

Minutes Price City Planning and Zoning

Price City Hall

July 20, 1998

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

Meeting convened at 6:00 P.M.

I. MINUTES OF JULY 6, 1998

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of the July 6, 1998 Meeting as read. Alfred Richens seconded and the motion carried.

II. HOME OCCUPIED BUSINESS

CASTLE VALLEY LANDSCAPING - 1481 EAST 800 NORTH
BOYD L. AND TRISHA ANDERSON

Mr. Anderson appeared before the Commission and told them he has had a Price City Business License for the past four years. His primary business is yard maintenance. He has two employees and they park their cars on his driveway while using company vehicles for work. He also stores his equipment at his residence. The only chemicals stored on the property are fertilizer and pesticide. These are stored only for a year at a time and are kept locked up.

Mr. Duzenack explained the business was originally begun by another individual at another address located in a commercial zone and the business license was approved as such. It was then purchased by Mr. Anderson and it became a business license transfer without a Home Occupied Business approval. Tonight, approval is for a new Home Occupied Business in a residential zone. Castle Valley Landscaping is very successful and but has grown to the point of almost being out of the Home Occupied Business category. Mr. Anderson indicated he has plans for a building to be built in the County early in 1999 from which he will run his business and store his equipment. After some discussion, the Commission decided to grant a temporary approval for a Home Occupied Business for the period of one year. Larry Bruno moved to forward a favorable recommendation to Price City Council for the Temporary Home Occupied Business for Castle Valley Landscaping for a period of one year. Penny Sampinos seconded and the motion carried.

III. HOME OCCUPIED BUSINESS

KERI RAE LANE NEWBY - DAYCARE
528 SOUTH CARBON AVENUE

All pertinent inspections have been made at this address and there are no concerns. Upon receipt of permission from Price City Planning and Zoning, the State of Utah will issue the daycare license. When the State License has been received, it must be shown to either the Zoning Administrator or the Business License Department so that a business license can be issued. There will be no sign. There were no further questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business of Keri Rae Lane Newby - Daycare. Gary Lyon seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

NEW CONCEPTS INTERNATIONAL
150 NORTH CARBONVILLE ROAD - JIM BALLARD

Mr. Ballard told the Commission he would be using office space in Steve's Western Transmission Building. He will be selling air filtration systems via a telemarketing service. There will be a 2' x 12" window sign for advertisement. This is an office in an existing building, the sign meets regulations and the zone is CD, so there are no concerns. Penny Sampinos moved to forward a favorable recommendation to Price City Council for a Conditional Use Permit - Business and Sign for New Concepts International. Larry Bruno seconded and the motion carried.

V. CONDITIONAL USE PERMIT

M J'S AUTO APPEARANCE - 375 SOUTH CARBON AVENUE, #133 (BTAC)
MICHEAL JONES - AUTO DETAILING

Mr. Jones told Commission Members that he will have a mobile unit for his business and use the BTAC as an office only. He will do the work at the home of the client. The only advertising will be a sign on his vehicle. There were no concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for M J's Auto Appearance. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT

SILVIA FASSIO - PHYSICAL THERAPY
375 SOUTH CARBON AVENUE, #101 (BTAC)

Ms. Fassio indicated she will be doing physical therapy at her office in the BTAC. She is state licensed and has been in the trade for 10 years. Francis Duzenack suggested Ms. Fassio submit a copy of her license when she picks up her business license. There were no questions or concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Silvia Fassio - Physical Therapy. Gary Lyon seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - SIGNS

NORTHWEST SIGN COMPANY
SIGNS FOR CHECKER AUTO - 1268 EAST MAIN

There was no representative from either Northwest Sign Company or Checker Auto. Francis Duzenack told the Commission that he had reviewed the signs and they are within the Price City Land Use Management and Development Code. They have sent diagrams of all the signs and have checked on all requirements. Joe Piccolo asked if UDOT had given them permission to use the egress and ingress on the east side of the property. Mr. Duzenack indicated they had not and the entry sign shown on the site plan will not be used. There is a question as to how they will handle the Main Street entrance onto the property.

The property owners are going to bring some plans into us how this property will develop. The main access to the area will be on the west property line and will be a stub road in the beginning to access Checker Auto and, then as the remainder of the property develops, it may become a city street. Joe Piccolo recommended moving the directional sign, as shown on the site plan, from the east side of the property to the southwest corner. There were no further questions and Joe Piccolo moved to forward a favorable recommendation to Price City Council to accept the signs for Checker Auto as drawn, with the exclusion of the sign on the east side of the property because no entry will be provided there. It is recommended that the sign be moved to the southwest corner of the property, providing adequate signage for that entry. Penny Sampinos seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT

BONA SIGNS - SIGNS FOR MARKET EXPRESS 121 NORTH CARBONVILLE ROAD

There was no representation from either Market Express or Bona Signs. Francis Duzenack explained that originally a pole sign had been planned to hold three signs - one for Chevron, one for Burger King and one for Market Express. A proposal was then made for a separate pole sign for Burger King. However, in talking with the owners, this idea has been eliminated. It was decided to install all three signs on one pole as planned and located as indicated on the original site plan. The 35 foot Chevron street sign will be on Carbonville Road and the 65 foot sign will be installed at the west end of the property. The signs on the building have already been reviewed and approved. There may be some small directional signs for egress and ingress. All signs will meet the Price City Land Use Management and Development Code. There were no further questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Signs for Market Express - Chevron - Burger King. Alfred Richens seconded and the motion carried.

IX. CONDITIONAL USE PERMIT

ONE LOT SUBDIVISION - ANTHONY BASSO 300 EAST 100 NORTH

Mr. Basso was not in attendance. Mr. Duzenack explained to the Commission that Mr. Basso plans to sell a piece of property on the corner of 300 East and 100 North to Emery Telephone Company for an office building. The parcel contains three-quarters of an acre as required by the Price City Land Use Management and Development Code. There were no further concerns and Penny Sampinos moved to forward a favorable recommendation to the Price City Council for a Conditional Use Permit for a One Lot Subdivision for Anthony Basso at 300 East and 100 North in Price. Larry Bruno seconded and the motion carried.

X. TEMPORARY CONDITIONAL USE PERMIT

HERITAGE INTERMOUNTAIN THEATER A-FRAME SIGNS

Frankie Sacco, representing Heritage Intermountain Theater, explained that she did not realize she would have to appear before the Price City Planning and Zoning Commission concerning the A-Frame signs. The theater productions run from July 15 through August 15, 1998. She has placed a total of 11 signs in various locations around Price City and these signs will be removed on Sunday, August 16, 1998.

Mr. Duzenack told the Commission that signs such as these are time limited by code to one week per six month period. Joe Piccolo asked for the criteria allowing signs of this nature to remain for the length of the production. Francis Duzenack referred to the Price City Land Use Management and Development Code (*Chapter 4 - Signs; 4.5.8 - Signs Not Regulated By This Chapter;*) *that states "signs which are associated with school or church events and functions which are clearly of a temporary nature for short periods of time"*. After some discussion on the matter, Joe Piccolo made a favorable recommendation to Price City Council for the Temporary Conditional Use Permit for A-Frame signs for Heritage Intermountain Theater for the duration of their production. Alfred Richens seconded and the motion carried.

XI. STAFF

a) Discussion was held concerning candidates to replacement Rose Etzel and serve on the Price City Planning and Zoning Commission in replacement of Rose Etzel. Names brought forth are Laurel Marinos and Frankie Sacco. Councilman Piccolo will present those names to the Mayor and Council at the upcoming Council Meeting and report back at our next meeting.

There was no further business and the meeting adjourned at 6:55 P.M.