

(A CONTRACTING AND CONSULTING, CONTINUED)

Mr. Porter is in the process of obtaining his contractor=s license through the State with the help of a grant from Southeastern Utah Small Business Association. He would be able to work as a handyman until he obtains the contractor=s license. There were no other questions or concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for this home occupied business. Alfred Richens seconded and the motion carried.

5. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
FAT JACK=S SNACKS
279 NORTH 5TH AVENUE
TRAVELING CONCESSIONS
MONTE AND BONNIE PILLING, OWNERS

Mr. Pilling explained the concession stand is a mobile trailer which opens up to sell food and drinks. The stand will be set up at different events in the area such as rodeos, fairs, etc... The Pilling=s adult children will assist in running the stand but will not be working out of the home. Gary Lyon moved to forward a favorable recommendation to Price City Council for this business. Penny Sampinos seconded and the motion carried.

6. CONDITIONAL USE PERMIT
CAR SHOW
CASTLE ROCK SQUARE
JILL EMERSON, OWNER

Ms. Emerson indicated the car show would be held on Saturday, June 28, 2003 in the parking lot of Castle Rock Square. All of the merchants in that area agreed to hold the car show in order to bring in more business to the area. Ms. Emerson stated she had signatures of approval from all of the property owners and managers in the shopping center. Alfred Richens moved to forward a favorable recommendation for this car show. Frankie Sacco seconded and the motion carried.

7. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

C&G ALL SEASON CRAFT BOUTIQUE
480 SOUTH CARBON AVENUE
GENE HOUSE, OWNER

Mr. House explained he is opening a crafts shop in the old Breeze building. Tony Basso's RV Sales is in the parking lot in front of the store so Mr. House plans on using a portable A-frame sign to put near the street. Francis Duzenack explained the sign had to be kept out of the public right of way and could only be approved on a temporary basis. Larry Bruno moved to forward a favorable recommendation for this business and for a temporary sign to be used for six months, after which time Mr. House would return to the Commission with plans of a permanent sign. Gary Lyon seconded and the motion carried.

8. CONDITIONAL USE PERMIT - SUBDIVISION
KROMPEL SUBDIVISION PHASE 1
1400- 1500 EAST SAGEWOOD ROAD
RICK KROMPEL, OWNER

Mr. Krompel presented a plan for Phase I of Krompel subdivision for concept approval. He stated he would extend the curb and gutter along the road front and most of the utilities are already in the area. The first phase of this subdivision would include nine lots. It was stated Mr. Krompel would bring in more detailed plans in the future for preliminary and final approval, including street lights, hydrants, utilities and street improvements. Gary Lyon moved to forward a favorable recommendation for this concept. Larry Bruno seconded and the motion carried.

9. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
KENWORTH SALES
RELOCATE TO 540 SOUTH 300 WEST
JTJJ, JACK LEAUTAUD, OWNER

Mr. Leautaud explained his intention to begin Phase II of construction at 540 South 300 West which is a new 80X100 building for Kenworth Sales. Francis Duzenack stated Price City would install one street light near the corner of 600 S. and 300 W.

(KENWORTH SALES, CONTINUED)

Mr. Leautaud would be required to install two more street lights, one in conjunction with the Kenworth project and the other with Phase III. Mr. Leautaud was concerned that Price City had agreed to pay 50% of the cost if he replaced the substation on the property. He stated the City was now only agreeing to pay 30% of the cost and

because of that, he may not replace the substation. He also brought up concerns of the water run-off from the Price City Public Works Complex sprinkling system. The Price City property is much higher than Mr. Leautaud's and water runs onto his property creating mud and a weed problem. He suggested Price City dig a trench at the property line and fill it with gravel so the run-off can be directed elsewhere. Mr. Leautaud requested Jeanne McEvoy take his concerns to Price City Council. It was decided the sign application would be resubmitted at a later date as there was insufficient information for approval. Alfred Richens made a favorable motion for this Conditional Use Permit. Gary Lyon seconded and the motion carried.

10. STAFF

1. Nick and Karen Houser attended the meeting to discuss concerns about their property. No action was taken as they were not on the agenda.
2. Francis Duzenack informed the Commission of the need for a new Board of Adjustments member due to Albert Passic having moved out of the area.

There was no further business and Alfred Richens made a motion to adjourn. The meeting was adjourned at 7:00 PM.

APPROVED

JOHN B. ANGOTTI, CHAIRMAN

ATTEST

MOLLY PENOVICH, SECRETARY