

Price City Planning and Zoning  
Minutes of May 12, 2003

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

ALSO PRESENT: Kathy Sherman Brent Barker  
Dawn Basso Agapito Hurtstd  
Karon Mills Terry Wheeler

1. ROLL CALL

The above members were in attendance and a quorum was present.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John B. Angotti.

3. MINUTES OF APRIL 21, 2003

There were no corrections and Gary Lyon moved to approve the Minutes of April 21, 2003 as written. Penny Sampinos seconded and the motion carried.

4. HOME OCCUPIED BUSINESS  
DASH DRUM 4X4 - SELLING CO2 TANKS FOR 4X4 TIRES  
525 EAST 400 SOUTH  
LANE POTTER, OWNER

Mr. Potter was unable to attend the meeting and Francis Duzenack explained the business is selling CO2 tanks for recreational vehicles such as 4-wheelers and jeeps, eliminating the need to carry a compressor. The tanks can be refilled at any welding supply store. The orders are drop shipped to customers and very little traffic, if any, will be generated at his home. There was a question concerning having a sign in the front yard. It was stated Mr. Potter is aware of the sign limitations for home business.

(DASH DRUM 4X4, CONTINUED)

Larry Bruno moved to forward a favorable recommendation to Price City Council for the business, Dash Drum 4X4. Frankie Sacco seconded and the motion carried.

5.     CONDITIONAL USE PERMIT  
      ABOVE GROUND POOL  
      446 SOUTH NICK LANE  
      DAWN BASSO, OWNER

Ms. Basso explained the yard is surrounded by 4 foot fence. The swimming pool would not be permanent and would be taken down for winter and reinstalled for summer. Penny Sampinos made a motion to forward a favorable recommendation for this Conditional Use Permit. Alfred Richens seconded and the motion carried.

6.     CONDITIONAL USE PERMIT - SIGN  
      SUNBONNET SIGNAL SYSTEMS AND HOBBY SHOPPE  
      8 EAST MAIN  
      TERRY M. WHEELER, OWNER

Mr. Wheeler explained he has had this business in Helper City for 2 years but wants to relocate to Price in order to increase recognition of the store. This business is a hobby shop doing retail sales with some minor assembly. Mr. Wheeler explained there are no harmful chemicals used in the assembly. The items are painted inside a booth with an air filtration system. It was explained that there are dealers of Sunbonnet Signal Systems world wide. This business is within Code guidelines. Alfred Richens moved to forward a favorable recommendation for the signage for Sunbonnet Signal Systems and Hobby Shoppe. Penny Sampinos seconded and the motion carried.

7.     CONDITIONAL USE PERMIT - SIGNS  
      PRICE OIL EXPRESS  
      BRENT BARKER, OWNER

Mr. Barker is planning to repaint the existing building and install new signage. There will be four new signs, all of which are within Code guidelines.

(PRICE OIL EXPRESS - SIGNS, CONTINUED)

Larry Bruno moved to forward a favorable recommendation for this Conditional Use Permit. Gary Lyon seconded and the motion carried.

8. STAFF

1. The Commission was informed of the business name change made by Jimmie Wilstead from JD=s Handyman to Custom Woodwork.
2. Karon Mills from the Chamber of Commerce presented a copy of signs intended to be placed in various locations throughout town advertising the Black Diamond Stampede Rodeo. The Chamber wanted to put the signs up immediately but had missed the deadline to be on the agenda for this meeting. The Commission gave temporary permission to put up the signs until it could be officially reviewed at the May 27, 2003 meeting. The Commission reminded Ms. Mills of the Code stating signs cannot be placed in public right-of-way. Francis Duzenack also explained some of the locations would require permission from Utah Department of Transportation as they would be placed in their jurisdiction.
3. Information Only - Francis Duzenack informed the Commission the old Wal Mart store has been purchased and the owners are now seeking tenants for the space. He also explained the old Turner Lumber store is in the process of being purchased. Mr. Duzenack gave information on the progress of the installation of a traffic signal at the intersection of Main Street and 300 South in front of the new Wal Mart building. Mr. Lyon asked if the A-frame signs in front of Radio Shack had been determined to be legal. Francis said the signs are not legal and he will be contacting Radio Shack on the matter.

There were no other questions or concerns and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:37 PM.

APPROVED

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John B. Angotti, Chairman

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Molly Penovich, Secretary