enterprises. Gary Lyon seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

J D HOME IMPROVEMENTS

1298 EAST AIRPORT ROAD

STAN DENSLEY

Mr. Densley told the Commission there would be no storage or inventory at the home. He uses a 30" x 30" business sign as yard display for advertisement while doing work for customers. When the work is done, he removes the sign. He also has the same sign in his yard for advertisement and it does not create an obstruction. Vern Jones indicated the sign is 900 square inches and the code only allows a sign 150 square inches for a Home Occupied Business. He recommended Mr. Densley complete a separate Conditional Use Permit for the use of the sign. Mr. Jones also indicated the sign would have to go in the window and not in the yard. Mr. Piccolo explained a Home Occupied Business allows for a considerably smaller sign than the Commercial District. Mr. Densley can return to Planning and Zoning and ask for a commercial sign permit, which would more than cover the size and allow use of the larger sign in the yard. Following discussion, Mr. Densley decided to continue with the Home Occupied Business Approval and return to Planning and Zoning for approval of a larger sign by Conditional Use. Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - J D Home Improvements. Laurel Marinos seconded and the motion carried.

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- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

MAD 1 INVESTIGATIONS

158 HILLCREST DRIVE

GILBERTO MADRID

INVESTIGATIONS

Mr. Madrid will be doing all facets of investigation. He is not a State Licensed Investigator as of yet, but plans to apply in the future. There are many requirements which must be met for this license and Mr. Madrid reviewed them with the Commission. Most of his investigative work will be done via computer and clients will not be coming to his home. He is now completing information for SBA in order to get funding for his business, but while waiting, he would like to do process serving, which does not require any special licensing. Once he has acquired his State Investigators License, he can return to expand his Home Occupied Business to include investigations. There were no further questions and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for Mad 1 Investigations, with the understanding it is for a Paper Processing Business only, until such time as Mr. Madrid obtains his Utah State Investigators License allowing him to legally practice. Alfred Richens seconded and the motion carried.

- STAFF

- ORDINANCE 2001-06

AMENDMENT TO LAND USE

MANAGEMENT & DEVELOPMENT CODE

Vern Jones referenced the new ordinance and indicated it reads just as the business code is written. There were no questions or concerns. Chairman Angotti thanked those who served on this committee.

- Alfred Richens called attention to the Dixon Morley/Masonry Masters Property on Airport Road. Materials have been put on this property in disarray and are a detriment to the area. Mr. Morley was considering putting storage sheds on the property. Mr. Richens suggested the Building Department review this matter and, if warranted, refer the situation to Byron Allred of the Ordinance Compliance Department.

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There was no further business and Joe Piccolo made a motion to adjourn. The meeting adjourned at 6:35 P.M.

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary