

Minutes
Price City Planning and Zoning
December 9, 2002
Price City Hall 6:00PM

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

Also Present: Frankie
Sacco
Carrie White Bart
Annie Vernon Hansen
Don Reaveley

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 25, 2002

There were no concerns or corrections and Laurel Marinos made a motion to approve the minutes of the November 25, 2002 Planning and Zoning meeting as written. Gary Lyon seconded and the motion was carried.

IV. CONDITIONAL USE PERMIT - CAVE HOLLOW SUBDIVISION
VERNON AND CARRIE WHITE, OWNERS OF LOT 106
BYRD AND ASSOCIATES, DEVELOPERS

There was a question from the Commission concerning the street improvements connected to the lot. Ms. White explained an agreement with the developers that the land owners/developers would improve the street when the subdivision expanded and the White's would not be responsible for that portion. The Commission requested a copy of the contract when it is completed and a mylar copy of the amended plot for City records. Larry Bruno made a motion to forward a favorable recommendation to Price City Council for the changes made to lot 106, Cave Hollow Subdivision. Penny Sampinos seconded and the motion was carried.

V. CONDITIONAL USE PERMIT - EXCAVATION AND FILL WORK
NORTH SIDE OF AIRPORT ROAD
RICK KROMPEL

Mr. Krompel was unable to attend the meeting and Francis Duzenack explained to the Commission the plan to cut into the hill existing on the property to make the piece of land more level to the road. There was concern about the drainage and dust. It was indicated the drainage would likely flow toward the road once road improvements are made. The Land Development Code requires dust control. Elizabeth Kourianos moved to forward a favorable recommendation to Price City Council contingent upon proper drainage and dust control requirements being met. Penny Sampinos Seconded and the motion was carried.

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

Annie Vernon from Richardson Design and Bart Hansen from Zions bank made the presentation. They explained changes made to the original plan as follows: Made exits from drive through teller lanes "Right Turn Only"; Made all lanes on 100 South "Exit Only"; Reduced entrance lanes on Carbon Avenue to one lane, made them "Entrance Only" and added planter boxes against the building. There was still concern from the Commission as to whether the new landscaping plans equal the 5% vegetation required by the Land Development Code. The Commission requested some landscaping to be done on the parking lot across the street. Mr. Hansen explained that there was still some indecision as to whether to make the offsite parking angle parking or perpendicular and landscaping plans could be made after final decision. Elizabeth Kourianos made a motion to forward a favorable recommendation to Price City Council with final approval contingent upon making sure 5% of total property is landscaped. Larry Bruno seconded and the motion was carried.

VII. CONDITIONAL USE PERMIT - OFFICE IN RESIDENTIAL ZONE
227 SOUTH 700 EAST
MOUNTAIN WEST X-PRESS
DON REAVELEY, OWNER

The original Condition Use Application indicated a house would be built on this property at a later date. Mr. Reaveley indicated this is no longer planned. Instead of putting a home on the property a hard surface driveway would be put in and six parking spaces created. Landscaping will also be done on the front of the property. Larry Bruno moved to forward a favorable recommendation to Price City Council for the office in a residential zone, Don Reaveley, Owner, with an extension through October 2003 to complete hard surfacing. Gary Lyon seconded and the motion was carried.

VII. STAFF

Francis Duzenack and Elizabeth Kourianos explained that there will be a training workshop on December 20, 2002 for creating a General Plan. The workshop will be put on by a consulting firm at City Hall from noon to 2:00 PM in room 106. The members who indicated they would be attending were: John Angotti, Larry Bruno, Gary Lyon, Elizabeth Kourianos, Frankie Sacco, and Francis Duzenack.

There was no other business and Alfred Richens moved to adjourn. The meeting was adjourned at 7:01 PM.

APPROVED

John Angotti, Chairman

Molly Penovich, Secretary