

Minutes Price City Planning and Zoning Commission

Price City Hall

February 8, 1999

Present: John Angotti (Chairman), Francis Duzenack (Zoning Administrator), Larry Bruno (Vice-Chairman), Carolyn Vogrinec (Secretary), Laurel Marinos, Penny Sampinos, Gary Lyon, Joe Piccolo

Excused: Alfred Richens

Meeting convened at 6:00 P.M.

I. MINUTES OF JANUARY 25, 1999

There were no additions or corrections and Gary Lyon made a motion to approve the minutes of January 25, 1999 as read. Laurel Marinos seconded and the motion carried.

II. CONDITIONAL USE PERMIT - BUSINESS AND TWO 2' X 4' SIGNS

EMERGENCY QUICK CASH - 94 NORTH 200 EAST
GENE C. THOLL, OWNER

Mr. Tholl told the Commission that the actual size of the two mentioned signs would be 40" x 60" in order to accommodate the size of the windows. The business is located on a corner and each corner window will have a sign. Francis Duzenack indicated that since the building is on a corner lot, it has two street frontages, thus allowing the use of two signs. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Two Signs for Emergency Quick Cash. Penny Sampinos seconded and the motion carried.

III. CONDITIONAL USE PERMIT - TEMPORARY A-FRAME SIGNS

CASTLE VALLEY COMMUNITY THEATER
KELLY CARLSON, SECRETARY

Madeleine Nyffler appeared before the Commission as the spokesperson for Castle Valley Community Theater. They are putting on the production of "The Music Man" and would like to use the same sign locations previously used for the A-frame signs, with the exception of the sign on Carbonville Road. They would like to move it to 800 North and Cedar Hills Drive (Swift's Stop and Shop). The signs would go up on February 20 and be removed on March 7, 1999. Francis Duzenack indicated there were no concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - A-Frame Signs for the Castle Valley Community Theater production of "The Music Man", beginning February 20 through March 7, 1999. Joe Piccolo seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - SIGNS

WASATCH CHOICE HOMES - 1101 SOUTH CARBON AVENUE INDIAN HILLS TRAILER COURT

F. McKay Winkel, manager of Boulder Ranch, L.C. and representative of Wasatch Choice Homes, explained the nature of his business. They have purchased several mobile home parks, one of which is Indian Hills Trailer Court. Whenever a tenant vacates, they replace the old mobile homes with new ones and offer them for sale. To date, four homes have been brought into the park, one of which has been sold. They feel they have inadequate signage and would like to request the use of three signs for better advertisement. They have adequate frontage and would like to install one 100 square foot sign and two 40 square foot signs.

Francis Duzenack explained the property in question is unique in that it is actually in two different zones. The southern portion of Indian Hills Park is an S-1 Sign Zone and in that zone, only one 35 square foot sign is permitted. The northern portion of the park is an S-3 Sign Zone and allows a 100 square foot sign in that zone. Part of the park is zoned Highway Commercial and part is zoned MR-7 - Residential. The 100 square foot sign would be allowed in the north end of the park, toward Walker Food and Fuel and a 35 square foot sign would be allowed somewhere along the southern portion of the park. Mr. Winkel asked if he would be allowed to install two 35 square foot signs along the southern portion as the frontage along that portion of the park is very long. Francis Duzenack indicated that, because of the residential zoning, only one sign per property per business is permitted and they are a maximum of 35 square feet. This was set up when the trailer park was originally built as it was built in two phases. It has not been a problem in the past because they have not required signage as they do now. The other option regarding this matter would be to rezone the other portion to a commercial zone. Mr. Angotti asked how long the signs would be installed. Mr. Winkel indicated he hoped that they could stay up, but they would not be needed once the park was full. He asked if a portable sign could be used to indicate when the park was full.

Joe Piccolo asked concerning the rezoning issue. Francis Duzenack suggested rezoning the entire park to a CD zone, which allows for residential use. This would allow for S-3 signage and would allow Mr. Winkel to possibly have four signs because of the length of frontage. There was some concern on Mr. Winkel's part regarding the increase of taxes once the rezoning occurs. Mr. Piccolo then asked if there was some way in which a temporary use permit could be issued for the additional sign while looking into the rezoning issue, and reporting back to the Commission at a future date. Mr. Duzenack indicated a temporary use permit could be issued for the sign for a period of up to two years. Mr. Winkel was in favor of this idea saying it would allow them to review the zone change and see how it would affect his taxes. Joe Piccolo proposed the Commission give permanent permission for one 35 square foot sign in the S-1 Zone and one 100 square foot sign in the S-3 Zone, with temporary permission for the second 35 square foot sign in the S-1 Zone for a period of one year. Mr. Winkel indicated he would like to have the permit for a two year period as was originally mentioned. Mr. Piccolo agreed to amend the length of time to a period of two years with agreement of the Commission. Gary Lyon asked if there would be any safety concerns regarding these signs along Highway 10. Mr. Winkel said the signs would be mounted on 4 x 4 posts within the park boundaries on private property. Mr. Piccolo also recommended Mr. Winkel get in touch with UDOT for approval of his signs before installation. There were no further questions or concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Signs for Wasatch Choice Homes/Indian Hills Trailer Court, said signs to consist of one permanent 100 square foot sign in the S-3 Zone; and one permanent 35 square foot sign in the S-1 Zone. A Temporary Use

Permit was granted for the use of a 35 square foot sign in the S-1 Zone for a period of two years only. All of the above is contingent upon the approval of the sign criteria by Utah Department of Transportation. Larry Bruno seconded and the motion carried.

V. CONDITIONAL USE PERMIT - SUBDIVISION

CIRCLE K RANCH - REQUEST TO SUBDIVIDE PROPERTY ON CARBONVILLE ROAD

Angelo Kiahtipes came before the Commission to explain the subdivision of the property on Carbonville Road. They would like to take the parcel of remaining property east of Taco Bell and divide it into two smaller lots. The property consists of 1.67 acres and will be divided into approximately .8 acres each. Price City Land Use Management and Development Code requires 3/4 of an acre minimum per lot and this will be met. Gary Lyon asked concerning ingress and egress. Mr. Kiahtipes indicated it would be a shared approach with Taco Bell. There were no questions or concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Subdivision of Property on Carbonville Road into two lots. Laurel Marinos seconded and the motion carried.

Francis Duzenack asked concerning the billboard advertising sign already in place. Mr. Kiahtipes indicated it would be coming down in less than three months time and will be moved in the near future.

VI. CONDITIONAL USE PERMIT - CONCEPT

KENTUCKY FRIED CHICKEN/A & W RESTAURANT ROGER HAMBLIN, AGENT FOR HARMON MANAGEMENT

Roger Hamblin, representing Harmon Management, explained that the Kentucky Fried Chicken Restaurant in Price was outdated and, rather than modify the building, it will be sold. They have chosen to put a new building at a new location with the new concept of Kentucky Fried Chicken and A & W Root Beer. This has been tried at other locations and has been successful. Joe Piccolo asked concerning the sewer line easements and ingress and egress into the area. Discussion was held on both of these issues. Gary Lyon asked if they would be able to accommodate large vehicles such as trucks pulling boats. Mr. Hamblin indicated they would have over a 12 foot width and a long driveway, so it should not be a problem. There was no further discussion and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept for Kentucky Fried Chicken - A& W Restaurant. Gary Lyon seconded and the motion carried.

VII. STAFF

A) Francis Duzenack brought up the issue of a piece of property located in the south end of town. It is the Questar Property between Mountain View Motors and Indian Hills Trailer Park. Angelo and Dino Kiahtipes are interested in the property and have a few questions as to how they might proceed with the development. Discussion was held at length on this issue.

There was no further business at this time and the meeting was adjourned at 6:55 P.M.