

PRICE CITY PLANNING AND ZONING
MINUTES OF JULY 21, 2003

PRESENT: Molly Penovich, Secretary
Alfred Richens
Frankie Sacco
Jeanne McEvoy

Francis Duzenack, Zoning Administrator
Larry Bruno, Vice-Chairman
Gary Lyon

EXCUSED: Penny Sampinos
John B. Angotti, Chairman

ALSO PRESENT: Tiffany McKibben
Bud Bills
Kathy Hanna Smith

Suzanne Dalton
Doug A. Burt
Dianna Muselmann

I. ROLL CALL

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

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairman Larry Bruno.

III. MINUTES OF JULY 7, 2003

There were no corrections and Gary Lyon moved to approve the Minutes of July 7, 2003 as written. Frankie Sacco seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
MUSELMANN=S JANITORIAL
722 NORTH 200 EAST
DIANNA MUSELMANN, OWNER

Ms. Muselmann explained no chemicals would be stored at the home and no traffic would be generated. There were no other questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for Muselmann=s Janitorial. Gary Lyon seconded and the motion carried.

V. CONDITIONAL USE PERMIT - CONCEPT
NEW MEDICAL OFFICE BUILDING
230 NORTH HOSPITAL DRIVE
DOUG BERT, PRESIDENT DAB CONSTRUCTION

Mr. Bert explained plans to build a new medical office building on Hospital Drive to house a kidney dialysis center and have other space for rent to medical professionals. The building would be similar in size, color, architecture, and landscaping to the existing medical buildings. Soil tests have been done and preliminary tests show the site would need to be over-excavated, filled, and compacted. There will be 47 parking spaces including 4 handicap spaces. The existing power and water lines are adequate to connect to the new building but a new sewer line will need to be installed. A fire hydrant and street light will be required as well. There was some discussion of sidewalk installation on the entire frontage road. Mr. Bert will bring detailed plans including all of these topics when he returns for final approval. Alfred Richens moved to forward a favorable recommendation to Council for this concept. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - RELOCATION
FIRST CLASS TRAVEL
FROM 95 EAST MAIN TO 440 EAST 100 NORTH

Ms. Dalton explained the need to relocate the business to a building with lower utility costs and in better condition than the building they are presently operating from. The building at 440 East 100 North is a home in a Commercial Zone. They plan to modify the home to make it handicap accessible. Francis Duzenack recommended a consultation with Active Re-Entry to find out exactly what needed to be done. There was a question concerning parking and it was stated there are 3 off-street parking spaces. Ms. Dalton indicated she wishes to move the sign from the existing business as well. It was explained she would need to fill out a separate application and return to the Planning and Zoning Commission as the sign was not indicated on this application. The Commission also requested she present a sketch of the property indicating where the sign and parking spaces would be located. Gary Lyon moved to forward a favorable recommendation for this relocation. Jeanne McEvoy seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - A FRAME SIGNS
PRICE CITY INTERNATIONAL DAYS
VARIOUS LOCATIONS
KATHY HANNA SMITH

There was concern from Commission members that some of the signs have been placed in the public right of way, which violates The Price City Land Development Code. Ms. Smith stated the signs had been put up by Price City employees and she would call them in an attempt to rectify the problem. Gary Lyon moved to forward a favorable recommendation for the A-frame signs. Jeanne McEvoy seconded and the motion carried.

VIII. STAFF

- A. Francis Duzenack informed the Commission of free training made available by the League of Cities and Towns. It was recommended the trainings be held on the same day as Planning and Zoning meetings.
- B. Mr. Duzenack updated the Commission on the status of the Banasky Insurance project. They have discovered hydrocarbons in the soil and are currently working with the State of Utah to decide what type of remediation will take place. Mr. Banasky is hoping to excavate and fill in order to proceed with the project.
- C. It was stated the Dos Amigos restaurant has been working with the Corp of Engineers to work out details on the property where the restaurant is proposed. The owners are currently working on site plans and building plans.

There was no more business and Alfred Richens moved to adjourn. The meeting adjourned at 6:50 PM.

APPROVED

JOHN B. ANGOTTI, CHAIRMAN

ATTEST

MOLLY PENOVICH, SECRETARY