

Minutes

Price City Planning and Zoning

January 8, 2001

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Vern Jones, Community Administrator

Larry Bruno, Vice-Chairman Francis Duzenack, Zoning Administrator

Joe Piccolo Carolyn Vogrinec, Secretary

Penny Sampinos Gary Lyon

Laurel Marinos Alfred Richens

Also Present: Larry Hunsaker Jack Singleton

Helen O. Smith Jamie Davis

Bob Greenberg Jared Wichman

Jack Leautaud Toni Johnson

Mr. & Mrs. Everett Winder Robin Potochnick

Mr. & Mrs. John Carr Gordon Hicks

Shauna M. Balfour Dennis Geary

Linda Bergamo Jim Tamlllos

Michelle K. Madrigal Karen Mills

Nancy Craig Pamela Juliano

Bob Craig John Alger

Kathy Smith A.J. Anderson

Mike Gagon Karen Bliss

Jeff Ohlwiler Debra Madrigal

Michael Crowson Mike Neer

Suzette Alger Sami Farlaino

Tarasina Compagni Jackie Majors

Lynda Varner Shirley Matheny

Steven Prince Soren Simonsen

Cathy Barney Danny Barney

Julie Ori Paul J. Vose

Susan Herd Michelle Madrigal

Alan J. Majors Kathy Morris

Vic Santi Sheryl Byrge

Coleen Quigley

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- MINUTES OF DECEMBER 11, 2000

There were no additions or corrections and Gary Lyon made a motion to approve the minutes of December 11, 2000 as read. Penny Sampinos seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

R D CONSTRUCTION

345 SOUTH 100 EAST

HANDYMAN SERVICE

RON KRAUSHAAR

Mr. Kraushaar was not present and could not be reached prior to the meeting by phone. Because this was his second time on the agenda and not being present at either meeting, it was decided to strike this item from the agenda. Joe Piccolo then moved to strike Item #II - Home Occupied Business - RD Construction from this agenda. Alfred Richens seconded and the motion carried.

- HOME OCCUPIED BUSINESS

CARBON CAB COMPANY

603 EAST 200 SOUTH

RELOCATION OF TAXI SERVICE

SHAUNA MAE BALFOUR

Ms. Balfour appeared before the Commission explaining she has two cabs and the calls for service come to her house. The business has not presented any problems in the neighborhood of the previous owner and there are no concerns from Staff. Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Carbon Cab Company. Gary Lyon seconded and the motion carried.

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- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

PROCESS EQUIPMENT & SERVICE COMPANY, INC.

807 NORTH PINWOOD CIRCLE

OIL & GAS PRODUCTION & PROCESS EQUIPMENT

STEVEN L. PRINCE

Mr. Prince explained most of his equipment service business is handled out of his pickup truck and that until now, an office for the business has not yet been established. This is a new service in the Price area and Mr. Prince does his work out in the gas fields. There were no concerns from Staff and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for Process Equipment & Service Company, Inc. (PESCO). Penny Sampinos seconded and the motion carried.

- CONDITIONAL USE PERMIT - BUSINESS & SIGNS

PRO-REHAB PHYSICAL THERAPY

57 NORTH CARBON AVENUE - BIG T'S GYM

## MIKE GAGON & JEFF OHLWILER, CO-OWNERS

Both Mr. Gagon and Mr. Ohlwyler appeared before the Commission. They will be locating their physical therapy business in Big T's Gym, sharing the facilities, but with separate offices. Both of these gentlemen are Licensed Physical Therapists. The signs meet the Sign Code and a copy of the sign was shown. Parking is adequate with the south and west parking lots and the Price City Parking Lot across the street. There were no concerns from Staff and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Signs for Pro-Rehab Physical Therapy. Laurel Marinos seconded and the motion carried.

- INFORMATION AND UPDATE

## COLLEGE OF EASTERN UTAH MASTER PLAN

KAREN K. BLISS, DEAN OF INSTITUTIONAL ADVANCEMENT

## COLLEGE OF EASTERN UTAH

Karen Bliss, along with Dennis Geary, Director of Facilities, appeared before the Commission to share information and update of the CEU Campus

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## (CEU MASTER PLAN UPDATE, CONTINUED)

Facilities Master Plan. This is a twenty year look into the future. They provided a layout of the campus as it is at the present time. The property directly to the north (Durrant Property) was not visible. In August, they applied to the State Building Board to secure funding for the renovation of the Main Building on campus. This resulted in a revision of the Master Plan. Price City Engineer, Gary Sonntag, Councilman Roy Nikas and Community Administrator Vern Jones participated in the review.

As the assessment of the original Main Campus Building was completed, it was clear the building would go down within the next five years. Renovation costs are extremely high for a building of its age, besides the fact that it is unreinforced masonry and does not meet any of the codes. The State Building Board looked at the East Parking Lot and indicated the new building should go there. Campus personnel will remain in the present building while construction is underway, however, following its conclusion, they will move to the new building and a determination will be made as to the disposition of the Main Building. Mr. Geary placed the updated mylar Master Plan over the original plan showing the Durrant School area as being used for parking. When a new building is being built in the primary parking lot, then another parking lot must be included in the plan. It will be located on the Durrant Property on the side having the least impact, which is Veterans Lane, adjacent to the cemetery. They have residents in other areas and are trying to protect them from traffic. They are not recommending the closure of 300 East. The area housing the Main Building will ultimately become a circle,

cul-de-sac or grassy area and an entrance to the college in the form of an archway. There are future plans indicating there may be a new building there in twenty years time, but it will first become grass and space or possibly a turn-in similar to the University of Utah Park Circle, allowing a turn-in and short-term parking. In the interest of time, the review was concluded and Chairman Angotti thanked Ms. Bliss and Mr. Geary for their efforts in providing the Commission with this information.

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- INFORMATION ONLY

UTAH HOUSING FINANCE AGENCY

PRESENTATION OF CROWN HOMES CONCEPT

A. J. ANDERSON

Susan Herd, Director of the Utah Housing Division of the Utah Housing Finance Agency, appeared before the Commission to introduce a housing concept they would like to bring to the Price area. She gave a video presentation of the program - the Crown Homes Concept. Following the video, Ms. Herd gave Commission Members a handout, briefly explaining this is a 15 year lease to own program offering people the opportunity to lease a brand new stick built home for 15 years and, at the end of 15 years, to purchase it at a reduced market rate. The program has been in existence since 1992 or 1993 and 160 homes have been built throughout the State of Utah and it fairly evenly split between the urban areas and rural communities. Crown is an acronym for "credits to own". The term refers to federal tax credits. The Utah Housing Finance Agency administers federal tax credits for the State of Utah. Every state receives an allocation of federal credits and Utah Housing reviews the applications and awards tax credit monies to affordable housing projects.

Crown is unique in that it is an opportunity for lower income Utah families to participate in home ownership. They partner a local Housing Authority or a non-profit with the investor member, who is the party that actually purchases the tax credits. They currently have a commitment from American Express Bank for 8.4 million dollars and they are buying those credits for \$.84 on the dollar. This creates a tremendous equity in the project and is essentially what makes it affordable. Once the projects are completed, the investor infuses their equity and funds the project. Utah Housing actually provides construction financing and permanent financing and also offers assistance for the non-profit or local Housing Authority for development of the project or project management. Ms. Herd referenced the Commission to the handout concerning the objectives and touched on them briefly. For a family of four with an income of \$21,000.00, families can be put into three or four bedroom homes for about \$385.00 to \$425.00 per month. This is a great opportunity for a family of that income level to have their own home, learn the skills of home ownership and then, after a period of 15 years, have the opportunity to own the home.

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(CROWN PROJECT, CONTINUED)

The benefit to the cities and community is restoration of vacant in-fill lots to become community assets. It also expands access to state and national housing resources to smaller rural communities. They partner the public and private entities in making this housing a real solution. And in so doing, they help to assist the local non-profits and Housing Authority as providers to build their own internal capacity for developing housing themselves.

When the financing of a Crown Project is structured, the city may have some land that needs to be developed to enhance the community. In this way, they are encouraging local participation in the project. They see the land portion of the cost being offered by the cities in a deferred 15 year note, so that pay-out is realized at the end of 15 years when the project converts from a rental to a home ownership. Some land is actually donated which can be very beneficial to the project. Utah Housing provides a permit loan and a construction loan and also backs up the loan with a line of credit, should that become necessary. With the tax form syndication, they use a uniform set of documents that has been pre-approved and the same documents are used with every project. This helps internally to reduce the cost of the syndication and makes it much more realistic to partner with private industry.

They would like to move forward and bring this housing opportunity to the Price area. Gary Lyon asked if one of the locations being considered was the area of which Mr. Kay Burton of the Trust Lands Administration had spoken at the Planning and Zoning Meeting of December 11, 2000. Ms. Herd said that was one of the areas being considered. The project does not have to be all in one area - they can be scattered sites. They would need to evaluate the land available and the housing needs and how they can best put the project together to meet these needs. There were no further questions and Chairman Angotti thanked Ms. Herd and Ms. Anderson for their attendance and informative presentation.

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- CONDITIONAL USE PERMIT - FINAL

LEAUTAUD SUBDIVISION

JACK LEAUTAUD

Mr. Leautaud appeared before the Commission to request Final Approval for the Leautaud Subdivision. Two items were yet to be finalized - the style of curb and gutter to be installed and the fire hydrant. Mr. Leautaud indicated Price City has requested the high back style curb and gutter be installed. Mr. Jones told the Commission the fire hydrant and entire water system has been satisfactorily completed. Francis Duzenack mentioned street lights had not yet been addressed for the subdivision and none were shown in the plans. The

general requirement for a subdivision is a street light every 200 feet. Also, the Development Agreement must be signed. Mr. Leautaud indicated he would complete these two items. There were no further concerns and Joe Piccolo made a motion to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Final Approval for the Leautaud Subdivision, contingent upon the installation of street lights according to Price City Code and signing and completion of the Development Agreement with Price City. Gary Lyon seconded and the motion carried.

**Note: Regarding the following item for discussion, Francis Duzenack, Price City Zoning Administrator, asked that all questions and comments be given to Vern Jones, Price City Community Administrator as one of the parcels of property proposed for this project is owned by Mr. & Mrs. Duzenack. He will withdraw from any discussion on the matter. Joe Piccolo also disclosed that the property immediately south of the proposed development belongs to his sister, however, he has no financial responsibility or ownership, so he will not step down and will keep his voting rights. Laurel Marinos indicated the project was proposed for her general neighborhood, but she would still like to participate.**

- CONDITIONAL USE PERMIT - CONCEPT APPROVAL

FOUR CORNERS MENTAL HEALTH

CLUB HOUSE & CASE MANAGEMENT BUILDING

CORNER OF 600 EAST AND 200 SOUTH

ROBERT GREENBURG, EXECUTIVE DIRECTOR

Mr. Greenburg, Executive Director appeared before the Commission to

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(FOUR CORNERS MENTAL HEALTH, CONTINUED)

represent Four Corners Mental Health. They propose to develop .9 acres to move two of its existing programs from their current sites. One, the Case Management Program, with six employees, is currently housed a block away and the second is a Clubhouse, also with six employees, currently housed at a location along Cedar Hills Drive. The Clubhouse is the larger of the two programs and will have most of the building's square footage. The Clubhouse is not a residential program, but is designed to help people who have mental illness, regain what their illness has cost them. The members who participate are folks recovering from illness and who are dedicated to regaining their places as productive and responsible members of the Community. They are not in treatment because of criminal problems, but people who have had the misfortune to have developed a disabling serious illness. The program will run from 8:00 AM to 5:00 PM five days a week and one Saturday when people will come to participate in a recreational activity. The program itself is designed to operate like a

business so people involved can regain their stamina and get back to the regular world. One evening per month, they will host a dinner to celebrate program members who are able to return to work. There will be parking stalls for twelve staff members using the building every day. There will be 25 to 40 members who can't afford to have cars because they live on disability. However, a van will pick them up and drop them off at the facility daily. They feel this facility will improve the looks of the corner property and that they will be a good neighbor. They have a similar facility in Moab and have not received any complaints from anyone in the neighborhood. They provided a letter of support from the pre-school located next to the Moab facility. Soren Simonsen, architect for the facility, went over the proposed plans. They feel this will be a nice upgrade to the existing homes, the scale of the building is very much in keeping with the residential character and the facility will have a good presence in the community.

Most of the surrounding neighbors attending expressed their concerns and indicated they did not want the facility in their neighborhood. There was lengthy discussion on the patients at this proposed facility and the seriousness of the illnesses being treated there. Neighbors are worried about the congregation of the patients after office hours as often happens at other facilities and asked why they could not build another facility at their present address. Mr. Greenberg indicated their present facility is not handicapped

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(FOUR CORNERS MENTAL HEALTH, CONTINUED)

accessible. They have been looking for a suitable location for a year and their primary design criteria was to find a place on the same side of Main Street and within walking distance of the treatment clinic. Other property choices were unavailable, but this lot met all the needed criteria and they were approached by one of the property owners. Most residents in attendance had not been contacted regarding this project and many of those indicated they knew nothing of this until they read it in the local paper. Another gentleman told the Commission he realized the facility would improve the looks of the corner lot, but he feels the clients would jeopardize the safety of his children. Most neighborhood residents expressed these same opinions. Clinic workers and patients in treatment spoke in support of the facility and there was lengthy discussion on the matter.

Mr. Piccolo indicated he had been approached as a Price City Councilman and referred to a petition in hand with 55 signatures indicating these residents do not want a mental health clubhouse built in their residential area. He told Mr. Greenberg that in order for this to somehow come about, the residents must come to an agreement with Four Corners Mental Health before this is allowed to go through. He feels this facility has some positive benefits and is necessary in our community and, if the concerns of the neighborhood can be satisfied by a site obscuring fence or if it can be part of a Conditional Use Permit that states there will be no clinical treatment at the facility - if those things can help mitigate the concerns of the residents, then he will support the project. However, if they cannot, the project will go nowhere.

Gary Lyon asked how many people contacted were in favor of the project. Mr. Piccolo said, judging from the signatures on the petition, no one was in favor of it. Four Corners Staff Member Robin Potochnick indicated the last two weeks of December and the first week of January, she walked the area several times, called people she could find at home and left a letter with her home and office phone numbers for those not at home. Clinic staff indicated invitations were sent to all the neighbors for a luncheon and education on the project, but no one

attended because either the invitations were late in arriving or did not arrive at all for some reason. Mr. Everett Winder said the property being discussed for the facility is unkept and is a junk yard and he was in favor of having it cleaned up. However, he feels there are areas in

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(FOUR CORNERS MENTAL HEALTH, CONTINUED)

the county which are better suited and zoned for commercial development that would allow this project rather than residential neighborhoods.

Mr. Greenberg spoke, saying the biggest objection tonight seemed to be one which is not resolvable by conditional use issues, but by the people's fears of the mentally ill. Mr. Piccolo indicated he felt most of the problems could be mitigated, aside from the definite problem of fear and thinks that problem could be resolved through education. He feels proper opportunity has not been given by most of these residents and suggested an educational format that might relieve some of the anxiety that seems to be in the room. The decision could be postponed and the citizens could be educated and more informed so they might relax this petition.

Mr. Jones told the audience this is an RM7 Zone and this type of facility is permitted by Conditional Use in that zone, however there are some issues that have been brought up. This type of facility is not specifically designed in our Land Use Development Code. It is vague and there is nothing that actually has these words in our code. This is not a clinical and it's not a professional and that's where we're trying to fit it. So actually the Conditional Use plays a part because we don't have an exact role where this clubhouse might fit.

Commission Member Laurel Marinos asked if there was anyone present who was in favor of this project. It was indicated by Four Corners Staff that there were residents who were unopposed to the project, but did not want to attend the meeting. Also, there are ten clubhouses in Utah and nine of them are in residential areas.

Chairman Angotti asked the Commission Members for their opinions concerning this issue. Commissioner Alfred Richens indicated he is hearing two things. Everyone recognizes the need for this facility, but they don't want it in their neighborhood and asked the opposing residents where they would go to build this facility. The residents indicated there were areas within the City with commercial zoning that are more suited for a facility such as this. Gary Lyon asked the residents if they would be willing to go to another meeting where everybody could become more educated on this subject and

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(FOUR CORNERS MENTAL HEALTH, CONTINUED)

have individual questions and concerns answered. One resident indicated she was not ignorant of mental illness, but there is always the chance that something can happen and who wants to take that chance. She only wants safety in her neighborhood.

Commissioner Penny Sampinos spoke saying she understood the feelings of the residents. She feels you can never be totally safe because there is always the possibility something may happen and it can come from within your own family or neighborhood. She feels the residents should meet with Four Corners Mental Health to gain a better understanding and more education and try to resolve this contention, however if the neighbors are really against it, it will not go through. Commissioner Larry Bruno agreed with Penny Sampinos, saying the residents should meet with Four Corners Mental Health for more dialog and education on the project.

Jim Tamlllos is concerned about the property values in that area. Who will want to buy a house next to a mental facility? Commissioner Laurel Marinos indicated the new building may increase the value of the property. Another resident said Price City should require those who own the property to clean and maintain it. They've done it to their other neighbors and they can do it to these negligent property owners. She also suggested those would be ideal lots for the State Housing Agency's Housing Project previously talked about this evening.

Mr. Greenberg asked the residents if they would be willing to educate themselves and ask the Commission to give them a month and then re-circulate the petition. Chairman Angotti asked for a resident show of hands on this proposal. There was no show of hands and Linda Bergamo spoke for the residents saying they are within their rights and do not want the facility in their neighborhood. Chairman Angotti called for a motion and Joe Piccolo motioned the Conditional Use Permit requested by Four Corners Mental Health be denied. Gary Lyon seconded and the motion carried. The vote on this matter was as follows:

Joe Piccolo - Yes Penny Sampinos - Yes Larry Bruno - Yes

Gary Lyon - Yes Laurel Marinos - No Alfred Richens - No

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**Note: Regarding the following item, Chairman John Angotti indicated that he was a property owner on Nelson Lane and would like to give input on this matter. He would like those in attendance to be aware of this fact and if requested, he will step down as Commission Chairman during this presentation. There were no requests for Chairman Angotti to remove himself as Commission Chair during this discussion.**

- REQUEST FOR ZONE CHANGE

APPROXIMATELY 255 SOUTH HIGHWAY 55

PACIFIC LAND DESIGN

MICHAEL CROWSON, PROJECT MANAGER

Mr. Crowson appeared before the Commission to request a zone change for the above mentioned address. He introduced Mike Neer, also of Pacific Land Design, to highlight exhibits regarding the zone change. Also present and here to speak on behalf of the proposed re-zone, were the real estate broker and traffic expert. Mr. Neer indicated the property is located on the east side of Highway 55, bordered by 300 South and Nelson Lane. Overlays were used to show exhibits and a copy of the proposal was shown. They are proposing to re-zone approximately 11.5 acres from Rural Residential District to Commercial Development District. Along with this, they are also proposing to change the Sign District from S-1, which is for Residential, to S-3, which is State Highway. A copy of the vicinity map of the area was shown. Nelson Lane borders on the north side and 300 South borders on the south side. There is a piece of land between Highway 55 and the proposed re-zone area that is currently zoned Commercial Development District. A aerial photograph of the area was shown and reviewed to show the proposed zone change. A color coded copy of the existing zone for the area was shown. The yellow area shows the existing Commercial Development District. It is Commercial Development District up and down the Highway 55 corridor. The blue area shows the Rural Residential in the area. The hatched yellow area shows the proposed area to be changed for the Commercial Development District. Their client has identified this area as being excellent for a retail store of the size they're proposing and have been pursuing a store in this area for the last three years. This is, however, the first parcel they have been able to find that meets their requirements for size and will work for their proposal. The matter was then opened for questions.

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(REQUEST FOR ZONE CHANGE, CONTINUED)

One resident asked the name of the retail store coming to the area and Mr. Neer indicated he could not disclose the name of his client at this time. She then referenced the Freedom of Information Act and entitlement of information and indicated she was a Senior Citizen living adjacent to the proposed area and was concerned about the noise. Mr. Neer told the audience he appreciated the concern, however, at this time, the issue to be addressed was a re-zone, which was a land use issue.

Kathy Morris questioned the purpose of the re-zone and Mr. Neer indicated the purpose of the re-zone is to accommodate the project of which they were speaking. Gena Beacco asked if retail was a generic term left on the table. Joe Piccolo answered by saying the proposed use of the land is a zoning issue. The store will become a conditional use of that piece of property after it is zoned properly. If the property cannot be zoned Commercial, there is no need for a Conditional Use because it will not apply. It's a matter of keeping things in the proper order. Francis Duzenack agreed. Colleen Quigley, a concerned citizen, and also serving on community boards asked if, with the re-zoning, has there been an investigation of wetlands issues and building on wetlands? She also expressed concern with the roads, saying there are rural roads at issue and clarification is needed on who owns what. Will this be cleared up before the re-zoning? Joe Piccolo clarified the fact that this is not a public hearing for the re-zoning. There will be an opportunity to present questions to the Price City Council at a Public Hearing. What is happening here tonight is a request for the Commission to give recommendation to Price City Council to set a date for a Public Hearing pertaining to the requested re-zoning. If there are no objections, the date can be set for the Public Hearing by the Price City Council.. This will be the public's opportunity to deal with the wetlands mitigation and other issues during the Public Hearing with a little

more information at hand. The date could tentatively be set for February 13, 2001, however, the Price City Council will set the date. Those who are adjacent property owners, within 400 feet of the site, will receive a notice advising them of this hearing. A resident asked if people living at the Housing Authority Complex, who do not own the property, but rent, would have a say? Mr. Piccolo indicated he was sure if they suggested to their landlord they would like to know the date of the Public Hearing, they wouldn't leave you out.

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(REQUEST FOR ZONE CHANGE, CONTINUED)

Sheryl Byrge spoke, saying that 1983, she was the Director of the Housing Authority and, at that time, she tried to determine the ownership of 300 South Road, but was unsuccessful. She feels this is an issue that must be addressed and resolved. Francis Duzenack indicated this is being looked at as part of the project.

Lynda Varner presented copies of the history and records of 300 South. It's unclear as to who owns the road. While at Housing Authority, Sheryl Byrge tried to convey 300 South to Price City but the road didn't pass the required tests. It then became the responsibility of the Housing Authority and more work and money was put into the road. Vern Jones of Price City contacted the Housing Authority in December, 2000 and requested a deed that would deed the road back to Price City. There were some issues with Housing Authority being part of the County initially, but having Price City annex that portion of the County. There is a question of who really owns 300 South and the ownership has a bearing on the re-zoning issue. Gary Lyon indicated it may have a bearing on the re-zoning but that's not the issue before the Commission tonight..

Michael Crowson, Project Engineer, commented on the purpose of the re-zone. Part of the purpose of this re-zone is it is currently zoned CCD and is approximately 5.5 acres that is very long and narrow, paralleling the road widening of SR 55. If you were to walk on the sidewalk out there today, you will notice that it drops off quite a bit. So currently, as it is zoned CCD, that 5.5 acres is somewhat undevelopable because of the topography. So part of the re-zone is to acquire additional land and re-zone it to the CCD, so it will become a consistent retail corridor along SR 55 as shown on the colored diagram, making that development feasible for retail.

Larry Bruno indicated right now, it is a contiguous piece of property, not a spot zone and is clearly within the zoning that has been going on in that area and he sees no reason, from that point of view, why it would not fit the development already in place. Lynda Varner took issue with Mr. Bruno, stating it is contiguous with what is going on there. It is Rural Residential - that's what going on there. Mr. Bruno told Ms. Varner that it is contiguous with Commercial Development also. There was some extended discussion on the impact the zone change would have on the surrounding neighborhood.

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(REQUEST FOR ZONE CHANGE - CONTINUED)

Gary Lyon told those present if we open this to a Public Hearing and if Price City Council chooses to do that, then those who object to this project and those who are in favor will have a chance to speak.

A member of the audience asked if, during the Public Hearing, anyone could come in and speak. She indicated she lives in the elderly housing complex and there are many people who have no objection to this project. Jackie Majors also spoke up, saying there is a petition, with copies having been delivered to the Price City Planning and Zoning Department, with names showing the elderly are very much in favor of the project. There was no further discussion and Larry Bruno made a motion to forward a favorable request for a Zone Change at approximately 255 South Highway 55 to Price City Council. Gary Lyon seconded and the motion carried.

- CONCEPT AND PRELIMINARY APPROVAL

RETAIL DEVELOPMENT

APPROXIMATELY 255 SOUTH HIGHWAY 55

PACIFIC LAND DESIGN

MICHAEL CROWSON, PROJECT MANAGER

Michael Crowson, Project Manager, spoke on behalf of his client and requested Concept and Preliminary Approval for the retail outlet located at approximately 255 South Highway 55. Mike Neer of Pacific Land Design highlighted and reviewed the site plan. He told the audience they began investigating the south end of Price City as a site for this facility 2 ½ years ago. They are excited about being in Price, Utah, are committed to this market and want to provide a good store to the residents and have happy customers. They have done all the technical studies, analysis and assembled professionals to study the property and answer specific questions. Mr. Neer showed a color copy of the proposed retail outlet. It will have 180,742 square feet and is 16.6 acres in size. It will feature general merchandise of all kinds, include an automotive center, garden center and grocery. There will be no sale of gasoline. They propose to locate the store near the east side of the site with the parking field mainly in front of the store. There is customer access to the store from 300 South and from Highway 55. It is a 40 foot wide access from Highway 55, a 16 foot wide ingress lane and two 12 foot wide exit lanes, in

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(RETAIL DEVELOPMENT, CONTINUED)

addition to a 36 foot wide access from 300 South for customers. They have discussed the access on Highway 55 with UDOT. Trucks will access the site from 300 South to get to either of the two truck docks. One dock is located on the east side of the site and the other on the north side of the site. The trucks will either enter on 300 South, back into the truck dock and exit the site on 300 South back to Highway 55. It is also possible to enter the site and go across the back of the site by Nelson Lane, enter the truck well area, back into the truck mall and exit onto Nelson Lane and out to Highway 55. They have restricted all customer access from Nelson Lane at the request of UDOT and Price City. This parking is designated parking for employees only. Chairman John Angotti asked if the exiting trucks would be causing congestion on the highway from Nelson Lane. Mr. Neer indicated their traffic consultant, Don Adams of Sear-Brown has looked at the situation and has identified the fact that truck traffic will not be a severe impact on Highway 55. Mr. Adams reported the frequency of trucks is really what was looked at and there is capacity to get the trucks out on the highway. The number of trucks exiting the retail outlet will vary based on the store manager and how they schedule their deliveries. Semi-trucks will be used for deliveries.

A 6' wide sidewalk will be provided along with the 10' widening of Nelson Lane, along with landscaping. There will be 850 parking stalls on site and this exceeds the City parking ratio requirement. They are proposing landscaping all the way around the site and some landscaping on the site as well. They will provide a 10' to 50' buffer around the site which will have some shrubbery and street trees with evergreen trees along the rear of the store. Concerning the question of wetlands, they are aware of the wetlands on the site and are currently coordinating with the Corp of Engineers to address the issue. They are proposing the creation of a 300' length of wetlands to the Corp of Engineers and hope to improve the characteristics of the wetlands.

They also propose to dedicate 20' of right-of-way along Nelson Lane and widen the road to the south approximately 10', install curb, gutter and a 6' wide sidewalk and landscaping. Along Highway 55, they propose to add an additional 12' wide north bound lane. Currently, there are two 12' wide south bound lanes, the center two way left turn lane and one north bound through lane, and they propose to add an additional north bound through

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(RETAIL DEVELOPMENT, CONTINUED)

lane. However, they will not widen the newly widened road. It will be re-stripped and channelized to add the additional lane. The existing lane configuration will remain exactly as it is today and the road is wide enough to provide another 12' lane plus a 5' shoulder before you get to the sidewalk. They propose to reconstruct 400' of 300 South. That part of 300 South is not in good condition because of the cracking and so, as part of this project, they will reconstruct that portion of the road. It was asked how far the sidewalk would go up Nelson Lane. They propose to have the sidewalk come all the way from Highway 55 to the corner in the back of the site as well as connecting to the already existing sidewalk along Highway 55.

Mr. Santi asked if they knew how much additional traffic would be created on this five lane highway. Don Adams of Sear-Brown indicated that near the evening peak hours, it will add about 600 vehicles. It will be split up and the vehicles will come in 50/50 between the two driveways. The question of an additional traffic light was raised and Mr. Adams said he had met with UDOT concerning this matter. UDOT requires the situation meet traffic signal warrants and have set guidelines. They anticipate they will meet the warrants and

the development has agreed to install the traffic signal light. They will construct the improvements so the necessary underground wiring for the light is in place and provide pedestrian accommodations, if it meets the warrants. Mr. Santi indicated he also has property in the area he is interested in developing. As development continues there, he would like to be kept informed of what will be done in future so property owners will have some direction. Mr. Adams indicated they looked up twenty years on their traffic projection and there will be plenty of capacity for additional development.

In addition, Mr. Neer indicated they propose to install an 8" water line that will connect to an existing line on Highway 55, go all the way around the building and connect to an existing 6" line on Nelson Lane. They also propose sanitary sewer exiting from the front of the store and gravity flow to the existing sanitary sewer on Highway 55. They are coordinating with PRWID, who controls the sewer in that area, and have filed an application with them. A copy of their utility plan has also been provided to the utility companies -Utah Power & Light, Questar Gas and Qwest Phone Service. It was asked if the water line to be used was the existing water line. Mr. Neer said that it was

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(RETAIL DEVELOPMENT, CONTINUED)

and that an analysis on the system had been done to verify that it is adequate and that it is a City Water System. Joe Piccolo felt the question was not correctly understood. The Housing Authority has it's own waterline coming off the main line and he doesn't believe they will be on the same line as the Housing Authority. Mr. Neer clarified the situation by saying they would **not** be coming off the water lines on 300 South. Lynda Varner told Mr. Neer that the Nelson Lane Water Line is very fragile as far as use right now because there isn't enough pressure. Mr. Neer indicated they were addressing any issues of that nature with Price City Staff and Fire Marshall and will meet any necessary requirements. Larry Bruno asked if they would be looping the main line back to the Nelson Lane line. Mr. Neer indicated the water line will come off Highway 55, go around the building and connect back to the existing line on Nelson Lane. The proposed loop is an 8" loop around the building and provides an alternate avenue for the water to get onto Nelson Lane. Concerning drainage, they propose to collect all the storm water on site and convey it to an underground detention facility. Essentially, all storm water from a severe storm will be detained on the site in a vault under the parking lot and will be released at a controlled rate per the Price City Municipal Code in coordination with the Price City Engineers. Joe Piccolo asked concerning the new legislation requiring treatment of water and asked if there is a method to treat the storm water before it is released. Mr. Neer indicated they will provide sumps and the catch basins at the vault will pick up any kind of debris and allow settlement. He told the audience he has had some sections around the site created for those who want to see them. Several in the audience indicated they were interested.

Chairman John Angotti asked if trucks only would be using Nelson Lane. Mr. Neer explained the existing traffic from the residents will still use the road, but the customer entrances have been restricted from Nelson Lane. Lynda Varner said there is a road right behind the store with a 60' access onto Nelson Lane that fronts right with her driveway and people will use any road that is available to get to where they want to go. Mr. Neer indicated this access was for trucks only and that it should show on the plans as a 20' drive aisle, rather than a 60' access. This correction will be made. It will be closer for customers to exit on 300 South instead of drive all the way across the back of the store and, if this is a problem, perhaps it could be solved by the use of

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(RETAIL DEVELOPMENT, CONTINUED)

signs. Kathy Morris felt that since there would be parking on the Nelson Lane side of the site, it would attract employees to access Nelson Lane. Mr. Neer said there were only ten parking stalls in that spot, so there will not be a large amount of traffic, but they could get into the parking spots by using Nelson Lane.

A diagram was shown of the north property line along Nelson Lane. It is a cut area as they will be doing a lot of excavation and it will provide a good screen for the truck dock from any of the properties adjacent to it. A retaining wall with a fence will be constructed for safety reasons. The sidewalk, curb and gutter will be only on the south side of the street.

Several adjoining property owners expressed their concerns with various aspects of the project and Michael Crowson of Pacific Land Design indicated he would review the concerns of the residents and bring back the information when they returned for Final Approval. Joe Piccolo made a motion to grant Concept and Preliminary Approval for the proposed retail development located at approximately 255 South Highway 55. Larry Bruno seconded and the motion carried.

- STAFF

Nothing to report at this time.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 9:40 P M.

John B. Angotti, Chairman

Carolyn Vogrinc, Secretary