

PRICE CITY PLANNING AND ZONING
MINUTES OF SEPTEMBER 22, 2003 6:00PM

PRESENT: Alfred Richens John B. Angotti, Chairman Penny Sampinos
Frankie Sacco Molly Penovich, Secretary Gary Lyon
Jeannie McEvoy Francis Duzenack, Zoning Administrator

EXCUSED: Larry Bruno, Vice-Chairman

ALSO PRESENT: James Liin Jim Wright Nycole Shaw Rick Krompel
Jared Haddock Jesus Munos 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 was present.

III. MINUTES OF AUGUST 25, 2003

There were no changes or corrections and Gary Lyon moved to approve the minutes for the August 25, 2003 Planning and Zoning as written. Penny Sampinos seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - LOT LINE ADJUSTMENT AND
CONSTRUCTION OF PARKING LOT
FREEDOM CHRISTIAN FELLOWSHIP
510 AND 550 EAST 100 SOUTH
JIM WRIGHT, PASTOR

Mr. Wright's application showed the Freedom Christian Fellowship owns three lots and would like to combine them into one and construct a parking lot between the house and the church that are already on the lots.

The parking lot exit would be East of the house, coming out onto 100 South instead of the original plan to exit through the alley adjacent to the property. Mr. Wright also requested a two year temporary permit for the driveway paving. Penny Sampinos moved to forward a favorable recommendation to Price City Council for this lot line adjustment, parking lot and two year temporary permit for the paving. Alfred Richens seconded and the motion carried.

V. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
CASTLE ROCK COFFEE - 47 WEST MAIN STREET
ADDITION OF COFFEE SHOP IN EXISTING COMPUTER STORE
JAMES LIIN, OWNER

Mr. Liin would like to add a coffee shop to his computer store. The coffee shop would provide internet access, television access and wireless access for laptop computers along with serving soup and sandwiches. The Health Department is requiring a three basin stainless steel sink be installed in the coffee shop. The sign for the business will be in the window and will be 18" X 24". Gary Lyon moved to forward a favorable recommendation for this business and sign contingent upon being in compliance with the Health Department and Building Department for proper permits. Penny Sampinos seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
CUT ABOVE HAIR SALON
61 SOUTH 700 EAST
NYCOLE SHAW, OWNER

Ms. Shaw stated she has outgrown her current location and would like to relocate to 61 South 700 East in order to provide more services. The sign would be approximately 3' X 1 2' . Alfred Richens moved to forward a favorable recommendation for this business and sign. Frankie Sacco seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - KROMPEL SUBDIVISION PHASE I
9 LOTS APPROXIMATELY 1500 EAST SAGEWOOD ROAD
RICK KROMPEL, OWNER

(KROMPEL SUBDIVISION PHASE I, CONTINUED)

Mr. Krompel explained his intention to create a 9 lot subdivision on Sagewood road. Price City requested he barricade the two roads leading to other properties and widen the roads so they have 35' of pavement to meet City standard. There were concerns about the property behind the lots not having a wide enough access. Mr. Krompel stated his intention to put in curb and gutter but not sidewalk in order to make the

street 35' wide. If the back piece of property were to become a church site or apartment complex site, a sidewalk could be added on one side of the street. Along the frontage of the subdivision property, Mr. Krompel will install curb, gutter and sidewalk. There will also be three street lights and one fire hydrant installed. There are existing sewer and water lines along the frontage and as the lots are purchased, the utilities will be stubbed into the lots. . Alfred Richens moved to forward a favorable recommendation for this Conditional Use Permit contingent upon both stub streets being barricaded and upon final review by the Price City Engineering Department. Jeanne McEvoy seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - SINGLE LOT SUBDIVISION
1762 EAST 500 SOUTH
JARED HADDOCK

Mr. Haddock explained he wants to subdivide a parcel from Douglas Fausett. City Staff recommended Mr. Haddock widen the road right of way 30' from the center of the existing road and dedicate that portion of the property to the City for utilities or future improvement. Mr. Haddock agreed to dedicate this portion to the City and sign a contract to improve the frontage in the event the road is ever improved. Gary Lyon moved to forward a favorable recommendation to Price City Council for this Single Lot Subdivision contingent upon dedication of necessary frontage to Price City and a signed contract with Price City Engineering Department for future street improvements. Penny Sampinos seconded and the motion carried.

IX. CONDITIONAL USE PERMIT - PRELIMINARY AND FINAL
LOS AMIGOS RESTAURANT - 353 SOUTH HIGHWAY 55
JESUS MUNOZ, OWNER

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(CONDITIONAL USE PERMIT - LOS AMIGOS)

Price City Engineering Department recommended that in the drainage system they install end sections with rock around them to control erosion The Corp of Engineers is working with Mr. Munoz to solve environmental wetlands issues. Gary Lyon moved to forward a favorable recommendation for Los Amigo Restaurant contingent upon final review of plans by the City Engineering Department and the Corp of Engineers. Frankie Sacco seconded and the motion carried.

X. CONDITIONAL USE PERMIT - A FRAME SIGNS

NOTRE DAME CHURCH - OCTOBERFEST
ERNEST ETZEL

This application was to place temporary A-frame signs in various locations through out the City advertising for Notre Dame Octoberfest. Alfred Richens moved to forward a favorable recommendation for this Conditional Use Permit. Gary Lyon seconded and the motion carried.

XI. STAFF

A. 30 DAY STAFF REVIEW PERIOD FOR PLANS

Francis Duzenack explained that Price City Staff would like to invoke the 30 day review period as stated in the Land Development Code for new project plans.

There was no more business and Alfred Richens made a motion to adjourn. The meeting adjourned at 6:50 PM.

APPROVED

ATTEST

John B. Angotti, Chairman

Molly Penovich, Secretary