

PRICE CITY PLANNING AND ZONING
MINUTES OF AUGUST 25, 2003

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

ALSO PRESENT: Doug Burt Victor Jarrett Boyd Bunnell
 Dorothy Bunnell Leslie Tolley Robert Potts
 Frank Hakim Ricky Cook Anjelena Cook
 Doug Trease Jesus Munoz Andy Gurule

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 present.

III. MINUTES OF AUGUST 11, 2003

There were no corrections or additions and Penny Sampinos made a motion to approve the minutes as written. Jeannie McEvoy seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
SILVER ROSE - 1616 PINION CIRCLE
SPECIALTY PRODUCTS FOR PEOPLE AND PETS
CHRISTINE TREASE, OWNER

Douglas Trease explained the business will consist mostly of pet products and no inventory will be kept in the home. The Trease=s will order the products and have them shipped directly to the customer. Larry Bruno moved to forward a favorable recommendation to Price City Council for this Home Occupied Business. Gary Lyon seconded and the motion carried.

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

There was no one in attendance to represent this item. Alfred Richens moved to table the application. Gary Lyon seconded and the motion carried.

- VI. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
1101 SOUTH CARBON AVENUE
SOUTHEAST HOME IMPROVEMENT - HANDYMAN SERVICE
ESQUIPULA TORRESS, OWNER

There was no one in attendance to represent this item. Alfred Richens moved to table the application. Gary Lyon seconded and the motion carried

- VII. CONDITIONAL USE PERMIT - DAYCARE
241 NORTH CARBON AVENUE
LESLIE TOLLEY, OWNER

Ms. Tolley explained that she had previously applied for a Home Occupied Business but had to return with a Conditional Use application because she is not residing in the home in which the day care would be operated. There were some concerns from neighbors. The Bunnell=s explained they live next door to this property and are concerned about the noise and traffic it will generate. Due to illness, Mrs. Bunnell sleeps at infrequent times during the day. Their bedroom window is within 12' of the proposed play area for the day care. Several suggestions were made for noise reduction between the yards such as putting a swamp cooler in the bedroom window, growing vines or hedges, erecting a concrete sound barrier wall, or only allowing the children outside in smaller groups. Ms. Tolley explained most children are dropped off and picked up at different times throughout the day so the traffic should not be a problem. She stated she is hoping to have twelve children in her care including four infants and eight children between the ages of two and four. Frankie Sacco voiced concern that another day care on the same block had been approved in the past and it may cause conflict to allow one and not another.

(HOME OCCUPIED BUSINESS - DAY CARE, CONTINUED)

Robert Potts pointed out the Tolley=s could rent the house to a family with several children and the noise level would be the same if not worse. Ms. Tolley said she plans to have the children outdoors for one hour in the morning and one hour in the afternoon. Larry Bruno moved to forward a favorable recommendation for a

Temporary Conditional Use Permit with a one year duration for this day care, contingent upon having a limit of twelve children and a limit of four children outside at one time. Frankie Sacco seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - SIGN
R & R YARD SERVICES
268 SOUTH CARBON AVENUE
RICKY COOK, OWNER

Mr. Cook explained he operates his business, R & R Yard Services, from 268 South Carbon Avenue and his wife has a business, Dance Technica, at 264 South Carbon Avenue. His original request was to place a sign at 268 South Carbon Avenue which would advertise both businesses. Francis Duzenack explained this would be considered an off-premise sign for Dance Technica and is not allowed in the Land Development Code. Mr. Cook stated he would bring in a separate application for the Dance Technica sign. Alfred Richens moved to forward a favorable recommendation to Price City Council for this sign for R & R Yard Services. Gary Lyon seconded and the motion carried.

IX. CONDITIONAL USE PERMIT - RELOCATION AND SIGN
HORIZON LABORATORIES
545 EAST 100 NORTH
VICTOR JARRETT, OWNER

Mr. Jarrett explained his intention to relocate from his current location to 545 East 100 North. The company tests coal using Methyl Orange and Sodium Bicarbonate. There will be three signs bearing the company logo: one 18" by 24" in the window, one 18" by 10" on the door, and possibly one 36" by 48" on the existing sign frame. Penny Sampinos moved to forward a favorable recommendation for this relocation and sign. Alfred Richens seconded and the motion carried.

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X. CONDITIONAL USE PERMIT - CONCEPT
LOS AMIGOS RESTAURANT
353 SOUTH HIGHWAY 55
JESUS MENOZ, OWNER
GIL RAND, ARCHITECT

Mr. Gurule explained plans to install a 12" retaining wall on the East end and divert run off water to the ditch in the back of the property. Francis Duzenack explained the South East corner of the property is very steep and steps would need to be taken to prevent erosion in that area as well. There were other concerns from the Plan Review

Committee such as storm water calculations, street lights, and fire hydrant location that will be addressed when more plans are submitted. It was stated the owners are awaiting approval from the Corp of Engineers to pipe the drainage ditch. Gary Lyon moved to forward a favorable recommendation for this concept, contingent upon submittal of plans showing the information requested above. Larry Bruno seconded and the motion carried.

XI. CONDITIONAL USE PERMIT - PRELIMINARY AND FINAL
CASTLEVIEW HOSPITAL MEDICAL OFFICE BUILDING #3
230 NORTH HOSPITAL DRIVE
DAB CONSTRUCTION - DOUG BERT, PRESIDENT

There was a question as to whether the plans had met staff approval. Francis Duzenack said revised plans had been submitted and were satisfactory for final approval. Alfred Richens moved to forward a favorable recommendation for this Conditional Use Permit, Final. Penny Sampinos seconded and the motion carried.

XII. CONDITIONAL USE PERMIT - FINAL AND SIGN
SUBWAY OF PRICE
382 EAST MAIN
FRANK HAKIM, OWNER

Mr. Hakim is erecting a new Subway building in the front of the existing building and demolishing the old one when construction is complete. The set backs were questioned and found to be satisfactory for that property. Mr. Hakim explained the new building will have a new color scheme, being tan with dark green trim.

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(CONDITIONAL USE PERMIT - SUBWAY, CONTINUED)

The new sign will be the same size as the existing sign with a copy change. There was a question as to whether one handicap parking space will be adequate. Francis explained they plan to have 21 spaces when the project is completed. A second handicap space will be needed if the number of spaces exceeds 25. Larry Bruno moved to forward a favorable recommendation for the Conditional Use Permit, Final and Sign, contingent upon submitting a drainage plan for the property. Frankie Sacco seconded and the motion carried.

XIII. STAFF

A. REVISION OF SITE PLAN FOR KENWORTH SALES

Francis Duzenack explained that the position for the Kenworth Sales building has been changed to a different section of the lot in order to smooth the flow of

traffic through the lot. The Kenworth building will be where the Café was originally proposed and vice-versa.

B. GENERAL PLAN ADVISORY COMMITTEE MEETING

A meeting for the update of the Price City General Plan will be held on September 5, 2003 at 3:00 PM in room 207 of City Hall. The presence of the Planning Commission members was requested as they will play a big part in the update process.

There was no further business and Alfred Richens moved to adjourn the meeting. The meeting adjourned at 7:10 PM.

APPROVED

John B. Angotti, Chairman

ATTEST

Molly Penovich, Secretary