

Minutes

Price City Planning and Zoning

February 25, 2002

Price City Hall

6:00 P.M.

Present: John B. Angotti, Chairman Larry Bruno, Vice-Chairman
 Carolyn Vogrinec, Secretary Alfred Richens
 Laurel Marinos Gary Lyon
 Penny Sampinos Elizabeth Kourianos

Excused: Francis Duzenack, Zoning Administrator

Also Present: Ron Goble John Erramouspe
 Jerry Wright Gary Sonntag
 Debi Simmons Dave Jelsma
 Steven May Stephani Coleman
 Madeline Nyffeler Marvin Miller
 Toni Johnson Gordon Hicks
 Mike Simmons Richard Zinn
 Cara Dansie Martell Dansie
 Valerie Lupo Cody Lupo

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John Angotti

II. ROLL CALL

The above members were in attendance and a quorum was present. Zoning Administrator Francis Duzenack is attending an ICBO Conference in St. George and has asked to be excused.

III. MINUTES OF FEBRUARY 11, 2002

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of February 11, 2002 as read. Laurel Marinos seconded and the motion carried.

- IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
GREEN THUMB LAWN AND YARD MAINTENANCE
141 SOUTH 500 EAST
LAWN AND YARD MAINTENANCE
STEVE COLEMAN, OWNER

Stephani Coleman appeared before the Commission on behalf of this business. She explained they do all types of yard work, but do not have employees outside of the home. They rent a storage shed for their equipment and materials. Their office is located in a shop behind their home and they have a sign on their vehicle for advertisement. There were no further questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for Green Thumb Lawn and Yard Maintenance, Steve Coleman, Owner. Laurel Marinos seconded and the motion carried.

- V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
COLEMAN COUNTRY COOKING
141 SOUTH 500 EAST
OUTDOOR COOKING ON SITE
STEVE COLEMAN, OWNER

Ms. Coleman was again the representative for this business. She explained they have a cook wagon with burners, stove and appliances. Cooking is done on site for weddings, family reunions and other various occasions. The menu is varied according to the occasion and the food is prepared on site. They have their Food Handlers Permit. This business is located in the shop, but in a different office. There were no further 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 Coleman Country Cooking, Steve Coleman, Owner. Penny Sampinos seconded and the motion carried.

- VI. HOME OCCUPIED BUSINESS
C C VIDEO WORKS

723 NORTH 500 EAST
VIDEO EDITING AND CONVERTING
MARTELL AND CARA DANSIE
21 SIGNATURES - ALL FAVORABLE

Mr. Dansie appeared before the Commission to make his presentation. He explained his business offers video editing services and conversion of home movies and videos to DVDs. He may expand his services to include 8mm film at a future date. The only waste materials will be mostly shipping materials. No chemicals are used as everything is done electronically. He will run his business from an unattached studio in his back yard and have a business sign on the front of the carport. There were no further questions or concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business of C C Video Works, Martell and Cara Dansie, Owners. Elizabeth Kourianos seconded and the motion carried.

VII. HOME OCCUPIED BUSINESS
VAL'S DAYCARE
1101 SOUTH CARBON AVENUE, #34
(INDIAN HILLS MOBILE HOME PARK)
DAY CARE SERVICE
VALERIE AND CODY LUPO
(LANDLORD HAS GIVEN APPROVAL)

Valerie Lupo presented a copy of the Price City Fire Chief 's inspection of her home and he finds it in compliance. Her entire yard is fenced and she is licensed by the State of Utah. She has contacted her surrounding neighbors and there were no concerns. She also has the permission of the Mobile Home Park Landlord. There were no further questions and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Home Occupied Business of Val's Daycare Service, Valerie and Cody Lupo, Owners. Alfred Richens seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT
TEMPORARY SIGNS
CASTLE VALLEY COMMUNITY THEATRE
MADELAINE NYFFELER

Ms. Nyffeler presented the Commission with a tentative yearly schedule of twelve upcoming performances by the Castle Valley Community Theatre. She would like approval for use of temporary A-frame signs for advertisement of these productions. The signs are their most satisfactory method of advertising and have been professionally done. They will be installed in the same locations as last year and will be removed in a timely manner following each performance. There were no concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for temporary use of A-frame signs for the advertisement of Castle Valley Community Theatre Productions for the year 2002. Gary Lyon seconded and the motion carried.

IX. CONDITIONAL USE PERMIT
MONUMENT SIGN AT KEY BANK
690 EAST MAIN
ALLIED AWNING AND SIGN

There was no representation from Allied Awning and Sign and the Commission proceeded with the presentation. Key Bank is asking for approval of a new monument sign replacing the old monument sign by the west entrance. It will be centered between the pole and directional signs and meets the sign code. There were no concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the replacement of the monument sign for Key Bank. Larry Bruno seconded and the motion carried.

X. CONDITIONAL USE PERMIT - BUSINESS & SIGN
SKIN INK TATTOO AND GIFTS
RELOCATION FROM 38 EAST MAIN TO 19 EAST MAIN
DAVE JELSMA, OWNER

Dave Jelsma, Steven May and Debi Simmons appeared before the Commission. They indicated their primary business was tattooing, but could consider piercing at a later date. They have a business license to do tattooing, but would like to add retail gifts such as motorcycle t-shirts, and items of a similar nature to their present license.

Mr. May said he had spoken with Price City Mayor Joe Piccolo and Price City Police Chief Aleck Shilaos and both expressed some concerns. There was some discussion on this matter and Mr. May indicated that he and his colleagues have no interest in drug paraphernalia sales and, if the City made the request, they would be willing to sign a contract stating items of this nature will not be sold in their establishment.

Alfred Richens asked about the sign designation. Ms. Simmons indicated there is a sign board presently in place on the front of the building, however, it belongs to the Raincheck business and will be coming down soon. When the old sign board comes down, they may replace it with a sign of their own design and measuring 1 ½ ' x 6' in size. However, because there are no renderings or accurate dimensions on the sign, the Commission asked Skin Ink to return to Planning and Zoning for approval when they have completed and decided upon a sign. They agreed to this request. Alfred Richens asked if the enclosed plan for an added sink would be the only alteration. Mr. Jelsma indicated there could be more changes, but, if so, he will bring them when he comes before the Commission for his sign. There were no further questions and Larry Bruno moved to forward a favorable recommendation for the Conditional Use Permit - Business Only - for Skin Ink Tattoo and Gifts, Dave Jelsma, Owner. Gary Lyon seconded and the motion carried.

XI. TEMPORARY CONDITIONAL USE PERMIT
ROCKY MOUNTAIN AUTO
REQUEST FOR USED CAR SALE IN WAL-MART PARKING LOT
406 SOUTH HIGHWAY 55
RON GOBLE, MANAGER

Mr. Goble appeared before the Commission requesting approval for a used car sale at the parking lot of the Wal-Mart Store at 406 South Highway 55. He has spoken with the Wal-Mart Corporate Office in Arkansas and is now asking for approval of the used car sale in the parking lot of the new Wal-Mart Store at 255 South Highway 55. The new store will open the end of April 2002 and Mr. Goble feels there is more space in the parking lot of the new store. Larry Bruno asked if this application was for the new Wal-Mart Store instead and Mr. Goble indicated that is what they would like to do.

Chairman Angotti referred to the memorandum written by Zoning Administrator Francis Duzenack and indicated Mr. Duzenack recommends approval, subject to (1) obtaining written permission from Wal-Mart; (2) providing Price City with a copy of Mr. Goble's State Dealer License, (this license needs to be approved by Utah Motor Vehicle Enforcement Division as an additional place of business) and (3) securing the necessary business licensing.

Gary Lyon asked about the dates of the sale shown in the application - February 21, through March 4, 2002. Mr. Goble said he had chosen those dates, but has spoken with Anthony Painter, of the Wal-Mart Corporate Office, who indicated they will be opening the new Wal-Mart soon and would rather the sale be at the new location because of more available space. Mr. Lyon asked Mr. Goble if he intended to hold his sale for the 30 day period as indicated. Mr. Goble said they will sell cars for only four days, Thursday through Monday, pulling their cars out on Tuesday.

Chairman Angotti asked if everything was in order concerning the State Dealers License. Mr. Goble indicated his State Dealer License Number is 4550 and is in order. He faxed a copy to Francis Duzenack, but it has not yet been received. Mr. Goble said he will get an Off-Site Permit and, in addition, he will go to the State of Utah and obtain a Temporary Business License which allows Price City to collect all taxes from the sale. Chairman Angotti asked for input from the Commission at this time. Larry Bruno feels approval can be given, contingent upon receipt of a copy of the State Dealers License. Alfred Richens requested Mr. Goble provide a letter of written permission from the Wal-Mart Corporate Office.

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(ROCKY MOUNTAIN AUTO CAR SALE, CONTINUED)

Following some discussion on the matter, Larry Bruno moved to forward a favorable recommendation to Price City Council for the Temporary Conditional Use Permit for Rocky Mountain Auto Used Car Sale at the new Wal-Mart Store Parking Lot located at 255 East Highway 55 on April 18 through 22nd, 2002, contingent to (1) receipt of written permission for the sale from the Wal-Mart Corporation, (2) receipt of a copy of the State Dealers License and (3) completion of all necessary licensing and permits. These contingencies must be met prior to moving vehicles on the property to be sold.

- XII. CONDITIONAL USE PERMIT - BUSINESS & SIGN
PRELIMINARY APPROVAL
DOMINO'S PIZZA
450 EAST 100 NORTH
PARKE SIMMONS DBA SIMMONS INVESTMENTS LLC, OWNER

Richard Zinn and Mike Simmons, representing Simmons Investments, LLC, appeared before the Commission to request Preliminary Approval on the Domino's Pizza Project. Developer Richard Zinn indicated they were working with Mr. Duzenack and are aware more information is needed before Final Approval can be given. They have additional information tonight which will be given to Mr. Duzenack. They hope to begin their project and open the business in about four months time. The sign information is attached and includes the wall, fascia, arch and directional signs. Mr. Duzenack, in his memorandum to Commission, indicated all signs meet the requirements of the Price City Land Use Management and Development Code.

Mr. Gordon Hicks, Director of the Friendship Center, and whose property adjoins the Dominos Project to the east, expressed his concern regarding the grade of the property and asked if there were plans for a fence to be installed. The Friendship Center property slopes downward and the Dominos Project property is well below grade also. He would like to see plans and determine how this construction will affect their facility. Mr. Zinn replied that Mr. Duzenack has requested both a site and a drainage plan because all the property slopes off between McDonalds and the houses on Main Street. They have complied with his request and are presenting tonight a site plan to show there will be a blending of that degree on the grade as well as a fence. Mr. Hicks indicated this information would be very helpful.

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(DOMINOS PIZZA, CONTINUED)

When asked about lighting, Mr. Zinn indicated there will be a light shielding fence around three sides of the property. Outside lighting will be confined to the property only, using down lights, similar to wall washer lights and designed to shine down only. There were no other questions at this time and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Preliminary Approval Only for Domino's Pizza, Simmons Investments LLC, Owner. Laurel Marinos seconded and the motion carried.

XIII CONDITIONAL USE PERMIT - BUSINESS
PRELIMINARY APPROVAL
UTAH CENTRAL CREDIT UNION
448 EAST MAIN
JRCA ARCHITECTS, DANNY FUCHS (FOX)

This item was removed from the agenda.

XIV STAFF

A) DISCUSSION
WESTWOOD BLVD & FAIRGROUNDS ROAD
FUTURE PLANS FOR ROADS & INTERSECTION
GARY SONNTAG & JERRY WRIGHT
PRICE CITY ENGINEERING DEPARTMENT

Price City Engineer Assistant Jerry Wright explained recently the City has had some developers present ideas to develop the land in the area south of the existing doctor's office at the intersection of Westwood Boulevard and Fairgrounds Road. The intended development property is within the Price City Limits and the Valley View Medical Office Building is in the County. Because of the interest, the Engineering Department began an investigation into the property, looking at the surrounding properties to see how well things fit together. There are a few discrepancies in the descriptions and because this is an area between the City and County, Price City approached Carbon County regarding their future plans for Fairgrounds Road.

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(CONTINUATION - WESTWOOD BLVD & FAIRGROUNDS RD)

Any development there will impact Price City as well as Carbon County. There was not enough information on this area, so Price City teamed up with Carbon County and did a topographical survey. This map is attached to your letter. They are here tonight to present an idea of future plans for Westwood Boulevard as far as widening and improving the road out to the intersection and making a cooperative effort with Carbon County to improve the intersection. Price City Engineer Gary Sonntag indicated that, as it sits now, it is in need of work. The width of the road by Holiday Inn is about 40 feet and as you progress toward the clinic, it narrows to 25 to 30 feet. There is not much room to widen the road at that point because of the parking on private property. The road needs widened and varies in width. It appears to be within the right-of-way, somewhat indicated by the fence lines, however, the fence lines are not exactly on the right-of-way. As we approach Fairgrounds Road, the pavement width widens, mainly to help negotiate those curves for the right and left hand curves.

If you look at the road now, an effort has been made to paint the center line on Westwood Boulevard to keep traffic going the right direction, however, significant improvements are needed. Jerry Wright explained because of the offset roadway and the limited space for right-of-way, making this work better may necessitate acquiring property on the north and east side of Westwood Boulevard so the road can be moved over and widened. Alfred Richens suggested aligning the road so it was more of a 90 degree approach. It's difficult to pull up to the stop sign and look up and down the road for

approaching cars. Mr. Wright explained that to develop it to a 90 degree would involve cornering property on both sides and that would be an expensive property acquisition. The property owners have not been contacted concerning this project as of yet, but the land acquisition would entail 1/5 of an acre and the property is owned by Martin Ballard and Castleview Hospital. Price City Engineer Gary Sonntag explained they tried to sketch out a 90 degree angle on the road and have doubts that it can be accomplished. Even if more property were acquired, in order to make the turn and incorporate the curve on Westwood Boulevard as well as the curve going into Westwood, would necessitate the moving of the entire intersection. This would be difficult to do and impractical to obtain.

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(CONTINUATION - WESTWOOD BLVD & FAIRGROUNDS RD)

If we fully develop the present width and acquire some property, including the road across Fairgrounds Road going into Westwood, we can widen that road sufficiently to overcome some of those problems we've been talking about. Alfred Richens asked if there was any accident history at this location. Mr. Sonntag indicated he had not checked into that specifically. Gary Lyon said he felt this would be a good idea - anything to improve that area would be a step in the right direction. Mr. Richens said that developing south of those offices is going to generate more traffic and unless some improvements can be made, we might have to look at it very closely. When the City was approached by these people to build this office and clinic, it caused Price City to question how this project could be merged with Fairgrounds Road and, if so, what would eventually happen on Fairgrounds Road. Because all of Fairgrounds Road, from the corner of the intersection south, is in the County, we went to them and asked what they planned to do. Their decisions on improvements will have to be incorporated into this development if it's approved. Mr. Richens indicated some of that development on the west side is quite close to the road. Chairman Angotti asked if the County was in favor of the development. Gary Sonntag said the County has not decided on anything concerning improvements on Fairgrounds Road but anticipate an increase in the traffic that will be generated with the use of the fairgrounds. The County Engineer is pursuing that matter with the County Commission in order to decide what they want to do. We are before you this evening to make you aware of what is going on as well as to get your input on the intersection at Westwood Boulevard by Holiday Inn. Alfred Richens asked how far the controlled right-of-way access goes from the interchange going west on the south side. Jerry Wright referred the Commission to the attached map and indicated the fence and black dots are right-of-way markers they picked up when UDOT did this road and these were the only right-of-way markers found. Mr. Richens said that perhaps their controlled access is just to that point. Gary Sonntag indicated their controlled

access is to the southeast side of the intersection of Hospital Drive and Westwood Boulevard, which is the same side or corner as the Switch Yard Restaurant . Mr. Richens said they would have to get into that property at that point of the intersection. There has been some discussion about making it a cross four-way intersection.

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(CONTINUATION - WESTWOOD BLVD & FAIRGROUNDS RD)

The City has been approached by developers wanting to cross the canal wash to get into that area, but nothing has ever come about. Alfred Richens asked John Erramouspe how much traffic is using the road to the gas wells and how has it impacted his property. Mr. Erramouspe told the Commission that, following 5:30 AM, the traffic is almost continuous. He has been approached about donating property to different proposed projects, but does not want to donate property and is happy the way things are now. The only annoying problem are the parking facilities around the doctors offices. Mr. Erramouspe stated that he does not want to lose any property on his side. There are telephone poles on the east side of the road with only one way to go and that's through his property. The doctors didn't plan well and there is inadequate parking, causing the patients to park on the road and create a traffic hazard.

Following input and discussion, Alfred Richens suggested Price City obtain more information from Carbon County as to their plans for Fairgrounds Road and how they will handle the increasing volume of traffic. He asked Mr. Sonntag what advice he might give to the Planning Commission on this issue. Mr. Sonntag suggested Price City not proceed with this new proposal to develop the ground in that area until they find out what plans Carbon County has for the road. Mr. Richens agreed with this recommendation. Mr. Sonntag said Fairgrounds Road needs to be improved to allow more traffic because, with new development, it will create a ripple effect around the intersection and Westwood Boulevard and impact Price City.

Gary Lyon said the Commission has just granted Concept Approval on the project for Jeffrey Hansen M.D. Mr. Richens indicated approval was given, but it doesn't have to go any farther until some of these problems are solved. Mr. Lyon asked if this situation will impact Dr. Hansen's property to the south of the intersection. Mr. Richens referred to Mr. Erramouspe's statement concerning the present traffic situation along Fairgrounds Road. Mr. Lyon told the Commission Dr. Hansen's Clinic would be a one doctor clinic and generate less traffic. Elizabeth Kourianos reminded the Commission they had approved the zone change and Dr. Hansen's purchase of that land was contingent upon the zone change. Mr. Richens stated the Commission did recommend the zone change, but the Public Meeting won't be held until March 13, 2002.

(CONTINUATION - WESTWOOD BLVD & FAIRGROUNDS RD)

There are some concerns at that intersection and corner that should be changed for safety reasons. When you drive into the Westwood Subdivision, the line markers don't line up. Mr. Richens indicated Price City should not go to the expense if Carbon County isn't going to help with the road improvements. Gary Sonntag said the improvements required by the City will be dictated by what happens on Fairgrounds Road and the County is willing to help and will determine what they want to do. Issues to be taken under advisement are the width of the road, the types of traffic problems to be handled, the width of the existing right-of-way width and/or if additional width will be needed; how they will negotiate the power poles or if they will have to be relocated. These issues and more must be addressed before a final solution can be given. Alfred Richens indicated when the developer submits his plans to the Engineering Staff, some of these items can be discussed with them before they return to Planning and Zoning. Gary Lyon asked if the Hansens were aware of Price City's position concerning this road change. Mr. Sonntag told the Commission, that prior to the time that they appeared before this Commission for Conceptual Approval, he explained to them that the improvements and requirements of the County would need to be determined so Price City would know what to do and it was left at that. We approached the County to find out what was going on because we knew it would be a ripple effect, back down and around, all the way down Westwood Boulevard. We wanted to at least get a handle on it before it became out of control and approved before the applicants knew what would be required of them. The County is pursuing this matter and trying to decide what they want to do with Westwood Boulevard.

The second matter of concern is the intersection which will have to be addressed regardless. The third matter, Fairgrounds Road, depending on the traffic volume and what we do at the intersection, will dictate what will be done at Westwood Boulevard. We wanted to make you aware of these issues and get your input. Chairman Angotti asked what the next step with the County will be and Mr. Sonntag indicated they will meet with the County Engineer to discuss their findings at which time, we will relate to them some of the things learned in tonight's Planning and Zoning Meeting. Then, we'll go from there. Alfred Richens suggested that when the Hansen's come back to P&Z, Francis provide the Commission with more information as to what will be expected of them before we give any type of Final Approval.

(CONTINUATION - WESTWOOD BLVD & FAIRGROUNDS RD)

Gary Sonntag said, at a minimum, they hope to improve Westwood Boulevard to 5 lanes - a travel lane each direction, a median strip for left turns and an emergency stopping lane off to each side. There will be curb, gutter and sidewalk only on one side. The County is interested in developing an equestrian path so horses will have a way to walk along the side of the road. At this point, it's unlikely the City will entertain the idea of an equestrian path coming down the side of Westwood Boulevard and into the busy part of the City. This concluded the discussion and Chairman Angotti thanked Price City Engineers Gary Sonntag and Jerry Wright for their fine presentation.

B) INFORMATION ONLY
RECONSTRUCTION OF MAIN STREET
CARBON AVENUE TO 300 EAST
GARY SONNTAG, PRICE CITY ENGINEER

Price City Engineer Gary Sonntag explained that a few years ago, Price City received a grant to reconstruct Main Street from Carbon Avenue to 300 East. This will be a curb to curb reconstruction which entails removing all the curb, gutter, pavement, the old concrete road underneath and replacing the old water and sewer lines. This project will begin within a month and reconstruction will be completed in 90 days. Several portions of the road will be closed, but efforts will be made to allow cross traffic on 100 East and 200 East. Alfred Richens asked if the irrigation water will be maintained across Main Street. Mr. Sonntag indicated they will do a better job this time, but will still encounter the same type of problems when they replace the cross drains, so the irrigation will still be interrupted. However, since the project is being done earlier in the year, there will still be a need for irrigation water, but the project will be done by the hottest time of the summer and irrigation restored back to normal..One problem they are still researching is a variety of temporary signs to be used by business people to help attract customers to their stores and help generate business as well as giving directions for parking. They are reviewing the Code Book to see what is allowable so these people can use the signs on a temporary basis and to

(RECONSTRUCTION OF MAIN STREET, CONTINUED)

determine whether or not they must come before Planning and Zoning to seek approval. If necessary, they will return and perhaps do a blanket request for all the affected businesses. Larry Bruno brought up the fact that Planning and Zoning, as a contingency for approval, required sampling manholes on a couple of particular businesses, allowing them to wait until this reconstruction came about. However, he feels we should not require the sampling manholes for those businesses until this reconstruction work is over. Mr. Richens verified there were a few business for whom the request was made, but it was not to be done until the reconstruction of Main Street was begun so they could be installed without disturbing the current roadway or sidewalk. Gary Sonntag indicated the reconstruction will not include the sampling manhole, but if a list of those businesses can be provided, he will follow up on it.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 7:15 P.M.

APPROVED

John B. Angotti, Chairma

Carolyn Vogrinec, Secretary