

Minutes Price City Planning and Zoning

Price City Hall

August 10, 1998

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

Excused: Joe Piccolo, Francis Duzenack (Zoning Administrator)

Meeting convened at 6:00 P.M.

I. MINUTES OF JULY 20, 1998

There were no corrections or additions and Penny Sampinos made a motion to approve the minutes of July 20, 1998 as read. Gary Lyon seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

HOME SPRINKLER SYSTEMS LLC - 91 COVECREST DRIVE
TIM HAMMACK, GEORGE SMITH & MARC SHINER, PARTNERS

Mr. Hammack told the Commission files only would be maintained at their office. There is no inventory at the residence and all work is done at the customer's site. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the business of Home Sprinkler Systems LLC. Gary Lyon seconded and the motion carried.

III. HOME OCCUPIED BUSINESS

J & B'S PORCELAIN DOLLS AND CRAFTS
735 EAST 800 NORTH - BETTY PETERSEN

Alfred Richens asked Mrs. Petersen for details on the manufacture of her porcelain dolls. Mrs. Petersen indicated she would do the manufacturing at her home, but would take them to a ceramic shop to be fired. Once fired, she will prepare them for sale. There will be nothing offensive to the surrounding neighborhood and there are no plans for a 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 J & B's Porcelain Dolls. Larry Bruno seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS

A TOUCH APPEARANCE - AUTO DETAILING
675 SOUTH 500 EAST - ERNEST ALEX HERRERA

This item was removed from the agenda because it was determined that the business is not located within the Price City Limits.

V. CONDITIONAL USE PERMIT

CASTLE VALLEY GAS PRODUCERS COUNCIL - 375 SOUTH CARBON AVENUE
- BTAC
STEVEN L. PRINCE, EXECUTIVE DIRECTOR

Mr. Prince indicated he would have an office only in the BTAC. There were no concerns regarding this applicant and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Castle Valley Gas Producers Council. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT

BIEN AND NEPHI FLORES - 375 SOUTH CARBON AVENUE - BTAC
CUSTOMIZE AND UPGRADE COMPUTERS

Mr. Nephi Flores appeared before the Commission and explained that he will have an office in the BTAC and do customizing and upgrading of computers. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Bien and Nephi Flores - Customizing and Upgrading of Computers. Gary Lyon seconded and the motion carried.

VII. CONDITIONAL USE PERMIT

AURORA DEL MAKO SELF HELP PRODUCTS
21 EAST MAIN - MARY JANE HENDRIX

Ms. Hendrix explained the nature of her business and indicated the Price City Building Inspector had walked through the building with her. She will use the existing fascia sign for her business sign. There were no questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Aurora Del Mako. Alfred Richens seconded and the motion carried.

VIII. EXTENSION OF CONDITIONAL USE PERMIT

CEDAR RIDGE SUBDIVISION
KIM MARTINO

Ellis Pierce and Lane Martino referred the Commission to a letter of request for the Conditional Use Permit now in effect. Since this permit will soon expire, they are requesting a twelve (12) month extension which will take them to August of 1999. There were no concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the extension of the Conditional Use Permit issued to Cedar Ridge Subdivision for a period of twelve (12) months. Penny Sampinos seconded and the motion carried.

There was no further business and the meeting adjourned at 6:25 P.M.