

Price City Planning and Zoning  
Minutes of April 21, 2003

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

EXCUSED:            Francis Duzenack, Zoning Administrator

ALSO PRESENT:    Robert Miller                                Robert Rowley

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 APRIL 7, 2003

There were no changes or corrections and Gary Lyon moved to approve the minutes as written. Penny Sampinos seconded and the motion carried.

4.        HOME OCCUPIED BUSINESS - OFFICE USE ONLY

JD=S HANDYMAN SERVICE

732 NORTH 300 EAST

JIMMIE D. WILSTEAD

Mr. Wilstead was unable to attend the meeting. There was a question from Commission as to whether Mr. Wilstead would like to change the name of this business as there is already a business in Price with the name of AJD=S@. It was decided Molly Penovich would contact Mr. Wilstead with this question and make the Commission aware of his decision. Larry Bruno moved to forward a favorable recommendation to Price City Council for this business. Frankie Sacco seconded and the motion carried.

5.     CONDITIONAL USE PERMIT - LOT LINE ADJUSTMENT  
305 SOUTH 100 EAST  
TRANSFERRING 25 FEET OF PROPERTY FROM LOT TO SOUTH  
ROBERT L. ROWLEY, OWNER

Mr. Rowley is planning to transfer 25 feet of property from the lot south of him in order to provide enough room to add on to his garage. Mr. Rowley owns both properties and will be required to deed the 25 feet to himself and record it through a title company and the Carbon County Courthouse. Alfred Richens moved to approve this lot line adjustment. Penny Sampinos seconded and the motion carried.

6.     CONDITIONAL USE PERMIT - CONCEPT - MILLER=S SUBDIVISION  
SOUTH END OF 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> WEST  
ROBERT L. MILLER, OWNER

Mr. Miller=s proposal is to subdivide his property into 6 lots, selling lots Aas is@ and give Price City a 15 foot easement through the North side of the property to install a drainage pipe that would go from 4<sup>th</sup> West to Price River. Elizabeth Kourianos asked Mr. Miller what was meant on his application by Ano future restrictions on the property@. He explained once the lots are approved he does not want the City to come up with stipulations that would prevent him from selling. Mr. Miller explained his plan to divide the properties down the middle of the streets, requiring buyers to make any improvements to the lots. It was explained the lots could not be sold without improvements already in place according to Price City=s Land Development Code. There was also some concern about creating a land lock on some of the property. Mr. Miller claimed Price City would extend the utilities onto the lots in exchange for the 15 foot easement. Ms. Kourianos explained that would not be possible without Council approval and the Land Development Code does not allow for that to happen. There were several options explained for the development of Mr. Miller=s property. The first option would be to put curb, gutter and driveway entrances at the end of each stub street. The second option is to create a cul-de-sac at the end of each stub street including all street improvements. This option would allow for easy access for sanitation vehicles, emergency vehicles and the general public. The third option would be to put a connecting street from 6<sup>th</sup> West to 6<sup>th</sup> South with cul-de-sacs at the ends of 4<sup>th</sup> and 5<sup>th</sup> West. The fourth option explained was to keep the property as agricultural while still allowing Price City a 15 foot easement for the drainage line.

(MILLER=S SUBDIVISION, CONTINUED)

Mr. Miller was unwilling to accept any of the proposed options, wanting to sell the lots with no utilities or street improvements in exchange for giving Price City the 15 foot

easement. There was much debate on the subject resulting in Mr. Miller leaving the meeting before the subject was finished. There was a question as to whether a drainage line could be put along the south end of the existing homes. The Commission decided it would be best to hear from both Gary Sonntag and Francis Duzenack concerning the situation. Alfred Richens moved to table this item. Larry Bruno seconded and the motion carried.

7. STAFF

Staff had nothing to report at this time.

Alfred Richens made a motion to adjourn. The meeting adjourned at 7:00 PM.

APPROVED

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John B. Angotti, Chairman

ATTEST

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Molly Penovich, Secretary