

Minutes

Price City Planning and Zoning

February 11, 2002

Price City Hall

6:00 P.M.

Present: John B. Angotti, Chairman
Larry Bruno, Vice-Chairman
Alfred Richens
Gary Lyon
Elizabeth Kourianos

Francis Duzenack, Zoning Administrator
Carolyn Vogrinec, Secretary
Laurel Marinos
Penny Sampinos

Also Present: Shellie Johnson
Cobb Johnson
John R. Cochrane
Rudy Sandoval
Parke A. Simmons
Mike Simmons
Lyn Hansen
John Alger
Lillian Gold

David R. Johnson
MaeDean Liddiard
Nancy Lawhorn
Mayor Joe Piccolo
Toni Johnson
Richard Zinn
Jeffrey Hansen, M.D.
John Mathis
Randy Gold

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. Chairman Angotti extended a warm welcome to the new Price City Council Planning and Zoning Representative, Elizabeth Kourianos.

III. MINUTES OF JANUARY 22, 2002

There were no corrections or additions and Penny Sampinos made a motion to approve the minutes of January 22, 2002 as read. Gary Lyon seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
COCHRANE FENCE
11 WEST MAIN, #4
FENCING CONTRACTOR
JOHN R. COCHRANE, OWNER

Mr. Cochrane explained he is a licensed fencing contractor, but has relocated his business. He stores his fencing equipment and materials in a storage unit and works out of his home, using it as an office only. There were no further questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - for Cochrane Fence, John R. Cochrane, Owner. Laurel Marinos seconded and the motion carried.

V. HOME OCCUPIED BUSINESS
SHORT 'N SWEET
236 EAST 200 NORTH
DAYCARE SERVICE
MAEDEAN LIDDIARD, OWNER
19 SIGNATURE APPROVALS

Ms Liddiard appeared before the Commission saying she has moved to the above address where she will continue her daycare service. The Price City Fire Chief has inspected her home and finds it in compliance. She is also licensed by the State of Utah. Larry Bruno asked about backyard fencing. Ms. Liddiard indicated she has just recently moved into the home, but plans to fence her backyard. She has provided 19 neighborhood approvals and there were no negative responses. All questions and concerns were answered and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Short 'N Sweet Daycare, MaeDean Liddiard, Owner. Alfred Richens seconded and the motion carried.

VI. CONDITIONAL USE PERMIT
CEDARWOOD COUNSELING
451 EAST 400 NORTH (CEU CAMPUS)
COUNSELING SERVICES AT CEU OFFICE

UP TO 5 HOURS PER WEEK
ANGEL CASEY, PHD

Dr. Casey is teaching a class at CEU this evening and is unable to attend the meeting. The presentation was given by Zoning Administrator Francis Duzenack. He explained Dr. Casey lives in Emery County and has a counseling service in her home. She has an arrangement with CEU for use of office space on campus whereby she can do a small amount of counseling. Because she sees so few clients in Carbon County, up to a maximum of 5 hours per week, this arrangement allows her to see her clients at her CEU location throughout the day, saving them a trip to Emery County. There were no concerns regarding this matter and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Cedarwood Counseling, Angel Casey, PHD, Owner. Larry Bruno seconded and the motion carried.

VII. CONDITIONAL USE PERMIT
HAIR HUT
35 NORTH 300 EAST
RELOCATION TO 90 EAST 100 SOUTH
SHELLIE JOHNSON, OWNER

Ms. Johnson explained she is relocating her business to the above new address. Larry Bruno asked if she would be using a business sign. Ms. Johnson explained there is a fascia sign already in place she plans to use, however, she is not certain of the size. Mr. Bruno feels the size of the sign should be noted before it can be approved. Mr. Duzenack explained that, if she used the same fascia sign already attached to the building, it would be considered a copy change and she would not have to apply for a sign permit. Following a short discussion, the Commission decided to approve the business relocation only and asked Ms. Johnson to return for approval of the sign, if there is a difference in the size. There were no further concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the relocation of Hair Hut, Shellie Johnson Owner. Gary Lyon seconded and the motion carried.

VIII. ZONE CHANGE REQUEST
FROM SF12 TO CD
AREA SOUTH OF THE VALLEY VIEW MEDICAL OFFICE
121 NORTH 1230 WEST
LYN HANSEN

Jeffrey Hansen, M.D. appeared before the Commission to make this presentation. The request is for property the Hansens are currently working on purchasing. This request

comes before Planning and Zoning for recommendation tonight and, if it is approved, will then be forwarded to Price City Council for further action.

Referring to the enclosed drawings, Mr. Duzenack explained the property being considered shows as a long narrow piece abutting the CD Zone. He is recommending a zone change for the entire parcel rather than have a Single Family spot zone. Larry Bruno asked if the existing building, Valley View Medical Office, is situated in the CD Zone. Mr. Duzenack indicated the existing building is outside the Price City Limits and was not annexed with the rest of the property because, at that time, the owners requested that they not be annexed into the City. The minutes regarding this annexation indicate a motion was approved to annex everything but this parcel, thus Price City ended up with this little dogleg in their City Limits. Following some discussion, Gary Lyon indicated he sees no major conflicts regarding this issue and Chairman Angotti called for a motion. Larry Bruno moved to forward a favorable recommendation to Price City Council for the Zone Change, for the area known tentatively as 121 North 1230 West, Price, Utah or the area south of the Valley View Medical Office, from a SF-12 to a CD Zone. Alfred Richens seconded and the motion carried.

IX. CONDITIONAL USE PERMIT - CONCEPT
OPHTHALMOLOGY CLINIC AND SURGICAL CENTER
SOUTH OF THE VALLEY VIEW MEDICAL OFFICE
ADDRESS TO BE DETERMINED
LYN HANSEN

Jeffrey Hansen, M.D. again appeared before the Commission for this Conditional Use Permit. Mr. Duzenack explained the Hansens are in the Concept phase of their plans, and, if the Zone Change is approved, they will construct an Ophthalmology Clinic and Surgical Center on the property for which they are negotiating. However, this is a bare bones concept and more work is needed on the project. They propose to build the new building just north of the canal where it crosses Fairgrounds Road on the

(OPHTHALMOLOGY CLINIC & SURGICAL CENTER, CONTINUED)

higher portion of the property. The current proposal will access Fairgrounds Road, but there is no access to Westwood Boulevard because the ground drops off there. Property lines are still being researched and Price City and the Carbon County Surveyor are working together to place an actual site on the road. The road description doesn't match the road as it is actually constructed, so there are some survey questions needing to be answered. Basically, the Concept is to construct this building once the Zone Change is approved. Because the plans call for a surgical center, it will be required to locate in a CD Zone. Concerning drainage, Mr. Duzenack indicated the drainage slopes to the north and towards Fairgrounds Road and that seems to be the natural contour on the site map. There were no further questions or concerns and Gary Lyon moved to

forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Only - for the Ophthalmology Clinic and Surgical Center, Jeffrey Hansen, M.D. and Lyn Hansen, Owners. Laurel Marinos seconded and the motion carried.

X. CONDITIONAL USE PERMIT - CONCEPT
DOMINO'S PIZZA
450 EAST 100 NORTH
PARKE SIMMONS DBA SIMMONS INVESTMENTS, LLC, OWNER

Developer Richard Zinn and Franchisee Park A. Simmons appeared before the Commission representing Parke Simmons who was unable to attend. Dominos Pizza will be a take out and delivery operation. Gary Lyon indicated the application states little or no customer seating. Mr. Simmons said there may be a couple of self serving tables. Mr. Zinn indicated this is not a service type thing where they serve the table. In a franchise, quite often, after ordering a pizza, the customer may sit at the table and wait for his order. They can sit at the table and eat their pizza, but they are not waited upon. Mr. Angotti asked Staff if this was allowed. Mr. Duzenack said it was alright as far as the Concept and Zoning goes, but, serving food in a building will have to be reviewed to see if it falls in the restaurant category. He will research the building code to see what can and cannot be allowed.

(DOMINO'S PIZZA, CONTINUED)

Alfred Richens asked for information on parking. Mr. Zinn said they will comply with whatever is required. The Concept Plan shows nine spaces and a drive-up window. Larry Bruno asked about the landscaping and the building sign. A sign is indicated on the application, but there are no drawings or dimensions. Mr. Zinn said the site plan was unable to be completed for this meeting, but there are landscaping plans and the signs will comply with the code. There were no other questions or concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Only for Domino's Pizza. Gary Lyon seconded and the motion carried.

XI. CONDITIONAL USE PERMIT
AMENDMENT TO THE SQUIRE CONDOMINIUM PLAT
140 NORTH CEDAR HILLS DRIVE
JERRY CARLSON, OWNER AND PRESIDENT

Lillian Gold represented Squire Condominiums in the absence of Mr. Carlson. She explained Mr. Carlson is separating his property, but will retain ownership of the clubhouse and nursery to the north. The condominiums will be sold individually. Larry Bruno asked if adequate parking will remain with the clubhouse. Ms. Gold indicated some parking is being rented to Mountain Land Rehabilitation and the remainder will go with the condominiums. Mr. Duzenack explained that originally, the condo project was to have had more units to the north of the property but this is where the present greenhouse is now situated. The parking designated for those units now serves the existing condominiums while still providing adequate parking for the clubhouse. Because of the separation of the condo project, it now becomes a subdivision plat. They are amending the plat of the Squire Condominiums, taking away the property on the north side and removing it from the condo plat. The club house and the existing buildings will remain as the Squire Condominiums. This will become the separate parcel of property that has been withdrawn from that subdivision. Currently, they're working on an amendment to this plat and the Price City Engineer has reviewed it and made some changes. Because the plat is being revised, the motion for approval should include that the plat be revised to the specifications and changes made by the Price City Engineer. These changes must be made before the plat can be recorded and will be re-recorded as a new subdivision.

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(AMENDMENT TO SQUIRE CONDOMINIUM PLAT, CONTINUED)

There were no other concerns or questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Amendment to the Squire Condominium Plat, contingent upon meeting all requirements and specifications for easements and recommendations for any other changes as made by the Price City Engineer. Gary Lyon seconded and the motion carried.

XII. STAFF

Nothing to report at this time.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:35 P.M.

APPROVED

John B. Angotti, Chairman

Carolyn Vogrinc, Secretary