

# Minutes Price City Planning and Zoning

## Price City Hall

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July 6, 1998

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**Present:** John Angotti (Chairman) Carolyn Vogrinec (Secretary), Larry Bruno (Vice Chairman), Gary Lyon, Alfred Richens, Rose Etzel, Penny Sampinos

**Excused:** Joe Piccolo, Francis Duzenack (Zoning Administrator)

Meeting convened at 6:00 P.M.

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### I. MINUTES OF JUNE 22, 1998

There were no corrections or changes and Penny Sampinos made a motion to approve the minutes of the June 22, 1998 Meeting as read. Gary Lyon seconded and the motion carried.

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### II. HOME OCCUPIED BUSINESS

KERI RAE LANE NEWBY - 528 SOUTH CARBON AVENUE  
DAYCARE

Ms. Newby was not in attendance and Gary Lyon moved to table this item until a future date. Rose Etzel seconded and the motion carried.

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### III. HOME OCCUPIED BUSINESS

PRIMERICA FINANCIAL SERVICES - 704 MOLYNEUX  
JEFFREY M. JENSEN

Mr. Jensen explained the nature of his business is consolidation and asset planning. The home will be used as an office only. Larry Bruno expressed concern that if the client came to the home of Mr. Jensen, would the downstairs office have an exit? Mr. Jensen indicated he had shown the room window on the plan, but could meet upstairs if necessary. There were no further questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business of Primerica Financial Services. Rose Etzel seconded and the motion carried.

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### IV. CONDITIONAL USE PERMIT

CONSTRUCTION OF DECK IN NON-CONFORMING REAR YARD  
291 SOUTH 700 WEST - STEVEN RADMALL

Mr. Radmall appeared before the Commission and provided an explanation of his plans and procedure for a deck to be built on the upper level of his current deck. In addition to comfort, it would provide a secondary escape way for his upstairs area. French doors will be the method of exit. Mr. Radmall has installed new windows and is awaiting the approval of this Commission so that he may complete the siding of his home. In addition, Mr. Radmall provided signatures of approval from the surrounding neighborhood. There were no further questions following discussion of the matter and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Construction of a Deck in a Non-conforming Rear Yard for Steven Radmall at 291 South 700 West. Penny Sampinos seconded and the motion carried.

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## **V. HOME OCCUPIED BUSINESS**

TRI- R LABOR FORCE - 530 SOUTH CARBON AVENUE, #6  
DOUGLAS ERNEST RHINEHART - HANDYMAN REPAIR SERVICE

Mr. Rhinehart was not present and Gary Lyon moved to table this item until a future date. Rose Etzel seconded and the motion carried.

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## **VI. CONDITIONAL USE PERMIT**

CASTLE ROCK HEATING, AIR CONDITIONING REFRIGERATION AND  
APPLIANCES  
80 SOUTH 100 WEST

Mr. McLaughlin told the Commission that the main office of this business is still in the BTAC and will remain so until September or October of this year. They have been painting and working on their future location at 80 South 100 West. They have installed fencing along the back of the building and have cleaned up the signs. They have also torn down the old tank in the back of the property and are awaiting a salvage company to take it away. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Castle Rock HVAC, subject to the approval of Building Official Francis Duzenack. Alfred Richens seconded and the motion carried.

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