



V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
M & M HANDYMAN/TRUST  
1101 SOUTH CARBON AVENUE, #75  
HANDYMAN SERVICE  
MICHAEL GLENN MILLER

Mr. Miller appeared before the Commission stating all work will be done on site. No inventory will be kept on the premises and tools will be stored in his van. He will use only the phone and computer at his home. Mr. Miller lives in the Indian Hills Trailer Park and has provided written approval from his landlord. Mr. Duzenack asked Mr. Miller if he is aware of the limitations of the Handyman License. Mr. Miller indicated he was fully aware and, if the work is beyond his scope, he will refer the matter to a general contractor. There were no other questions and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for M & M Handyman/Trust, Michael Glenn Miller, Owner. Laurel Marinos seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - SIGNS  
McDONALDS RESTAURANT  
255 SOUTH HIGHWAY 55  
(INSIDE NEW WAL-MART STORE)  
BONA SIGNS

The representative from Bona Signs was not present and Francis Duzenack made the presentation. He explained interior signs are not regulated by the Sign Code and the only exterior sign to be placed by McDonald=s is the AM@ - Golden Arches sign on the face of the building on the north end. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Signs for McDonald=s Restaurant. Elizabeth Kourianos seconded and the motion carried.

VII. CONDITIONAL USE PERMIT  
UDAC ADVERTISING BROKERS  
375 SOUTH CARBON AVENUE, (BTAC)  
CARRIE A. KELLER, CEO & OWNER

There was no representation on this item and Gary Lyon motioned to table the matter until the next meeting. Elizabeth Kourianos seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - CONCEPT APPROVAL  
RESTAURANT (AS YET UNNAMED)  
40 WEST MAIN STREET  
(FORMERLY JEWKES SCHOOL & OFFICE SUPPLY)  
TONY SIAPERAS, OWNER

Mr. Siaperas appeared before this Commission to explain the nature of his project. The restaurant is yet unnamed, but will pertain to the word Asilver@ to note it=s association with the Silver Dollar Club, presently owned and operated by Mr. Siaperas. Larry Bruno asked about the agreement with the surrounding businesses concerning parking. Mr. Siaperas said he had spoken with Wells Fargo Bank and obtained an agreement for the use of their parking lot. He has also spoken with the Utah State Liquor Store and they have agreed to take down the fence so both parking lots can be utilized, with the condition that Mr. Siaperas fill and match the pavement so there is no problem with a drop-off on the lot. Mr. Siaperas also has plans for a future rebuild on the parking lot.

In discussing the history of the building Mr. Siaperas told the Commission this building was, at one time, the old Carbon County Bank Building. Carbon and Emery Counties later merged to form the old Carbon Emery Bank and built a new building on Carbon Avenue. Today, that bank building is occupied by Zions Bank. He indicated many of the old architectural details are still in place, but have been covered up throughout the years and he plans to restore the old building back to its original design.

Mr. Siaperas explained his plans, saying he will serve dinner and perhaps lunch at a future date and will be able to seat approximately 120 people. There will be a set of double doors in the front with two entries into the Silver Dollar Club and an access from the rear of the building. He will have elevated areas for privacy dining , along with a Board Room and a Wine Room. There is room for storage and he will add room for a walk-in freezer, coolers and air conditioning compressors.

Mr. Duzenack reminded the Commission this is Concept Approval only. He would like to see more detail on the parking arrangements with Wells Fargo Bank and the Utah State Liquor Store. The plans are in progress and the parking details will become available when this project moves into Preliminary and Final Approval. This is a situation where there are actually two parcels of property. One is the Silver Dollar and the second is the adjoining building - the former Jewkes Office Supply.

( RESTAURANT, TONY SIAPERAS, CONTINUED)

The Building Code has problems with putting an opening between those two properties because if there is a property line, there cannot be any openings in the walls. Mr. Siaperas is planning to combine the two parcels to create one parcel of property, thus eliminating the property line between them and allowing the openings between the walls. Mr. Siaperas indicated he did not understand this concept because he owns both buildings and they share a common wall. Mr. Duzenack explained, that although there is a common wall between the buildings, it is actually a property line. The Building Code does not permit openings on property lines. The two parcels of land can be

combined into one parcel by eliminating the property line between the two buildings and combining the two buildings into one single property. Mr. Siaperas must combine the two buildings and write one property description before the property can be recorded and accessed. There were no further questions or discussion on the matter and Chairman Angotti called for a motion. Larry Bruno then moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval Only - for a restaurant, yet unnamed for Tony Siaperas, Owner. Gary Lyon seconded and the motion carried.

IX.       CONDITIONAL USE PERMIT - CONCEPT APPROVAL  
          MAD MAN BASSO AUTO SALES - LOT #2  
          345 EAST MAIN STREET  
          ANTHONY BASSO, PRESIDENT

Mr. Basso plans to locate his new sales office in the old Poulos Laundromat Building and use it for office space. Garage doors will be installed in order to pull the cars in and dust them off, but detailing facilities will remain at the present location. Plans were shown of tentative plans of the Peczuh Printing operation and the parking arrangements for his new business. There will be a display area at the front of the lot and a remodel on the old laundry building. He will not use the top corner or make improvements until he determines how this business will develop. He plans to use the 100 North corner to show cars. The display will be in the 23 stall parking area and there will be more parking to the south end and along the north side of the building. Mr. Duzenack indicated there are cars at Sherry=s Body Shop and Peczuh Printing and, if Peczuh Printing expands their number of employees, more parking will have to be reserved for those employees. With Peczuh Printing there, they fall into a manufacturing, warehouse use for which the Development Code only requires parking for the highest number of employees on any given shift.

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(MAD MAN AUTO SALES, LOT #2, CONTINUED)

However, if the building should go back to retail, code requires one space per 200 square feet of building, equating to 50 parking spaces. This creates the problem of having the auto sales and a retail store on the same premises, but as long as Peczuh Printing occupies the building, there should be no problem. Mr. Basso proposes using the existing building for Peczuh Printing which allows him to use the area off to the east side, should Peczuh Printing expand. The proposed show room area could be directed to 100 North and that=s the direction Mr. Basso favors. He has most of the ground there and it would be the natural expansion. He feels the 100 North and 300 East corner has much more potential than Main Street and there is less congestion.. He plans to proceed with the building in this manner, installing garage doors and using the north end of the lot more than the Main Street Side. He is not proposing this plan at this time, but should expansion be necessary, this is what would be done on 100 North. The 300 East access will be left as it is. Mr. Basso feels, that, in time, Peczuh

Printing will have expanded to the point that they will be out of the bigger building, but adequate parking on the east side will be available to any new tenant. Mr. Duzenack asked if he had any plans for the left over Price Check Auto signs - a used car sign on the east side of the property and an old Safeway sign from years ago that now advertises Bows and Blades. These signs should have been removed 30 days from the business closure. Mr. Basso indicated they would be removed. Mr. Duzenack indicated new signs can be installed with a Conditional Use Permit. Elizabeth Kourianos asked if there were any landscaping plans. Mr. Basso indicated in time, he would like to do some landscaping, but at this moment, he is only doing basic planning. There were no further questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval Only - for Mad Man Basso Auto Sales - Lot #2, Anthony Basso, President. Laurel Marinos seconded and the motion carried.

X. STAFF

A) Larry Bruno asked if any more studies have been done to determine the value of the stop signs at the intersection of 100 North and 400 East. Councilperson Elizabeth Kourianos indicated she has had other people ask about the signs. She will look into the matter and report back to the Commission.

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

APPROVED

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John B. Angotti, Chairman

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Carolyn Vogrinec, Secretary