

Minutes  
Price City Planning and Zoning  
September 23, 2002  
Price City Hall 6:00 PM

Present:        John Angotti, Chairman                Francis Duzenack, Zoning Administrator  
                  Larry Bruno, Vice-Chairman                Alfred Richens  
                  Laurel Marinos                                Molly Penovich  
                  Gary Lyon                                        Elizabeth Kourianos

Excused:        Penny Sampinos

Also Present:   Billy and Kerry Perri                Laurie Tryon  
                      Carla Tryon                                        Linda Riley

I.        PLEDGE OF ALLEGIANCE

                  The Pledge of Allegiance was led by Chairman John B. Angotti

II.        ROLL CALL

                  The above Commission members were in attendance and a quorum was present.  
                  Penny Sampinos was excused.

III.        MINUTES OF SEPTEMBER 9, 2002

                  There were no corrections or additions and Laurel Marinos made a motion to approve  
                  the minutes as written. Larry Bruno seconded and the motion was carried.

IV.        CONDITIONAL USE PERMIT - SINGLE LOT SUBDIVISION

                  213 WEST 500 SOUTH  
                  R. BRANDON AND SHELLY SICILIA

                  The Sicilias were not present. Francis Duzenack explained that they have a large  
                  parcel of property running along 500 South. The Sicilias would like to separate the  
                  undeveloped piece of property from the property that has the home on it for possible  
                  future deed to their children. The lot is conforming and meets Land Development  
                  Codes.

(SINGLE LOT SUBDIVISION 213 WEST 500 SOUTH, CONTINUED)

There were no other concerns and a motion was made by Larry Bruno to forward a favorable recommendation to the Price City Council. The motion was seconded by Laurel Marinos and carried.

V.       CONDITIONAL USE PERMIT - NEW CONCEPTS INTERNATIONAL  
          569 SOUTH CARBON AVENUE #6  
          JIM BALLARD - OWNER

Linda Riley represented Jim Ballard for the presentation. Linda presented a brochure showing the products that they will sell. It was explained that only demonstration items will be kept on hand and the office space rented at 569 South Carbon Avenue #6 will be used for making appointments and keeping records, the actual selling being done in people=s homes. There were no further questions and Larry Bruno moved to forward a favorable recommendation to Price City Council. The motion was seconded by Gary Lyon and the motion carried.

VI.       CONDITIONAL USE PERMIT - SIGN FOR BJ MOTORS  
          1152 SOUTH CARBON AVENUE  
          BERT CHRISTENSEN - OWNER

Kerri Perri represented owner Bert Christensen. BJ Motors is moving from their present location to the lot at 1152 South Carbon Avenue. Francis Duzenack explained the lot was a sales lot in the past so there was no need for a new permit for anything other than the sign. The sign will be 5' by 8' which is within regulation and they will use the existing sign pole. Mrs. Perri also explained that they are using the shed already on the property for parts and an effort is being made to get the whole property cleaned up. She also stated they would only be using the paved portion of the lot for auto sales. There were no other concerns and a motion was made by Alfred Richens to forward a favorable recommendation to Price City Council. Laurel Marinos seconded and the motion was carried.

VII.     STAFF

A) INFORMATION AND DISCUSSION OF SHIPPING CONTAINERS  
AT WALMART

Francis Duzenack presented pictures of large storage bins in Walmart parking lot along 300 South. The majority of the Commission felt that a slatted fence should be placed around the containers due to the visual impact. After discussion, it was decided a letter be written and sent to the manager of Walmart requesting he return to Planning and Zoning to amend the original Conditional Use Permit . Since the original Permit listed the area as parking, it should be amended to include the use of the storage containers with an 8' privacy fence surrounding them.

VIII. UNFINISHED BUSINESS

There was nothing to report at this time.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:35 PM.

APPROVED

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John B. Angotti, Chairman

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Molly Penovich, Secretary Pro Tem