

Minutes  
Price City Planning and Zoning  
January 22, 2002  
Price City Hall 6:00 P.M.

Present: John B. Angotti, Chairman Francis Duzenack, Zoning Administrator  
Larry Bruno, Vice-Chairman Carolyn Vogrinec, Secretary  
Alfred Richens Laurel Marinos  
Gary Lyon Penny Sampinos

Also Present: Shawn Marvell Kean Keller  
Gary Kutkas Gary M. Kutkas  
Glen Fredrickson Danny Fuchs (Fox)  
John Tatton John Alger

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 was present.

III. MINUTES OF JANUARY 7, 2002

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of January 7, 2002 as read. Laurel Marinos seconded and the motion carried.

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IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
FLOORS AND DOORS REMODELING  
161 NORTH 300 EAST  
HANDYMAN SERVICE  
SHAWN MARVELL, OWNER

Mr. Marvell explained that although he is applying for a Handyman's License, he plans on obtaining his Contractor's License. He will use his home as an office only and is aware of the \$1000.00 limitation per job imposed by the Handyman's License . Mr. Duzenack indicated all work advertisement should indicate that this is a Handyman Service and asked Mr. Marvell to contact him once he obtains his Contractor's License so his status can be changed. There were no further concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - for Floors and Doors Remodeling - Handyman Service, Shawn Marvell, Owner. Gary Lyon seconded and the motion carried.

V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
K & K HANDYMAN  
521 EAST 200 NORTH  
HANDYMAN SERVICE  
GARY KUTKAS, OWNER

Gary Kutkas and son, Gary H. Kutkas appeared before the Commission. Mr. Kutkas told the Commission their home will be used for an office only. His son has previously worked in construction and plans to obtain his Contractor's License. There were no questions or concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for K & K Handyman, Gary Kutkas, Owner. Laurel Marinos seconded and the motion carried.

VI. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
CLEAN MASTER  
1648 OXFORD ROAD  
CLEANING SERVICE  
GLEN FREDRICKSON, OWNER

Mr. Fredrickson explained he operates a cleaning service and has procured a contract from Pacific Corp to provide cleaning services for the Carbon, Hunter and Huntington Power Plants. He will hire 12 employees for these services, however, the work will be done on site and employees will go directly to their job at the plant. There will be no shuttling of employees from the home to the job site and the home will be used as an office only. Any meetings involving employees will be held at the plant facilities. There were no further concerns and Gary Lyon moved to forward a favorable

recommendation to Price City Council for the Home Occupied Business - Office Use Only for Clean Master, Glen Fredrickson, Owner. Larry Bruno seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - SIGN  
PRAXAIR HEALTHCARE SERVICES  
FORMERLY INTERWEST MEDICAL  
60 SOUTH 700 EAST, #4  
JOHN TATTON, MANAGER

Mr. Tatton explained Praxair has purchased the Interwest Medical business and have moved it to this new location where it will be run as a separate business. They are requesting approval of an unlighted fascia sign to be mounted on the front of the building. Mr. Duzenack indicated the signs are well within our Land Use Management and Development Sign Code and he has no concerns. There were no questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for Praxair Healthcare Services, John Tatton, Manager. Penny Sampinos seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - SIGNS  
WAL-MART OF PRICE  
255 SOUTH HIGHWAY 55  
IMPACT SIGNS  
SARA COX

Ms. Cox was unable to attend and the presentation was made by Zoning Administrator Francis Duzenack. He referred the Commission to the enclosed drawings and indicated this was the standard Wal-Mart signage used at all stores. These signs shown meet our Land Use Management and Development Code except for the **WAL-MART SUPER CENTER** sign, designed to go on the front of the building. It comes in at 392 square feet and our code allows up to 200 square feet. This is the only sign exceeding our code, however, this larger sign can be approved by Conditional Use Permit. There are two pole signs on the property, both by the main entrances on Highway 55 and on 300 South. Following a short discussion regarding the signs, Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit -

Wal-Mart of Price for all signs as shown. Alfred Richens seconded and the motion carried.

As a matter of information, Mr. Duzenack told the Commission that, initially Radio Grill was the fast-food restaurant of choice, however, that has now been changed to McDonalds. There has been no request from McDonalds for signs at this time and as far as we know, that will be interior signage. In regards to the proposed traffic light, it is being held up by UDOT. They plan to do the traffic count when the new store opens and then again in three weeks time following the opening. This is being done in order to ascertain a more accurate vehicle count. Wal-Mart plans do not show gas pumps at their store at this time. If they choose to do so, they will have to return to the Planning Commission for presentation and approval because gasoline pumps were not included in the original application.

IX. CONDITIONAL USE PERMIT - CONCEPT  
UTAH CENTRAL CREDIT UNION  
494 EAST MAIN  
CONSTRUCTION OF NEW FACILITY AND  
RELOCATION TO 448 EAST MAIN STREET  
JRCA ARCHITECTS - DANNY FUCHS (FOX)

Mr. Fuchs appeared before the Commission to propose the relocation of the Utah Central Credit Union from 494 East Main to 448 East Main Street. It will be a new building with 2300 square feet and a lot size of .44 acres. There will be a walk-in lobby with interior teller stations and three drive-thru lanes, one of which will house the ATM machine. The hours of operation will be 9:00 AM to 5:00 PM, Monday through Friday and drive-thru service from 9:00 AM to 6:00 PM on Saturdays. They will provide 12 parking stalls, more than required by code. They are adjacent to commercial and some residential properties and propose a landscaping buffer of 3'6" on the side yards and 5' on the rear property. Gary Lyon asked if they were adjoining the drive-in on the west side. Mr. Fuchs indicated they will adjoin and there is an existing retaining wall on their property, however, they are still determining how to approach the grade change. There will be one 36' wide drive going on to Main Street. Gary Lyon asked concerning landscaping and Mr. Fuchs said there are three street trees and perhaps trees along the rear property. There will also be grass and some internal trees around the perimeter of the building to provide a buffer. This should meet and exceed the 5% landscaping requirement. Larry Bruno asked about the proposed lighting on the building. Mr. Fuchs said they would handle all on site lighting

with wall mounted lights and cut-off type lights to light the rear of the parking area. This should not interfere with the surrounding neighbors. Mr. Duzenack has no concerns as this is Concept Approval only. However, there are a number of items needing some work. There will be fill work and easements and we are not yet certain whether they will take drainage to 100 South or Main Street. Mr. Duzenack also mentioned a requirement in the Land Use Management and Development Code that states whenever a parking lot adjoins residential property, there must be a masonry wall or screened fence to prevent the headlights from shining into nearby homes. Alfred Richens asked concerning signs and Mr. Fuchs indicated they will make a separate request for signs. There were no further questions or concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval Only - for Utah Central Credit Union. Penny Sampinos seconded and the motion carried.

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X. STAFF

Nothing to report at this time.

There was no further business and Alfred Richens made a motion to adjourn. The meeting then adjourned at 6:30 P.M.

APPROVED

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John B. Angotti, Chairman

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Carolyn Vogrinec, Secretary