

Minutes
Price City Planning and Zoning
June 24, 2002
Price City Hall 6:00 PM

Present: John Angotti, Chairman Carolyn Vogrinec, Secretary
 Larry Bruno, Vice-Chairman Elizabeth Kourianos
 Gary Lyon Penny Sampinos
 Laurel Marinos Molly Penovich

Excused: Francis Duzenack, Zoning Administrator

Also Present: Marie Fausett Scott Brady
 Daniel Butler Ed Wright
 Ryan Nelson

I. PLEDGE OF ALLEGIANCE

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

II. ROLL CALL

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

III. MINUTES OF JUNE 10, 2002

A motion was made by Gary Lyon to approve the minutes of June 10, 2002 as written. Penny Sampinos seconded and the motion was carried.

IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

JASON R. LARSEN, HANDYMAN
545 DOVER CIRCLE
HANDYMAN SERVICE
JASON R. LARSEN, OWNER

Mr. Larsen did not attend the meeting. A motion to table was made by Gary Lyon and seconded by Alfred Richens. The application was tabled.

V. HOME OCCUPIED BUSINESS-OFFICE USE ONLY
THE CAR DOCTOR
163 NORTH 20 EAST
MOBILE MECHANICS SERVICE
DANIEL BUTLER, OWNER

Mr. Daniels explained he will do minor mechanics, tune-ups, oil changes, brakes, alternators, and starters. All of the mechanical work will be done off site as a mobile service. People will be able to call him and he will go to their location to do the vehicle repairs. All tools and supplies will be carried in his personal utility vehicle. There were no further concerns and Larry Bruno moved to make a favorable recommendation to the Price City Council for the Home Occupied Business-Office Use Only for The Car Doctor, Daniel Butler, Owner. Elizabeth Kourianos seconded and the motion carried.

VI. HOME OCCUPIED BUSINESS-OFFICE USE ONLY
J & L ENTERPRISES
1659 WARWICK CIRCLE
VENDING MACHINE ROUTE
LUKE BILLS, OWNER

Mr. Bills did not attend the meeting. A motion to table was made by Alfred Richens, seconded by Penny Sampinos and the application was tabled.

VII. CONDITIONAL USE PERMIT-SIGN
PINNACLE SPORTS, INC.
730 WEST PRICE RIVER DRIVE
BONA SIGNS
JAE POTTER, OWNER

Jae Potter was unable to make the meeting and the presentation was made by Ed Wright. The request was for a 4' X 20' back-lit sign to be put on the front of the building at 730 West Price River Drive. The sign will be made by Bona Signs and is within the sign code.

(PINNACLE SPORTS , INC - SIGN, CONTINUED)

There were no concerns and Penny Sampinos moved to forward a favorable request to

Price City Council for the Conditional Use Permit - Sign for Pinnacle Sports, Inc.
Alfred Richens seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
CARBON AUTOMOTIVE
175 SOUTH CARBON AVENUE
AUTO REPAIR
SCOTT Q. BRADY, OWNER

Mr. Brady explained he has four A.S.C. (Mechanic) Certifications. A letter from Francis Duzenack was presented to The Commission noting his concerns about the lack of floor drains in the building. Elizabeth Kourianos presented papers from PRWID stating the building passed PRWID requirements for business use. Elizabeth Kourianos also presented papers concerning the parking and the Price City Right-Of-Way in the parking lot of the building. Mr. Brady also requested the use of two signs to be attached to the building, one 4' X 8' on the South side and a 4' X 8' on the Carbon Avenue side. The signs are within the Sign Code. Gary Lyon moved to forward a favorable recommendation to the Price City Council for the Conditional Use Permit - Business and Sign for Carbon Automotive. Larry Bruno seconded and the motion carried.

IX. CONDITIONAL USE PERMIT-STORAGE YARD AND SIGN
SOUTHWEST PLUMBING AND SUPPLY
190 SOUTH 100 WEST
NEW PIPE AND TRUCK YARD WITH SIGN
LOCATED AT 115 SOUTH 100 WEST
RYAN NELSON, MANAGER

The original application was for the business Southwest Plumbing and Supply to move to a new location at 115 South 100 West due to storage problems and problems with the current lease holder.

(SOUTHWEST PLUMBING AND SUPPLY - CONTINUED)

Mr. Nelson explained they still have two years left on their current lease if the lease holder decides to allow them to stay at the current location but he would like to continue with the application process so as to be ready if the lease defaults. One concern was whether the construction on the new location would begin immediately if the application was approved. Mr. Nelson stated the construction would not begin until the need actually arose to relocate. A suggestion was made to table the

application until the relocation is ready to take place. Mr. Nelson asked that the application be approved as a concept only so that the option is available as needed. Larry Bruno moved to make a concept approval on the application. Penny Sampinos seconded and the motion carried.

X. STAFF

Elizabeth Kourianos asked if anyone was aware of the Price City General Plan. She stated that in training she learned that the Planning and Zoning Commission should have an updated copy of the General Plan in order to back up any decisions made by the Commission. She said she would try to find an updated copy and make copies for each member of the Commission so it would be available to them as it pertains to the video training and as it pertains to the Commissions decisions.

XI. UNFINISHED BUSINESS

1) REVIEW OF LETTER TO NICK TATTON, PRICE CITY COMMUNITY ADMINISTRATOR IN SUPPORT OF EAST PRICE REDEVELOPMENT PLAN

The Commission reviewed and approved the letter to Nick Tatton, in support of East Price Redevelopment.

2) PURCHASE AND WORKSHOPS OF EDUCATIONAL VIDEO PROGRAM ON LOCAL PLANNING AND ZONING

ELIZABETH KOURIANOS, COUNCIL REPRESENTATIVE

Ms. Kourianos explained that the videos have been purchased and are en route. She also explained that the training would be held every other Monday, opposite the Planning and Zoning meetings. Price City Council Members have agreed to attend the training.

There was no further business and Gary Lyon made a motion to adjourn. The meeting was adjourned at 6:40 PM.

APPROVED

John B. Angotti, Chairman

Molly Penovich, Secretary Pro-Tem