

PRICE CITY PLANNING AND ZONING
MINUTES OF AUGUST 11, 2003 6:00 PM

PRESENT: John B. Angotti, Chairman Alfred Richens Frankie Sacco
Molly Penovich, Secretary Penny Sampinos Larry Bruno-Vice Chairman
Jeanne McEvoy, Council Francis Duzenack, Zoning administrator

EXCUSED: Gary Lyon

ALSO PRESENT: Ken Saxton Lance Saxton Shelly Laws David Bowles
Jaime Wood Leslie Tolley Roger Tolley James Banasky

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 JULY 21, 2003

There were no corrections and Larry Bruno moved to approve the minutes of July 21, 2003 as written. Jeanne McEvoy seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS

752 MOLYNEUX DRIVE
MANICURES
SHELLY LAWS, OWNER

Shelly stated she would be doing manicures and acrylic nails having only one customer at a time so parking should not be a problem. Larry Bruno moved to approve this Home Occupied Business. Penny Sampinos seconded and the motion carried.

- V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
642 NORTH 100 EAST
CONSERVATIVE DESIGN - PARK STRIP DESIGN
BRYAN MILLER, OWNER

As there was no one present to represent this item, Larry Bruno moved to table the item. Penny Sampinos seconded and the motion carried.

- VI. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
1101 SOUTH CARBON AVENUE #27
SOUTHEAST HOME IMPROVEMENTS
ESQUIPULA TORRESS, OWNER

There was no one in attendance to represent this item. Penny Sampinos moved to table this item. Larry Bruno seconded and the motion carried.

- VII. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
268 SOUTH 500 WEST
FENCE CONTRACTING
JOHN COCHRANE, OWNER

Mr. Cochrane has had a business license in Price City for several years and this application is for a change of address. There have been no complaints from the neighbors in the area he moved from. Alfred Richens moved to forward a favorable recommendation to Price City Council for this Home Occupied Business. Frankie Sacco seconded and the motion carried.

- VIII. HOME OCCUPIED BUSINESS - DAYCARE
241 NORTH CARBON AVENUE
LESLIE TOLLEY, OWNER

(HOME OCCUPIED BUSINESS - TOLLEY DAYCARE, CONTINUED)

Ms. Tolley is State licensed for 16 kids but is currently only caring for two. She is planning on having fencing installed in the back yard before accepting more children. Francis Duzenack informed Ms. Tolley the fence could be no more than 6' tall. Penny

Sampinos explained there was concern from the neighbor directly next door. His wife is ill and rests on a frequent basis. Her bedroom window is directly above the back yard of this day care. Ms. Tolley said she would be willing to cooperate with the neighbors by taking the children inside at the times when the wife is resting. Jeannie McEvoy suggested planting shrubs or vines to cut down on some of the noise. Larry Bruno noted the application contained a variance from the state stating neither Ms. Tolley or her employee, Jaime Wood, lived in the home. Francis Duzenack informed Ms. Tolley in the case that she is not residing in the home, which is in the MR-7 Zone, she must be approved for a Conditional Use Permit rather than a Home Occupied Business. Ms. Tolley said she would bring in a Conditional Use Permit application for the next scheduled Planning and Zoning meeting.

IX. CONDITIONAL USE PERMIT - NEW SUBWAY BUILDING
382 EAST MAIN STREET
REPLACE EXISTING BUILDING
FRANK HAKIM, OWNER

Ken Saxon represented Frank Hakim for this item. He stated they would build the new building in front of the existing building and demolish the old building when the project is complete. The setbacks for the new building are approximately 12' from the property. This falls under the recommended 40' setback for corner lots but is allowed by Conditional Use. It was stated along with the 12' planned setback, there is sidewalk, a wide park strip and the gutter, leaving plenty of visibility. Mr. Hakim has applied to Price City for sidewalk replacement to repair the damaged sidewalk. Mr. Saxon stated the project would likely take no more than 60 days to complete. Larry Bruno moved to forward a favorable recommendation for the preliminary approval of this new building. Penny Sampinos seconded and the motion carried.

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X. CONDITIONAL USE PERMIT - SIGN
125 SOUTH HIGHWAY 55
SIGN POLE FOR BUSINESSES IN AIRPORT MALL
RICK KROMPEL, OWNER

The proposed sign pole would be 24' high by 1' 6" wide with the attached sign being 14' high by 8' wide (112 square feet). It would contain enough space to attach signs for future business in the building. Jeanne McEvoy was concerned about the size of the sign and requested it be made smaller to within the 100 square foot limit for that zone,

although a larger sign can be approved by Conditional Use. Alfred Richens made a motion to forward a favorable recommendation for this sign. Penny Sampinos seconded. There were 5 positive votes and one negative vote for this item.

XI. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
345 EAST MAIN
BRYNER PHOTOGRAPHY
MARIE BRYNER-BOWLES AND DAVID BOWLES, OWNERS

This business will be located in the building next to Peczuh Printing on Main Street. Mr. Bowles asked if he would be allowed to use the existing sign pole. The pre-existing sign is within the Land Development Code regulations and can be used. Mr. Bowles stated no film developing or chemicals will be used on site. It will be a photography studio and developing will be done off-site. They plan to open in mid-September. Penny Sampinos made a motion to forward a favorable recommendation for this business contingent upon the sign being within 100 square feet, getting PRWID approval, and that no chemicals will be used on the property. Frankie Sacco seconded and the motion carried.

XII. CONDITIONAL USE PERMIT - NEW BUILDING
6 WEST MAIN
NEW BANASKY BUILDING
JAMES BANASKY, OWNER

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(CONDITIONAL USE PERMIT - NEW BANASKY BUILDING, CON=T)
Mr. Banasky updated the Commission on the status of the contamination on the property and stated he would not apply for his building permits until he obtains a letter of approval from Utah State. There was concern that the entrance on Carbon Avenue will be only 30' from the corner rather than the 50' suggested. Mr. Banasky stated they were unable to put the entrance 50' from the corner because of where the building will be on the property. Alfred Richens moved to forward a favorable recommendation to Price City Council for this Conditional Use Permit. Jeanne McEvoy seconded and the motion carried.

XIII. STAFF

Staff had nothing at this time.

Larry Bruno made a motion to adjourn. The meeting adjourned at 7:03 PM.

APPROVED

John B. Angotti, Chairman

ATTEST

Molly Penovich, Secretary