

Minutes
Price City Planning and Zoning
November 25, 2002
Price City Hall 6:00PM

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

Also Present: Margaret Colosimo Ernie
Etzel
Joe Piccolo

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John Angotti.

II. ROLL CALL

The above members were in attendance and a quorum was present

III. MINUTES OF NOVEMBER 12, 2002

There were no corrections and Laurel Marinos moved to approve the minutes of the November 12, 2002 meeting of Planning and Zoning as written. Gary Lyon seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS

HERS AND SIRS STYLING
283 SOUTH 300 EAST
MARGARET COLOSIMO, OWNER

Ms. Colosimo explained she would be relocating her present business to her home and using her basement as a beauty salon. She explained she has not yet decided what to do concerning signage. Francis told Ms. Colosimo she could have a sign no bigger than 150 square inches for the home based business. She informed the Commission she has only two barbers' chairs but can safely park four vehicles at a time around her home. There were no other questions or concerns. A motion was made by Larry Bruno to forward a favorable recommendation to Price City Council for the Home Occupied Business, Her and Sirs Styling. Penny Sampinos seconded and the motion carried.

V. CONDITIONAL USE PERMIT - TEMPORARY A FRAME SIGNS
NOTRE DAME CHURCH WINTERFEST
ERNIE ETZEL, CHAIRPERSON

Mr. Etzel explained due to the high cost of having a banner made and having the lettering changed each year, that this year they would like to use A frame signs to advertise for Winterfest. The signs would be put up one week prior to Winterfest and taken down the day after. The signs would also be weighted down with sand bags or stakes. There were no other concerns or questions. Alfred Richens made a motion to forward a favorable recommendation for the temporary use of A frame signs for Notre Dame Winterfest. Gary Lyon seconded and the motion was carried.

VI. CONDITIONAL USE PERMIT - PRELIMINARY AND FINAL
ZIONS BANK 45 SOUTH CARBON AVENUE
INSTALL REMOTE TELLER DRIVE THROUGH, OFFSITE PARKING

There was no one present to make the presentation for Zions Bank. In reviewing the material presented, the Commission had some concerns. One issue raised was the landscaping of the property. It was explained the current landscaping does not meet the 5% minimum and that some of the existing landscaping would be eliminated with the addition of the drive through tellers. There was also the concern of traffic hazards. It was suggested "Right Turn Only" signs be placed at the drive through teller exits. The Carbon Avenue side of Zions Bank's lot has been "Entrance Only" for more than twenty years and there was a concern the public may not adjust well to one side of that driveway being made into an exit. It was suggested the exit on Carbon Avenue be eliminated in order to avoid accidents due to limited sight distance. This could also create the possibility of additional parking spaces. The Commission decided that without proper representation from Zions Bank the issue should be tabled. Larry Bruno made a motion to table the item. Laurel Marinos seconded and the item was tabled.

VII. CONDITIONAL USE PERMIT - AMENDMENT OF PLAT
CAVE HOLLOW SUBDIVISION I
VERNON AND CARRIE WHITE, OWNERS LOT 106
BYRD & ASSOCIATES, DEVELOPER

There was no one present to make the presentation for the Amendment of Plat, Lot 106. There were some concerns from the Commission concerning the dedication of public street and future street improvements. The Commission felt someone should be there to answer questions. Alfred Richens made a motion to table the Amendment of Plat, Cave Hollow Subdivision lot 106, Vernon and Carrie White. Penny Sampinos seconded and the item was tabled.

VIII. EXTENSION OF TEMPORARY USE PERMIT
PARKING LOT PAVING
CAR CARE CENTER 911 EAST 100 NORTH
JOE PICCOLO, OWNER

Mr. Piccolo presented a drawing of the relevant property explaining that he wishes to complete the paving in four phases, Phase One being recently completed. He explained he wishes to have Phase Two and Three completed by October of 2004. Phase Four would be held for future development. The Land Development Code allows for the use of phases in development projects. Gary Lyon made a motion to accept the extension of the Temporary Use Permit for the paving of the parking lot at Car Care Center, 911 East 100 North. Penny Sampinos seconded and the motion carried.

IX. NICK TATTON, COMMUNITY DIRECTOR
PLANNING COMMISSION RECOMMENDATION REGARDING SALE OF CITY
PROPERTY

In the absence of Nick Tatton, Elizabeth Kourianos explained to the Commission the need for Planning and Zoning Commission approval in order to sell Price City surplus property. Gary Lyon made a motion to approve the sale of surplus City property on Ridge Road. Larry Bruno seconded and the motion carried.

X. STAFF

Staff had nothing to report at this time.

There were no other items of discussion and Gary Lyon made a motion to adjourn.
The meeting adjourned at 6:36 PM.

APPROVED

John Angotti, Chairman

Molly Penovich, Secretary