

Minutes

Price City Planning and Zoning

March 11, 2002

Price City Hall

6:00 P.M.

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

Excused: Elizabeth Kourianos Laurel Marinos

Also Present: Erik Rasmussen Art Rasmussen
 Christina Rogers Charlotte Davis
 Craig Dastrup Gary Sonntag

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John B. Angotti.

II. ROLL CALL

Laurel Marinos and Elizabeth Kourianos were excused from the meeting. The above members were in attendance and a quorum was present.

III. MINUTES OF FEBRUARY 25, 2002

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of February 25, 2002 as read. Larry Bruno seconded and the motion carried.

IV. APPROVAL OF TEMPORARY FASCIA & A-FRAME SIGNS
DURING THE MAIN STREET RECONSTRUCTION
APRIL 2 THROUGH JULY 1, 2002
BLANKET PERMIT FOR ALL BUSINESSES IN THE AREA
PROVIDING THE SIGNS DO NOT CREATE UNSAFE OBSTACLES
TO VEHICULAR, PEDESTRIAN AND CONSTRUCTION TRAFFIC
GARY SONNTAG, PRICE CITY ENGINEER

Price City Engineer Gary Sonntag appeared before the Commission to request approval for the use of signs during the Main Street Reconstruction. He explained the reconstruction project will run 90 days beginning April 1, 2002 and conclude on July 1, 2002. It will encompass Carbon Avenue going east to 300 East. The sidewalks will not be torn up, so pedestrian traffic will be allowed and there should be no problem going to the businesses and frequenting the stores. In order to reduce the impact as much as possible, they would like to allow the businesses to put up additional signs such as fascia, banner, directional and A-frame signs to attract the public. Although temporary signs such as banners, sale signs and A-frame signs are not regulated by the sign code, he would like to see them used throughout this project. Chairman Angotti asked how the businesses feel about this project. Mr. Sonntag indicated they would probably rather not have this project, but they understand this is necessary and will help improve the roads, making it more comfortable for their customers in the future. The curb and gutter and all of the street will be removed and replaced as well as removal and replacement of the sewer and water lines. Alfred Richens asked where the signs would be placed. Mr. Sonntag indicated they would, for the most part, be placed directly on the businesses, with the exception of A-frame signs. They would like to give the businesses as many options as possible so directions will be given, through our construction public information effort, letting businesses know they will be allowed to use these type of signs. However, the signs cannot obstruct or cause a problem to vehicular, pedestrian or construction traffic. There was some discussion concerning the placement of signs along 100 North and Mr. Sonntag indicated this would be one of the many things to be monitored throughout the project. If it becomes a problem, then it will be addressed.

There were no other questions or concerns and Larry Bruno moved to forward a favorable recommendation for approval of the use of temporary fascia and A-frame signs during the Main Street Reconstruction. Penny Sampinos seconded and the motion carried.

V. HOME OCCUPIED BUSINESS
750 NORTH WINDSOR CIRCLE

WOODEN BIRDHOUSES
CHARLOTTE DAVIS, OWNER

Ms. Davis appeared before the Commission explaining she builds birdhouses in her home and takes them to other locations to sell. There will no inventory on hand and she will not have a sign. There were no further concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Home Occupied Business for Charlotte Davis, Owner. Gary Lyon seconded and the motion carried.

VI. HOME OCCUPIED BUSINESS
COTTAGE SIGNS & CREATIONS
371 NORTH 600 EAST
CHRISTINA L. ROGERS, OWNER
20 SIGNATURES OF APPROVAL
1 SIGNATURE OF CONDITIONAL APPROVAL

Ms. Rogers came before the Commission and explained her business. She will have a 12" x 12" sign above the steps on the porch and asked if it were possible to have two signs. Mr. Duzenack explained only one on-premise sign is allowed. The returned Conditional Approval suggested that no sign be placed on her dwelling, other than address numbers and that the business sign be placed on the garage. However, the code allows for a maximum of one 150 square inch sign for a Home Occupied Business and if the sign were placed on the garage, which is located behind the house, it couldn't be seen. The conditional approval also suggested an electrical inspection on the wiring in the shop. Alfred Richens asked about storage and disposal of paint and thinners. Ms. Rogers indicated those items are stored in her shop, but she will find a place to dispose of the used thinners. Mr. Richens suggested the Price City Fire Chief do an inspection of the business location to determine if there is adequate fire protection and an inspection of the electrical in the shop prior to receipt of the business license. There were no further concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Cottage Signs and Creations, Christine L. Rogers, Owner, contingent upon a favorable inspections by the Price City Building Department and Price City Fire Chief. Penny Sampinos seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - SIGN
KENWORTH SALES COMPANY, INC.
45 SOUTH 100 WEST
MICHEL L. McKAY - CORPORATE PARTS DIRECTOR

Mr. McKay was unable to attend and the presentation was made by Craig Dastrup. Mr. Dastrup told the Commission that Kenworth Sales will locate in the old Craven's Napa

Auto Parts Building and will supply parts to large trucks. They would like to remove the sign on the front of the building and replace it with the Kenworth sign shown in the enclosed photograph. Mr. Duzenack asked about the projecting NAPA wall sign. Mr. Dastrup said that sign would be removed, but they would like to keep the two small signs on the building, one on the front and one on the side, so they can install smaller Kenworth signs in those frames. Mr. Duzenack indicated this would be considered a copy change and can easily be done, but a sign installation permit would be needed for the large sign. Gary Lyon asked if there would be any cleaning of parts or maintaining of equipment in the building that might discharge into the sewer. Mr. Dastrup explained their stock will be new parts. There will be no cleaning of parts or solvent barrels or anything else of that nature. There were no further questions and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for Kenworth Sales Company, Inc. Alfred Richens seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT
SPECTRUM PAINT SUPPLY
80 SOUTH 100 WEST
ART RASMUSSEN, OWNER

Art Rasmussen appeared before the Commission explaining his plans to open and operate an automotive and industrial paint and supply store in the old Price Commission Building. Five years ago, they had the same type of business in the same location. They will paint their new sign over the existing business sign attached to the building. Mr. Duzenack indicated this would be a copy change as the same size of sign is being used. Mr. Rasmussen is also allowed to have two signs because his business sits on a corner lot. He told the Commission that he had visited several paint stores in the Salt Lake area to see how they handled their spill containment. The recommendation was a cement floor that can be walled off with no access to drains. Mr. Rasmussen has such a room in his building. He would also like to provide a recycling operation by which

Price City Planning and Zoning
Minutes of March 11, 2002
Page -5-

(SPECTRUM PAINT SUPPLY, CONTINUED)

people can bring their old paint and used thinner for recycling and, in turn, get new thinner back for reuse. There will be no waste going into the sewer as their business will be a retail business. Mr. Duzenack asked Mr. Rasmussen to complete an Industrial Questionnaire for PRWID so they are familiar with what is being done and the materials being handled. He also requested a review of the Fire Code Requirements by the Price City Fire Chief concerning the amount of paints and thinners that are allowed to be stored on the premises. Mr. Rasmussen indicated he had contacted PRWID and they had no restrictions as long as the building was built to plan and said it was up to the City as to whether or not it received approval. Mr. Duzenack said he

would not expect PRWID to have a lot of questions because everything will be sold in sealed containers. They are not painting or spraying in their building - they are only the supply house to those who use the paint. There were no further concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Spectrum Paint Supply, Art Rasmussen, Owner, contingent upon a review of the Fire Code Requirements by the Price City Fire Chief concerning the amount of paints and thinners allowed to be stored on the premises. Gary Lyon seconded and the motion carried.

IX. STAFF

Nothing to report at this time.

There was no further business and Larry Bruno made a motion to adjourn. The meeting adjourned at 6:40 P.M.

APPROVED

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary