

Minutes Price City Planning and Zoning

Price City Hall

September 21, 1998

Present: John Angotti (Chairman) Francis Duzenack (Zoning Administrator), Larry Bruno (Vice Chairman), Carolyn Vogrinec (Secretary), Penny Sampinos, Joanne Lessar (Price City Recorder), Alfred Richens, Laurel Marinos, Joe Piccolo

Excused: Gary Lyon

Price City Recorder Joanne Lessar administered the Oath of Office to new Commission Member Laurel Marinos. All those present extended a warm welcome.

Meeting convened at 6:00 PM

I. MINUTES OF SEPTEMBER 8, 1998

There were no corrections or additions and Larry Bruno made a motion to approve the minutes of September 8, 1998 as read. Penny Sampinos seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - ADVANCED TECHNOLOGY SERVICES

521 NORTH EASTRIDGE ROAD - ROSS E. SACCO
ELECTRONIC MAINTENANCE AND REPAIR

Mr. Sacco appeared before the Commission and explained that the nature of his business was the repair and installation of computers and other electronic equipment. Most work is off-site and the small inventory consists of electronic parts and supplies. There were no concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Advanced Technology Services. Larry Bruno seconded and the motion carried.

III. CONDITIONAL USE PERMIT - SIGN

THE SILVER COYOTE - 82 NORTH 100 WEST
GERALD FAULCONER

Mr. Faulconer explained that his contractor examined the walls of the building and recommended installing the sign as a fascia sign due to the age of the building. Mr. Duzenack indicated the size of the sign is well within the ordinance and there are no concerns. Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for The Silver Coyote. Penny Sampinos seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

FIREPLACES UNLIMITED - 150 SOUTH 700 EAST, #1
BRAD BARBER

Mr. Duzenack told the Commission that Mr. Barber's Utah State Contractor's License was still being processed and this new area would be used for storage and display. The business office will still be located in his home. Until his license is issued, he will work under the Handyman's License approved at the last meeting. Concerning the signs, Mr. Richens asked how long his temporary banner sign would be used. Mr. Barber indicated he would use the temporary banner sign only if he were not given permission to use the attached building sign. He would like to paint the existing sign and use a magnetic identification sign on the back door. There was no further discussion and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - for Fireplaces Unlimited - Business and Signs, said signs to consist of a permanent painted sign on the front of the building and a magnetic identification sign on the rear door, Alfred Richens seconded and the motion carried.

V. CONDITIONAL USE PERMIT - STREET IMPROVEMENTS

SOUTHWEST PLUMBING SUPPLY
190 SOUTH 100 WEST

Francis Duzenack told Commission Members that Gary Sonntag has been meeting with Southwest Plumbing to draw up plans to provide parking. The plan is to place the sidewalk up against the building and the curb and gutter at approximately six feet off the building, with no planter strip. Because this is an industrially zoned area, it was felt that it would encroach into the already narrow street. In addition, there is a blind corner because of the position of the building. This plan will limit the parking to the front and a short distance around the corner area, allowing the corner to remain open for good visibility. They will also pave 200 West from the curb to the center line of the street. City Engineer Gary Sonntag suggests the plans now be submitted and the Development Agreement be completed. This is the last item needed in order to satisfy the Conditional Use Permit. They will not disturb the underground ditch, but will cross the top and mold it into the gutter. The ditch runoff will run west. There were no further questions or concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Street Improvements for Southwest Plumbing. Joe Piccolo seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

THE CLEANERS - DROP OFF CENTER
150 SOUTH 700 EAST - MICKIE MITCHELL, MANAGER

Ms. Mitchell informed the Commission this is a 48 hour service cleaners. The clothes are taken to Provo, cleaned, and returned to Price. The sign on the front of the building will be shared with another tenant, each having a quarter portion. Francis Duzenack indicated the sign was well within the size limitations. There is also a request for a temporary banner until such time as the permanent sign can be completed. Ms. Mitchell feels sixty days is adequate. There was no further discussion on the matter and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for The Cleaners - Drop Off Center for a business and sign, along with the

use of a temporary banner for up to sixty days until the permanent sign is completed. Penny Sampinos seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - CONCEPT

MASONRY MASTERS, INC. - RICHARD DICKSON MORLEY, PRESIDENT PLACEMENT OF TWO SIGNS AND DEVELOP STORAGE FACILITY ON AIRPORT ROAD

Mr. Morley appeared before the Commission regarding his new project. It will be a business storage facility for tools, equipment and supplies, with storage rental space available. There are two site plans because there is a wetlands issue involved with one of the properties. The matter will be resolved sometime this week. The drainage ditch through the property will be reviewed by the Army Corp of Engineers to determine if there is a wetlands issue or if the property can be culverted and buried. There will be one access onto Airport Road and they will be finishing 100 feet of frontage on the property. Francis Duzenack indicated that street improvements will have to be installed as well as fire protection and water service to the property. Concerning the matter of the two signs - in addition to the sign on the storage building property, Mr. Morley would like to install a sign on another portion of the property. Mr. Duzenack told the Commission that Mr. Morley is planning to split off a separate parcel of property and would develop only 100 feet of frontage for the storage facility. This would make the second sign an off premise sign which is not permitted. The Price City Land Use Management and Development Code mandates one free standing sign on the development site, and you can add another with 300 foot spacing. These signs can measure up to 100 square feet. In Mr. Morley's situation, this would allow one free standing sign on the piece of property used for development of the storage shed. He would also be able to put his "real estate for sale" sign on the other parcel of property. Another matter for consideration is the zoning of the property. This property has been rezoned to Industrial in the MD-MG Zone and the area will be whatever is permitted by the Conditional Use Permit. There is no minimum requirement in the Industrial Zone. This information is for concept approval only and when the preliminary and final plans come in, there will be more detailed information available. This will constitute a complete site plan as to how the property will develop. There were no other questions or concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Only for Masonry Masters, Inc. Alfred Richens seconded and the motion carried.

VIII. STAFF

Nothing to report.

There was no further business and the meeting adjourned at 6:55 P M.