

Minutes

Price City Planning and Zoning

May 7, 2001

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Francis Duzenack, Zoning Administrator

Larry Bruno, Vice-Chairman Carolyn Vogrinec, Secretary

Alfred Richens Laurel Marinos

Gary Lyon Joe Piccolo

Penny Sampinos

Excused: Vern Jones, Community Administrator

- MINUTES OF APRIL 9, 2001

There were no corrections or additions and Penny Sampinos made a motion to approve the minutes of April 9, 2001 as written. Laurel Marinos seconded and the motion carried.

The meeting scheduled for April 23, 2001 was cancelled because of lack of a quorum.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

SERVICE MASTER

88 EAST 900 NORTH

RESTORATION & CLEANING SERVICES

KERRY JENSEN, OWNER

Kerry Jensen explained he has a cleaning service and will be working out of his van, using his home as an office only. There is a small amount of biodegradable chemical on hand that is stored in the garage. There were no questions or concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - Service Master - Kerry Jensen, Owner. Gary Lyon seconded and the motion carried.

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- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

KERR HOME IMPROVEMENT

266 SOUTH CARBON AVENUE

ROGER KERR, OWNER

Mr. Kerr is working out of town and is unable to attend. Gary Lyon made a motion to table this item until a future meeting. Laurel Marinos seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

FIREARM SALES

874 NORTH 800 EAST

ROGER McKINNON, OWNER

Mr. McKinnon told the Commission he will be ordering firearms from catalogs, but will maintain no inventory. He has a gun safe in his home for protection of his firearms as well as those ordered by his customers. Gary Lyon asked if he had owned a FFL license in the past. Mr. McKinnon indicated this was his first application for the license and was told there would be no problem once Price City approved his Business License. At the request of Francis Duzenack, Mr. McKinnon will provide a copy of the FFL License to Price City once it is received. There were no further concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - Firearm Sales - Roger McKinnon, Owner. Alfred Richens seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

LaN BILLING SERVICES

271 SOUTH 500 EAST

LORRI BROWNING, OWNER

Ms. Browning indicated she will be doing a billing service for various businesses and once she is bonded, will also do collections. If she begins to do collections, she will have to have an attorney to do all court proceedings, but he will work through his own office location and make the court appearances. There were no further concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for LaN Billing Services - Lorri Browning, Owner. Penny Sampinos seconded and the motion carried.

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- BOARD OF ADJUSTMENTS

REQUEST FOR EXTENSION OF TIME TO REBUILD

320 NORTH 400 EAST

KIRK VANLINDEN

Larry Bruno asked Mr. VanLinden if he is requesting a Board of Adjustment Hearing to enable him to sell the property to Coal Country Housing. Mr. VanLinden indicated that was his plan. Gary Lyon asked when this item was scheduled for the Board of Adjustments. Francis Duzenack explained the Board of Adjustment Hearing cannot be scheduled until after the recommendation of the Price City Planning and Zoning Commission. Once this recommendation has been made and sent to Price City Council for their approval, then the BOA process will proceed. Gary Lyon called attention to the correspondence indicating the Price City Attorney has looked at the request favorably.

Mr. Piccolo reviewed the circumstances of this matter, stating this information is for clarification and requested it be included as a minute entry. Lynda Varner, Executive Director of the Coal Country Housing appeared before this Commission to request a two year time extension on this property and indicated it was contingent to the sale of the property. However, the request was denied because it was not within the power of the Planning and Zoning Commission to accommodate her request. Recommendation was then made to have the Price City Attorney review and render an opinion on the matter. In his written opinion, Mr. Sampinos favors referring Mr. VanLinden to the Board of Adjustments to request a time extension on the property. This Commission now will or will not recommend that the matter be referred to the Board of Adjustments for further action. Chairman Angotti asked for comments concerning the matter and Francis Duzenack indicated the Price City Attorney recommends sending the issue on to the Board of Adjustments. Joe Piccolo then made a motion to forward this request to the Price City Board of Adjustment, indicating the matter has been properly reviewed by the Price City Attorney and the Planning and Zoning Commission feels this is the proper procedure. Alfred Richens seconded and the motion carried. Mr. VanLinden will be personally notified concerning the meeting date and procedure for the Board of Adjustments Meeting.

- CONDITIONAL USE PERMIT

NEWSPAPER DISTRIBUTION & FIREWORKS SALES

337 EAST 100 NORTH

GERALD LLOYD, OWNER

Mr. Lloyd explained he will be selling fireworks and doing newspaper distribution. He has had a license to sell fireworks for the past three years for the July 4th and 24th holidays, but the main business is newspaper distribution. Because this is a CD Zone, he is allowed to sell fireworks for legal holidays and store his fireworks on site. He is relocating to the above new address doing the same type of business. Francis Duzenack indicated this business has been in town a long time and is currently located on 100 West just below 100 North. Mr. Lloyd works closely with the Price City Fire Chief and the Fire Code regulates the storage of the fireworks. The new location has been approved by the Price City Fire Department. There were no further concerns and Gary Lyon made a motion to forward a favorable recommendation to approve the Conditional Use Permit for Newspaper Distribution and Fireworks Sales - Gerald Lloyd, Owner. Larry Bruno seconded and the motion carried.

- STAFF
 - ARTICLE REGARDING PUBLIC CLAMOR

Vern Jones asked that this article be passed along for information.

- CITY ATTORNEY REVIEW OF THE VANLINDEN PROPERTY

This information was previously discussed under Item VI.

- CARBON COUNTY ECONOMIC DEVELOPMENT & CEU

INVITATION TO A MANUFACTURING SYMPOSIUM

This symposium will be held on Wednesday, May 9, 2001 at the Carbon County Commission Chambers at 7:00 P.M. Subjects to be discussed will be promoting and strengthening manufacturing activities in Utah and the formation and operation of economic development agencies.

There was no further business and Alfred Richens made a motion to adjourn. The meeting adjourned at 6:30 P.M.

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary