

Minutes
Price City Planning and Zoning
September 10, 2001
Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Vern Jones, Community Administrator
Larry Bruno, Vice-Chairman Francis Duzenack, Zoning Administrator
Alfred Richens Carolyn Vogrinec, Secretary
Laurel Marinos Gary Lyon
Penny Sampinos Joe Piccolo

Also
Attending: J. F. Reynolds Todd Bettino
Barbara Warren Brenda Quick
Laura Wissmar Wendy F. Quick
Steve Amos Mike Gagon
Donald R. Polster Clifford Francom
Tim Peczuh Rickie Blanton
Tom Buese Courtney Shucker
Don Adams Pamela Adams

I. MINUTES OF AUGUST 20, 2001

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of August 20, 2001 as read. Laurel Marinos seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
QUICK SERVE
848 NORTH HOMESTEAD BLVD
PROCESS SERVING
BRENDA QUICK

Ms. Quick appeared before the Commission to explain her business. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for Quick Serve, Brenda Quick, Owner. Laurel Marinos seconded and the motion carried.

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III. CONDITIONAL USE PERMIT - SIGNS
PRO REHAB PHYSICAL THERAPY
590 EAST 100 NORTH, SUITE #1
JEFF OHLWILER, PT

MIKE GAGON, PT

Mr. Gagon appeared before the Commission requesting the use of signs for their business. All signs meet the sign code and there were no concerns. Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Signs for Pro Rehab Physical Therapy, Jeff Ohlwiler and Mike Gagon, Owners. Joe Piccolo seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - SIGN
ORIGINAL AUTOMOTIVE
175 SOUTH CARBON AVENUE
CLIFFORD FRANCOM, OWNER

Mr. Francom appeared before the Commission for approval of his sign. Joe Piccolo asked if the zone at this address is MD or CD. Vern Jones explained the address exists within a very small area in a MD Zone. The sign meets the sign requirements and there were no further questions. Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for Original Automotive, Clifford Francom, Owner. Penny Sampinos seconded and the motion carried.

V. CONDITIONAL USE PERMIT - SIGN
PRICE LAUNDRY
441 EAST 100 NORTH
REQUEST TO REPLACE EXISTING SIGN
LOCATED IN THE PUBLIC RIGHT-OF-WAY
(THIS REQUIRES SPECIAL COUNCIL APPROVAL)
JAMES REYNOLDS

Mr. Reynolds explained he would like to replace the existing business sign as the old one has deteriorated. The new sign, measuring 5' x 13' and being a little smaller than the original, will be in the same location between the curb and the sidewalk, but will sit on two posts rather than one.

(PRICE LAUNDRY SIGN, CONTINUED)

Joe Piccolo indicated maintenance of the old sign is allowed, but to replace it with a different sign is a problem. He asked for the code on this request. Francis Duzenack indicated the Price City Land Use Management and Development states that "no sign shall be placed on public property or in air space within a public right-of-way except when expressly licensed by the City Council or Utah Department of Transportation." Therefore this would require special permission by the Price City Council. Following some discussion, Gary Lyon asked how far the sign would go into the public right-of-way. Mr. Duzenack indicated it was between the curb and sidewalk - in the parkway. Vern Jones explained that if the sign were on private property, this would be acceptable, however, the fact that it is on Price City property is the problem. Gary Lyon suggested the sign be moved back from the sidewalk onto his own property. Mr. Reynolds asked how far he would have to move his sign into his property and

Mr. Duzenack recommended 1' inside the sidewalk. There he would be on his own property and the sign could be installed there. Gary Lyon offered another suggestion, saying this Commission could let the Price City Council rule on this matter. Mr. Jones indicated if Mr. Reynolds insists on having his sign on public property, then the matter would have to be turned over to the Council for action. Mr. Reynolds told the Commission he would be willing to come 1' inside the sidewalk to install the new sign on his property. There were no further remarks or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for Price Laundry, James Reynolds, Owner, contingent upon the positioning of the new sign within the owner's property boundaries. Joe Piccolo seconded and the motion carried.

VI. CONDITIONAL USE PERMIT
PECZUH PRINTING
301 EAST MAIN
EXPANSION OF BUSINESS
FRANK PECZUH, JR.

Tim Peczuh and Rickie Blanton appeared before the Commission to make the presentation. Mr. Blanton indicated Peczuh Printing is expanding their business to include the building at 301 East Main Street. They are only leasing the building and have no plans for a sign.

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(PECZUH PRINTING EXPANSION, CONTINUED)

This location will be used for their new printing press and additional storage. It will not include the old laundromat building and Sherry's Paint and Body Shop located in the same building will not be relocating. Joe Piccolo asked if they had met with PRWID. Mr. Blanton indicated Frank Peczuh had met with PRWID and they are okay with the existing sewer line as long as they provide a sampling station in the basement for regular sample testing. Following some discussion, Alfred Richens suggested the sampling station be placed as Item #9 on the Scope of Work List. There were no other comments and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the Peczuh Printing Expansion at 301 East Main Street. Larry Bruno seconded and the motion carried.

VII. CONDITIONAL USE PERMIT
CONCEPT & PRELIMINARY APPROVAL
ASCENSION ST. MATTHEWS CHURCH
APPROXIMATELY 550 NORTH ON HOMESTEAD BLVD.
THOMAS A. BUESE, PRINCIPAL ARCHITECT

Mr. Buese came before the Commission to answer any questions concerning this project. Mr. Duzenack explained the project involves extending Homestead Boulevard to the Church's south property line and taking the driveway into the Church site off of Homestead. At this time, there are no final building plans. In answer to the parking question, Mr. Buese indicated there are 200 seats and the 90 parking stalls provided will be more than adequate. There were no concerns at this time and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept and Preliminary Approval only for the Ascension St. Matthews Church. Alfred Richens seconded and the motion carried.

VIII. STAFF

A) COMMITTEE REPORT - VERN JONES
ORDINANCE 2001-006
ALLOWANCE OF REPAIR SHOPS
IN RESIDENTIAL NEIGHBORHOODS
WITHIN THE PRICE CITY LIMITS

Vern Jones reported this Committee met again at the request of the Price City Council to once again review this ordinance. The Committee approved the ordinance as adopted. Price City will work with each specific case but the ordinance will remain the same. Repair shops will be allowed in CD Zones by Conditional Use Permit and sales can be done from the home with a Home Occupied Business Permit. Mr. Angotti thanked the Committee for their input and service.

B) RETIREMENT - VERN JONES

Community Administrator Vern Jones announced he will be retiring at the end of September and tonight is his last Planning and Zoning Meeting. He thanked the Commission for allowing him to serve with them. The Commission thanked Mr. Jones for his commitment and good work throughout his tenure and wished him the best of luck.

There was no further business and Alfred Richens made a motion to adjourn. The meeting adjourned at 6:30 P.M.

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary