

Minutes
Price City Planning and Zoning
November 12, 2002
Price City Hall 6:00 PM

Present: Larry Bruno, Vice-Chairman Alfred Richens
Penny Sampinos Laurel Marinos
Gary Lyon Elizabeth Kourianos
Molly Penovich, Secretary

Excused: Francis Duzenack, Zoning Administrator
John Angotti, Chairman

Also Present: Scott Barney Corrine Ellington
Dorothy Vigil Annie Vernon
Jacque Damron Roy Damron
Eldon Parke Sam White
Michael Milburn Jon Anast
Nick Tatton Joe Piccolo

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairman Larry Bruno.

II. ROLL CALL

The above Commission members were in attendance and a quorum was present. Chairman Angotti was excused and Larry Bruno led the meeting.

III. MINUTES OF OCTOBER 21, 2002

There were no corrections and Gary Lyon moved to approve the minutes as written. Penny Sampinos seconded and the motion was carried.

A request was made by item XII to be moved to the front of the meeting. This move was approved by the Commission.

IV. CONDITIONAL USE PERMIT CONCEPT - BUILDING ALTERATIONS, NEW
SIGNAGE, ADD REMOTE DRIVE THROUGH, PARKING ALTERATIONS
ZIONS BANK
45 SOUTH CARBON AVENUE

Annie Vernon from Richardson design made the presentation for Zions Bank. Ms. Vernon presented to-scale site plans of the proposed changes to the building, signage and parking area. She explained the interior alterations would be towards the rear of the building, adding two tenant spaces, but not changing the square footage of the building. She reviewed the plans to install a remote drive through with canopy, creating fewer parking spaces on site. Zions Bank owns a lot across 100 South from the building that, as explained, would be designated for Zions Bank employee parking, leaving 19 customer spaces on site. There were concerns for Commission members for the safety of people crossing 100 South, as it is a busy street. There was also concern that the lack of on site parking would deter possible tenants from leasing space in the building or cause greater parking problems depending on what type of business occupied the tenant space. The Commission requested Zions research the option of purchasing the lot next to their property to expand parking, as well as designating the across the street parking specifically for bank employee parking, before turning in an application for preliminary approval. The dimensions of the drive through canopy were discussed as well as the dimensions of the new signage. It was determined Zions Bank's proposal is within code, with the only concern for approval being the across the street parking. Alfred Richens made a motion to forward a favorable recommendation for concept to Price City Council. Laurel Marinos seconded and the motion carried.

V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
CASTLE COUNTRY SIGN AND LIGHTING
ELDON PARKE, OWNER

Mr. Parke explained that he works under a company in Provo maintaining and repairing illuminated signs. He explained he is not required to have a State license because he is not installing new signs, he is working on existing signage. The Commission was concerned that Mr. Parke may be parking an industrial vehicle in his yard. It was clarified Mr. Parke drives a 14' cargo van with a 30' bucket and is parked behind his home. It was also stated he carries his tools and supplies in the van so there is no inventory in his home.

(CASTLE COUNTRY SIGN AND LIGHTING, CON'T)

There were no more questions and Penny Sampinos made a motion to forward a favorable recommendation to Price City Council for this Home Occupied Business, owned by Eldon Park. The motion was seconded by Gary Lyon and the motion carried.

VI. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
TOP H2O FISHING ADVENTURES
MICHAEL MILBURN, OWNER

Mr. Milburn explained he will be using the internet and telephone to work on behalf of out of area facilities to arrange fishing trips and lodging for private groups. He explained there will be no traffic or inventory as this is an internet based business. Gary Lyon moved to forward a favorable recommendation to the Price City Council for the Home Occupied Business Top H2O Fishing Adventures owned by Michael Milburn. The motion was seconded by Penny Sampinos and carried.

VII. HOME OCCUPIED BUSINESS - DAY CARE
MICKEY & MINNIE'S PLAYHOUSE
DOROTHY VIGIL, OWNER

Ms. Vigil told the Commission she is currently licensed by the State and operating a day care out of a rental property in the County. She is moving into Price and wants to transfer her license over to her new address. She is currently licensed to tend 15 children including her own. Ms. Vigil has already had the home inspected by the State Inspector, City Building Inspector and Fire Inspector, and is awaiting updated license from the State. She did present a paper stating that the State has approved the business and will be issuing an updated license. Penny Sampinos made a motion to forward a favorable recommendation for this business to the Price City Council. Elizabeth Kourianos seconded and the motion carried.

VIII. HOME OCCUPIED BUSINESS - DAY CARE
CORRINE'S HOME DAY CARE
CORRINE ELLINGTON, OWNER

Ms. Ellington presented to the Commission several letters of recommendation in favor of her operating a day care. She also presented a letter of intent from SEUSBIF stating they are funding the fencing and sod on the lot once the home is in place and she has been approved for her Price City business license. There was some concern from neighbors about traffic in the Cul-de-sac and having children on the street. Roy and Jacque Damron attended the meeting explaining they live on the Cul-de-sac and do not want a large amount of cars using it as a turn-around. It was clarified that only four vehicles would be added to the traffic and they would be able to turn around in Corrine's driveway without using the Cul-de-sac and that as per requirements, children would not be allowed outside the fenced yard. The application is based on final approval and inspection by Francis Duzenack. Elizabeth Kourianos made a motion to forward a favorable recommendation contingent upon final inspection of the home and fencing. Alfred Richens seconded and the motion carried.

IX. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
BARNEY COMMUNICATIONS
SCOTT BARNEY, OWNER

Mr. Barney explained his plan to sell cellular service by phone and internet, therefore generating no traffic to his home. There were no other questions or concerns and Laurel Marinos made a motion to forward a favorable recommendation to the Price City Council. The motion was seconded by Penny Sampinos and carried.

X. CONDITIONAL USE PERMIT - SIGN
CARBON COPY CENTER
JON ANAST, OWNER

Jon explained his sign will be a 4X8 non-illuminated sign mounted on the building. This met the Code requirements and Elizabeth Kourianos made a motion to forward a favorable recommendation to Price City Council. The motion was seconded by Gary Lyon and carried.

XI. CONDITIONAL USE PERMIT - LOT LINE ADJUSTMENT

CAVE HOLLOW SUBDIVISION LOTS 104 & 105
SAM AND BILLIE WHITE, OWNERS

Mr. White presented his plan to combine lot 104 and 105 into one large lot, making no exterior adjustments to the property description. Alfred Richens made a motion to forward a favorable recommendation to the Price City Council for the lot line adjustment for Sam and Billie White, Cave Hollow Subdivision. Laurel Marinos seconded and the motion carried.

XII. ZONE CHANGE REQUEST - FAUSETT FAMILY
FAUSETT FAMILY

In the absence of any Fausett family members, Molly Penovich and Elizabeth Kourianos explained to the Commission the Fausett's want to re-zone their property from Rural Residential to Single Family-8, including the Mott's, Law's and Hackney's properties. This change would allow for future subdividing or deeding of the properties. It would also change the non-conforming properties to conforming. The Commission recommended that Joseph and Shirley Fausett be made aware that they may need to put an access road through their property at a later date if the property is subdivided. Elizabeth Kourianos moved to forward a favorable recommendation for this zone change to the Price City Council. The motion was seconded by Gary Lyon and carried.

XIII. STAFF

A. REVIEW OF TEMPORARY CONDITIONAL USE PERMITS

1. Joleene Coon - The Commission asked that a letter be drafted and sent to U.D.O.T. asking for an update on their plans for the area. It was also recommended that a local representative from U.D.O.T. attend a Planning and Zoning meeting to update the Commission on what is going on in that area.

2. Joe Piccolo - Mr. Piccolo attended the meeting, explaining that 8500 square feet of his lot has been paved and that a formal application for a new Temporary Use Permit would be submitted for the agenda for the November 25, 2002 Planning and Zoning meeting.
2. Indian Hills Trailer Park - The Commission asked a letter be drafted and sent certified in order to keep a record of communication with the owner. If Price City does not receive a response and/or the terms of the Permit are not met, the City Attorney should begin the legal process.
3. 61 South 700 East - The Commission requested a certified letter be sent to the owners requesting they come before Commission with a plan and application for new temporary use permit containing a specified date for completion.

B. COMMISSION RECOMMENDATIONS FOR PERSON TO REPLACE LAUREL MARINOS' POSITION

There were no recommendations other than the two suggested in the October 21, 2002 meeting; Chris Micoz and Frankie Sacco. These names will be forwarded to the Mayor for final decision.

There was no further business and Alfred Richens made a motion for adjournment. The meeting adjourned at 7:00 PM.

APPROVED

Larry Bruno, Chairman Pro-Tem

Molly Penovich, Secretary