

PRICE CITY PLANNING AND ZONING
MINUTES OF OCTOBER 6, 2003

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

ALSO PRESENT: Marvin Burghardt Sheila Burghardt Shelly Sicilia
Brandon Sicilia Bud Bills Michael Dennis
Tiffany McKibben Suzanne Dalton Gary McGibben
Tikinna Barker Joe Piccolo

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 SEPTEMBER 22, 2003

Alfred Richens presented the following correction: Item IX, concerning LOS AMIGOS RESTAURANT, contains a favorable motion but no second to that motion or a vote. It was noted Molly Penovich would make the proper changes. Gary Lyon moved to approve the minutes of September 22, 2003 as amended. Penny Sampinos seconded and the motion carried.

IV. TIKINNA BARKER - MAD BLUE PRINTS, PRESENTATION TO THE PLANNING COMMISSION IN ORDER TO OBTAIN FUNDING FROM ASSOCIATION OF GOVERNMENTS FOR HER HOME OCCUPIED BUSINESS.

Ms. Barker told the Commission she operates a residential drafting company from her home in East Carbon.

She drafts blue prints for single family dwellings and home remodels. Although she resides in East Carbon, she was required to give a presentation of the business to obtain grant funding from the Association of Governments. She stated she would bring business cards to the Commission when they are finished.

V. CONDITIONAL USE PERMIT - SIGN
FIRST CLASS TRAVEL
440 EAST 100 NORTH
GARY MCKIBBEN

It was explained there would be two signs, one mounted on the front of the building and one post mounted sign that would be visible from both directions of traffic but not obstruct view of traffic. Both signs are within Land Development Code limitations. Larry Bruno moved to forward a favorable recommendation to Price City Council for these signs. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - BUSINESS AND TEMPORARY SIGN
WAY KOOL KARATE SCHOOL
80 SOUTH 100 WEST
MICHAEL DENNIS, INSTRUCTOR

Mr. Dennis has been practicing Karate for 12 years and would like to open a business to teach Karate. He will be obtaining a membership with WIKF (Wado-ryu International Karate Federation). The building at 80 South 100 West is owned by Art Rasmussen and co-rented by Patty Pinedo. Ms. Pinedo will use the building on Monday and Wednesday each week and Mr. Dennis will use the building on Tuesday and Thursday. There is parking in front as well as on the side and behind the building. Mr. Dennis will return to Planning and Zoning with a sign request when he is ready to put up a permanent sign. Penny Sampinos made a favorable motion for this business and temporary sign. Frankie Sacco seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - ENGINEERING OFFICE
KEE ENGINEERING
98 SOUTH 300 EAST (KRAYNC MOTORS)
KARL AND AMY KRAYNC

The Kraync Motors building has an existing office space with a South facing entrance which Mr. And Mrs. Kraync plan to use for their business, Kee Engineering. They have not yet decided what the sign will be like and said they would return with a sign application when a decision is made. There will be no modifications to the property or the building. Gary Lyon moved to forward a favorable recommendation for this Conditional Use Permit. Alfred Richens seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - SINGLE LOT SUBDIVISION
213 WEST 500 SOUTH
BRANDON AND SHELLY SICILIA

The Sicilia=s would like to split the property to make a lot separate from the home in order to give the lots to their children in the future. The lots would meet size requirements. Access would be from 200 West. It was noted when any development begins on the lot, street improvements would need to be made. Larry Bruno made a favorable motion for this Conditional Use Permit. Jeanne McEvoy seconded and the motion carried.

IX. CONDITIONAL USE PERMIT - SINGLE LOT SUBDIVISION
610 SOUTH NICK LANE
MARVIN BURGHARDT

Mr. Burghardt explained his intention to split off a lot across from Loveless Ash in order to construct a building for his business. The property is in the Industrial Zone and there are no lot minimums or maximums for that zone. There are utilities adjacent to the property. There was a question on the setbacks for that zone. Francis Duzenack explained the setbacks are 25' front yard and 10' side yard or as permitted by Conditional Use. Alfred Richens moved to forward a favorable recommendation to Price City Council for this single lot subdivision. Penny Sampinos seconded and the motion carried.

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X. CONDITIONAL USE PERMIT - CONCEPT
TITAN REPAIR
610 SOUTH NICK LANE
MARVIN BURGHARDT

Mr. Burghardt plans to start a starter and alternator repair business at 610 South Nick Lane. He will be doing project construction in phases which will return to Planning and Zoning Commission for preliminary and final approval. He has submitted his industrial waste survey to PRWID but will need more information from them concerning sampling manholes and drainage in order to get Preliminary approval from

the Commission. There is an existing fire hydrant at the south end of the lot. Gary Lyon moved to forward a favorable recommendation for this business concept. Larry Bruno seconded and the motion carried.

XI. STAFF

Mr. Rick Krompel submitted a letter to Price City Council requesting further review of his subdivision plan. On August 27, 2003, the Council told Mr. Krompel he could move forward with street improvements on his subdivision project as long as the proposed 40' Driveway is changed to 60'. The plan was approved by the Commission on September 22, 2003 with a 40' access and denied by City Council two days later because the access had not been changed to 60'. The 60' access would allow for any future developments to have Price City maintain the access as a City street rather than having an owners association maintaining it. Mayor Joe Piccolo pointed out several locations where it has not been working to have private driveways and requested suggestions from the Commission so that Council has more input to make the decision when reviewing Mr. Krompel's request on October 8, 2003.

There was no further business and Gary Lyon moved to adjourn. The meeting was adjourned at 7:24 PM.

APPROVED

ATTEST

John B. Angotti, Chairman

Molly Penovich, Secretary