

Minutes Price City Planning and Zoning

Price City Hall

May 26, 1998

Present: John Angotti (Chairman), Francis Duzenack (Zoning Administrator), Penny Sampinos, Carolyn Vogrinec (Secretary), Larry Bruno, Rose Etzel, Alfred Richens, Gary Lyon

Excused: Joe Piccolo

Meeting convened at 6:00 P.M.

I. MINUTES OF MAY 11, 1998

There were no corrections or additions and Rose Etzel made a motion to approve the minutes of May 11, 1998 as read. Larry Bruno seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

SUPERIOR LAWN CARE - 205 EAST 700 SOUTH
ALFRED IODICE III

Mr. Iodice indicated he would be doing lawn care and the only equipment stored on his property would be two lawn mowers. There are no other employees. There were no concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only of Superior Lawn Care. Rose Etzel seconded and the motion carried.

III. CONDITIONAL USE PERMIT - BUSINESS AND SIGNS

NAGLE REALTY - 836 EAST 100 NORTH
DIANE NAGLE, PRINCIPAL BROKER - REAL ESTATE SALES OFFICE

Ms. Nagle appeared before the Commission indicating she would be opening a real estate office at this address. She would like to have three signs in order to have good exposure at this location. After some discussion regarding signs, Ms. Nagle told the Commission she would like to have a 1' x 4' sign under the eave, a 4' x 6' sign on the east end of the main building and a 2' x 6' roof sign above her unit. The code allows for one wall mount, roof mount and fascia mount sign and all her signs meet code. There were no other concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for a Conditional Use Permit - Business and Signs, as shown above, for Nagle Realty. Gary Lyon seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

ADVENTURELAND ACADEMY PRESCHOOL - 745 EAST 200 SOUTH
RUDY MADRIGAL

Owner Michelle Madrigal told the Commission that this business has been in operation for two years at the Carbon Avenue address and will now be renovating and moving to the old Carbon Credit Union Building. All employees are certified and the preschool is licensed for 60 children, ages two years and up and 16 infants up to two years old. Francis Duzenack indicated this would be a very nice building and location with ample parking, however, the basement cannot be used for daycare or preschool. There are plans for an outdoor play area with lawn and fencing and the business sign meets the code requirements. The only other issue here is modification of the building to meet the building code for the new use. The Price City Fire Chief will also need to look through the building. There were no other questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Sign for Adventureland Academy. Penny Sampinos seconded and the motion carried.

V. Staff

Francis Duzenack advised the Commission that in regard to the Adventureland Academy, curb, gutter and sidewalk street improvements were not involved because they do not front a public street. The street frontage is not a public street, but is privately owned.

In regards to questions concerning development of an apartment complex along 800 North by Meads Wash and Checker Auto Parts Store on Main Street, Francis Duzenack indicated he had not received any plans from either party. There is also a possibility of locating Emery Telephone on 300 East and 100 North.

There was no further business and the meeting adjourned at 6:35 P.M.