

Minutes

Price City Planning and Zoning

February 12, 2001

Price City Hall 6:00 P.M.

Present: Larry Bruno, Vice-Chairman Vern Jones, Community Administrator

Joe Piccolo Carolyn Vogrinec, Secretary

Penny Sampinos Laurel Marinos

Gary Lyon Alfred Richens

Excused: John Angotti, Chairman

Also Present:

Shannon Young James Ferro

Richard Tatton Rosario Cruz

Gary Sonntag Brad Jarvis

Jerry L. Wright Jane Berneche

- MINUTES OF JANUARY 22, 2001

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of January 22, 2001 as read. Penny Sampinos seconded and the motion carried.

- HOME OCCUPIED BUSINESS

LOS CRUZE'S

589 ROSE AVENUE

COOK AND PREPARE FOOD AT

HOME FOR DELIVERY TO CUSTOMERS

Ms. Cruze appeared before the Commission explaining the nature of her business. She will cook and prepare burritos in her home and sell them to local businesses during break hours. She has a Food Handlers Permit but will not sell food out of her home. There were no concerns and Gary Lyon made a motion to forward a favorable recommendation to Price City Council for the Home Occupied Business of Los Cruze's - Rosario Cruze. Laurel Marinos seconded and the motion carried.

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- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

FOREVER MUSIC

275 SOUTH 1600 EAST, #15

PIANO SERVICES AND TEACHING

SHANNON YOUNG

Ms. Young told the Commission she has produced CDs of her piano music at studios in Salt Lake City. She will not store the CDs at home, but has a distributor who stocks and maintains the CDs in music stores. She also has 21 piano students and does her teaching at Brienholt Music Store. Joe Piccolo asked if she lived in an apartment complex and, if so, was the piano allowed by the landlord. Ms. Young indicated she has approval for the piano, but to comply with the requirements, had to acquire a post office box and have all mail sent to that address. There were no further questions and Joe Piccolo made a motion to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - Forever Music - Shannon Young. Penny Sampinos seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

A-Z TECH CARTRIDGES

276 NORTH 100 WEST

SUPPLY INK, TONER & LASER CARTRIDGES

JANE BERNECHE

Ms. Berneche indicated she will be selling new and rebuilt cartridges to businesses for computers, printers and copiers. She will contact the customer at his business and the order will be made in person or by phone. There will be no walk-in business or inventory. There were no questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - A-Z Tech Cartridges - Jane Berneche. Alfred Richens seconded and the motion carried.

- CONDITIONAL USE PERMIT

JAMES A. FERRO, PhD-CLINICAL PSYCHOLOGIST

373 SOUTH CARBON AVENUE, #138

OFFICE LOCATION IN THE BTAC

Dr. Ferro has a practice in Moab, but will be working in Price one or two days a week, sharing an office with another psychologist in the BTAC. He feels there will be a good client base because of insurance participation. There were no concerns and Alfred Richens made a motion to forward a favorable recommendation to Price City Council for the Conditional Use Permit - James A. Ferro, PhD - Clinical Psychologist. Laurel Marinos seconded and the motion carried.

- CONDITIONAL USE PERMIT

PRICE MUNICIPAL CORPORATION

CITY HALL BLOCK PARKING LOT

150 EAST 100 NORTH

PARKING LOT RECONSTRUCTION

Mr. Piccolo said City projects were exempt from Planning Commission Approval. Mr. Sonntag explained they still wanted to present the project. Engineering Assistant Jerry Wright referred the Commission to the Master Plan in their packet, explaining the existing parking lot is in bad condition with a variety of drainage problems on the north side of the museum as well as bad asphalt. There is also a parking problem with the RVs and buses maneuvering in the lot. They plan to tear out the existing asphalt as shown and replace it with new pavement, curb and gutter and sidewalk and create a landscaped island area. The marquee will be located in the landscaped area. A waterway will catch the water and drain it to a catch basin on 100 East. They will re-do the entrance into the museum, putting an ADA accessible ramp around the dinosaur statue. Both the CEU Museum and the Price City Police Departments have given input and are happy with the proposed improvements. Gary Lyon asked if the island would still allow trailers, RVs, buses, etc. to access the parking lot. Mr. Wright showed the newly designated 40 foot long parking stalls which will accommodate these vehicles. There will be a right turn only indicator on the exits, eliminating any conflict on 100 North. Gary Lyon asked how many parking spaces would be lost to accommodate the island. Mr. Wright indicated no parking

spaces will be lost because additional parking spaces have been added in other areas of the parking lot. There are still over 100 single stalls.

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(CITY HALL BLOCK PARKING LOT, CONTINUED)

Mr. Wright called attention to the lighting plans. Lighting will be completed in the future, but conduit will be run now. Mr. Piccolo asked if conduit would be run for future expansion. City Engineer Gary Sonntag indicated development to the west is not quite clear at this time because the status of the Central School Building is uncertain. The existing utilities in the ground - power, telephone and fiber optics, were a large factor in the determination of this design, as well as the drainage. They could not dig further down and relocate the utilities as it would increase the cost of the project. Tonight's plans are the fourth or fifth revision made in order to get things to work. They will now be able to accomplish a positive flow so the water will not pond in front of the museum entrance. The percent of slope is slightly above ½ %, which isn't a great deal, but at this time, there is no positive flow. In the winter time, the museum's north parking lot is in the shade and the City and the Museum will have to be diligent in keeping the snow removed so there will be no more water melting there than is needed. The exit door on the east half of the Museum played a big part in this decision. They had to hook into that elevation in order to get the water to flow away from the exit door. All sidewalk and gutter now in place will be removed and rebuilt in order to accomplish this. When this project is being done, they will remove the existing two lights by the Police and Fire Station and will install, on the wall of the Police and Fire Station, flood lights along with two or three flood lights on the Central School Building to light the parking lot. This is a temporary lighting solution until it is economically feasible to install lighting in the center island. They envision using the old downtown streetlights, if it is practical to restore them, or if not, something newer that resembles the old fashioned look. However, until that can be funded, this temporary solution will be used and will be better than what is now in place. As mentioned before, in front of the museum, there is a concrete landing, also to be removed and replaced with ADA accessible ramps on either side of the dinosaur statue. They will then paint a striped island around that to improve pedestrian safety as people are loading and unloading in vehicles.

Jerry Wright explained the Museum has discussed the possibility of future expansion and the most probable area would be to the west. He explained the possibilities involved should the Museum decide to expand, but indicated they will not proceed further to the west until the Museum has decided their course of action and a decision has been made concerning the Community Center. They anticipate the parking lot construction start date as the middle of April with completion around the end of June. The new construction will be stopped 15 to 20 feet just short of the Central School Building.

Price City Planning and Zoning

(CITY HALL BLOCK PARKING LOT, CONTINUED)

Gary Lyon asked who owned the Community Center Building and what might become of it. Mr. Piccolo indicated Price City is the owner of the building and there are some structural problems, so the disposition is not yet known.

Larry Bruno asked if the car poolers would still be allowed to park in the lot. Mr. Sonntag said Price City will try to provide another location for them to park so this area will be available to tourists and downtown shoppers. Gary Lyon asked what site would be available for the car poolers. Mr. Sonntag indicated they had discussed talking with the management company of the shopping centers, Castle Rock Square and Creek View Center, to see if they would be allowed to park there. Beyond that, possibly building another parking lot - one has already been proposed at 600 South and 200 West. A short discussion was held on the availability of parking area within the City. Once construction is initiated, the car poolers will be asked to find another location to park and the City will try to provide them with a solution. The parking lot reconstruction will be completed before the work on Main Street begins.

The Commission indicated their favor and support of this project and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the City Hall Block Parking Lot. Gary Lyon seconded and the motion carried.

- CONDITIONAL USE PERMIT

PRICE MUNICIPAL CORPORATION

400 WEST PARK

400 WEST MAIN STREET

PARK CONSTRUCTION

Price City Engineer Gary Sonntag made the presentation for this item and referred Commission Members to their site drawing. Under the direction of the Price Redevelopment Agency, Price City has initiated a design, preparations, plans and specifications for a park at the above address. Generically, they are calling it the 400 West Park, but it will probably be renamed at a later date. Traditionally, this park has always been used as a miniature rest stop - it has picnic tables, trees and garbage cans and, at one time it had a RV Dump. It does not have restroom facilities.

Price City Planning and Zoning

(CONSTRUCTION OF 400 WEST PARK, CONTINUED)

Price City Staff and Officials, along with the Travel Council and Chamber of Commerce, met to try to find out what was wanted and needed for this park.

Some items coming from this discussion were a nice parking area that could also be used to allow large vehicles to turn around, with a cul-de-sac large enough to be closed off and used for special events.

The frontage roadway along the property will be eliminated from public use. The City has secured an agreement with UDOT for landscaping from the interchange all the way to 200 West. The roadway belonging to Carbon County will be vacated and acquired by Price City so it can be removed and the park can be expanded as shown on the plan. A portion of the road (east) will be left intact so Castle Country Oil can utilize it for their business, as an exit. Removable barriers will be installed to deter other traffic from entering and leaving through the park. Another feature was a fountain, which created much discussion. The idea was presented as a dripping fountain, approximately 5 to 6 feet high. Red rock slabs would be laid criss-cross and the water would drip down off the edges. In the bottom, and out of sight, would be a grate where the water would run down and into a container and then be recycled. This design would be relatively maintenance free. Other sandstone blocks would be laid on end, in a circular pattern with a "Welcome To Price" sign. Downtown business will be within walking distance. The park can be used as a trailhead, giving directions to areas in town.

To make this area maintenance-free, they plan to minimize the amount of grass. The only grass in the park will be confined to the circular area and the rest will be a low water, drought-resistant grass, commonly called Buffalo Grass. There will be flat stone pavers on which to walk, picnic tables, new trees, bushes and flowering plants. Existing trees will also be used. There is also an area designated for use by pets. It will not be fenced, so pet owners will have to remain there with their pets on a leash. Fire hydrants will be included in the pet area to encourage the use of this designated facility.

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(CONSTRUCTION OF 400 WEST PARK, CONTINUED)

This park is intended to be a passive, enjoyable and pretty park. The Committee feels they have not gone overboard but have addressed the features that should be in a park such as this. This park is estimated at \$325,000.00 and Mr. Sonntag detailed the costs. The Redevelopment Agency has budgeted for this project, but not the entire amount - this year. Their intentions are to have the base bid set so the parking lot, all the sidewalks and the restroom can be constructed. Everything else will

be listed as an deductive alternate. This will provide an opportunity to get a bid and obtain a cost. Then, as funds become available, it will be built. The parking lot, sidewalks and restroom will be in by June 30, 2001. Gary Lyon asked if the City was planning on building a bicycle park area. Vern Jones indicated a bicycle area would be built in another location. Joe Piccolo asked if the park was far enough from the freeway to apply for any type of trailhead, entrance or beautification funding by the Highway Commission. Mr. Sonntag indicated Price City had applied for funding for this type of project several years ago and it was denied because they viewed this as a rest stop. Vern Jones stated the City had made two applications. They seem to be more attracted to applications that are bicycle-pedestrian path oriented, so the City may yet get a path into the park, along with some accent landscaping along side of it. There was some discussion on whether or not to re-apply for these funds since there is no overnight stopping and the use has changed.

There is some concern from the Police Department regarding the park restroom and its proximity to the railroad tracks. It will be open year round and heated and could become home away from home for transients. The City may have to find ways to deal with these problems as they arise.

Mr. Sonntag completed his presentation, indicating the funding will come from the Redevelopment Agency with Price City doing the management. 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 - Price Redevelopment Agency - Construction of 400 West Park. Penny Sampinos seconded and the motion carried.

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- STAFF

- DISCUSSION ON FOUR-WAY STOP SIGNS

AT 400 EAST AND 100 NORTH

ALFRED RICHENS

Mr. Richens asked Price City Engineer Gary Sonntag if there had been any effort to re-evaluate the effectiveness and need of the four way stop on 400 East and 100 North since it was installed. Mr. Sonntag indicated they have not done any on-site survey since it was initially installed. Mr. Richens told the Commission he had parked there on a couple of occasions during the week on different days for an hour or more. It was anticipated that with the coming of the new McDonalds Restaurant, it would generate a lot of additional traffic from the high school and college area. However, he does not see it all happening. Mr. Piccolo said one of the aspects enhanced by the new four way stop is that, prior to the time of it's existence, there was somewhere close to nine accidents involving multiple

cars. With the installation of the four way stop, there has been one accident at that location. Mr. Richens asked if traffic has increased on 300 East going north. Councilman Tatton indicated he did not know, but has noticed the frequency of parked police cars along 100 North by 400 East for long periods of time during midday and suggested the Police Department may be doing a survey as well as watching traffic at the new stop signs. Mr. Richens said he had not heard any complaints, but if traffic did become heavy, it might back up into the signalized intersection.

There was no further business and Joe Piccolo made a motion to adjourn. The meeting adjourned at 6:55 P.M.

Larry Bruno, Vice-Chairman

Carolyn Vogrinc, Secretary