

Price City Planning and Zoning
Minutes of April 7, 2003
Price City Hall 6:00 PM

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

Also Present:	Jack Leautaud	Mark Maxfield	Leslie Berdan
	David Berdan	Dickson Morley	Nick Tatton
	Ed Howa	Joe Piccolo, Mayor	

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 MARCH 24, 2003

There were no corrections and Gary Lyon made a motion to approve the Minutes of March 24, 2003, as written. Penny Sampinos seconded and the motion carried.

4. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
SUNSATIONAL LAKE POWELL BOAT TOURS
473 COLLEGE AVENUE
DAVID AND LEZLIE BERDAN, OWNERS

The Berdans explained their boat is a self-contained cabin cruiser that sleeps six. The boat will be stored in Lake Powell during the summer and the clients will meet them there for the tours. There were no other questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the business Sunsational Lake Powell Tours. Alfred Richens seconded and the motion carried.

5. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
140 NORTH CEDAR HILLS DRIVE #5B
SELLING SOUND BACKPACKS AT VARIOUS LOCATIONS
MANUEL ESCOTO, STEVEN ESCOTO, MICHAEL ESCOTO, OWNERS

Mr. Escoto and his sons plan to sell backpacks with AM/FM radios and the option of a 72 hour emergency kit. They will drive to Provo to pick up the products the day before they plan to sell them. The Escotos will be selling in various locations such as the parking lot of CJ=s or Gas n= Go. They will obtain permission form the store owners to do this. It was clarified that no manufacturing or selling would be done in the home. Elizabeth Kourianos moved to forward a favorable recommendation for this home occupied business, office use only. Gary Lyon seconded and the motion carried.

6. CONDITIONAL USE PERMIT - CONSTRUCTION OF NEW OFFICE
BUILDING FOR LANDON=S DIESEL SERVICE
540 SOUTH 300 WEST
JTJJ, JACK LEAUTAUD, OWNER

There were some concerns with the drainage, lighting and fire hydrants on the overall project. The possibility of installing a water detention pond in one of the next phases was also mentioned. Mr. Leautaud explained there is presently one hydrant and two street lights and more could be added during the next phases of the development. There was a concern of neighborhood noise disturbance. It was explained the working hours of the business would be 7 AM to 5 PM and there should not be a problem with after hours noise. There was a question involving the electrical work in the existing building. Mr. Leautaud explained everything inside the building had been brought up to code and Price City will be putting in a bid for moving the substation. There were no more questions and Penny Sampinos made a motion to forward a favorable recommendation for the construction of a new office building, Phase I of the development at 540 South 300 West. Frankie Sacco seconded and the motion carried.

7. CONDITIONAL USE PERMIT - SIGN UPGRADE
FAR WEST BANK
82 WEST MAIN

In the absence of Dan Hunter, Francis Duzenack explained the plan to change the logo on the face of the Far West Bank from a stagecoach to mustang horses.

They also plan to raise the sign a few feet and also to attach a time and temperature sign to the pole. The sign is within Code guidelines. There were no concerns and Gary Lyon moved to forward a favorable recommendation for the Sign Upgrade at Far West Bank. Larry Bruno seconded and the motion carried.

8. CONDITIONAL USE PERMIT - SIGN
 SOUTHEAST PAINT AND WALLCOVERING
 20 EAST MAIN
 ED HOWA, OWNER

Mr. Howa explained he has purchased the building at 20 East Main and is removing the existing panels on the front of the building in order to restore the original look of the building face. He is working with the Historical Society to make sure the restoration is in keeping with the historical look of the building. He explained Sign Edge is designing the background of the sign to look similar to the existing brick with the logo being 3 dimensional, colorful and back-lit. The sign is 40 square feet and within the Code requirements. There were no more questions and Larry Bruno made a motion to approve the sign for Southeast Paint. Gary Lyon seconded and the motion carried.

9. CONDITIONAL USE PERMIT - 46 X 66 SHOP
 MASONRY MASTERS
 1410 AIRPORT ROAD
 R. DICKSON MORLEY, OWNER

There was a question concerning street improvements. Mr. Morley explained he is planning on putting in 250' of curb, gutter and sidewalk on the front of the property. He explained there will be no sewer or plumbing on the property for this building. There will be an outdoor faucet in order to be able to outdoor projects such as mixing mortar. Mr. Morley explained he is planning on installing a head wall at the south end of the culvert in order to keep the soil from sloughing off into neighborhood yards.

(46 X 66 SHOP FOR MASONRY MASTERS, CONTINUED)

The head wall will be in keeping with the boulder look of other businesses in that area such as Wal Mart. There are plans in Phase II of building an office building with paved parking and access. There were no more questions and Gary Lyon moved to forward a favorable recommendation for the 46 X 66 shop at 1410 Airport Road. Alfred Richens seconded and the motion carried.

10. STAFF

Staff had nothing at this time.

Gary Lyon made a motion to adjourn. The meeting adjourned at 6:45 PM.

APPROVED

John B. Angotti, Chairman

ATTEST

Molly Penovich, Secretary