

Price City Planning and Zoning  
Minutes of March 24, 2003  
Price City Hall 6:00 PM

Present: Penny Sampinos Gary Lyon  
Larry Bruno, Vice-Chairman John B. Angotti, Chairman  
Francis Duzenack, Zoning Administrator Molly Penovich, Secretary  
Elizabeth Kourianos Frankie Sacco

Excused: Alfred Richens

Also Present: Landon Jacobson Jeff Adams Mark Maxfield  
Nick Tatton Kelli Bacon Lee Theabold  
Skip Westfall Kleston Laws Leland Gotfredson  
R. Dickson Morley David R. Sanchez John Meels

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

The above members were in attendance and a quorum was present

3. MINUTES OF MARCH 10, 2003

There were no corrections and Gary Lyon moved to approve the Minutes as written. Elizabeth Kourianos seconded and the motion was carried.

4. UDOT - LONG RANGE TRANSPORTATION PLAN PRESENTATION

Chairman John B. Angotti elected to move the UDOT presentation to the front of the agenda. Mr. Lee Theabold from Utah Department of Transportation gave a presentation on the Long Range Planning Process for road improvements. He explained the process can sometimes take up to eight years to complete a UDOT project.

(UDOT LONG RANGE PLANNING PRESENTATION, CONTINUED)

Projects must be compatible with region needs, have a funding source and be consistent with UDOT goals. There was a question and answer period where citizens could also submit suggestions for future improvements. Mr. Kleston Laws explained some of the projects planned for the local area, including the widening Highway 6 from Price to Wellington to four lanes, additional passing lanes between Wellington and Green River, the Helper intersection improvement, widening the road to four lanes from Pine Tree Park to Scofield turn off, additional passing lanes in Price Canyon (Peerless area), and making a four lane road from Huntington to the Poison Sping Bench area. Some of the suggestions from citizens were to widen Highway 10 from Price to Ridge Road, widen Highway 6 between the East and West Interchange, improving the Peerless Port of Entry, installing a stop light warning on Main Street to warn vehicles of the stop light at the Airport Road intersection, adding bike/pedestrian trails along Highway 6 and possibly Highway 10, and beautification of land after road improvements are made.

5. HOME OCCUPIED BUSINESS - OFFICE USE ONLY  
BLUEBIC.COM, 390 NORTH 100 EAST  
GENERAL MERCHANDISE INTERNET SALES  
DAVID R. SANCHEZ, OWNER

Mr. Sanchez explained he will be operating an internet business selling overstocked merchandise for other companies. There will be no traffic generated as the merchant will ship directly to the buyer. Mr. Sanchez will not be using a sign. There were no other questions or concerns and Larry Bruno made a motion to forward a favorable recommendation to Price City Council for the business Blubic.com. Penny Sampinos seconded and the motion was carried.

6. CONDITIONAL USE PERMIT - BUSINESS AND SIGN  
LANDON=S DIESEL SERVICE  
540 SOUTH 300 WEST (OLD H&J SUPPLY)  
LANDON JACOBSON, OWNER

Mr. Jacobson is planning to open a diesel service in the main building on this property and install a fascia mount sign on the South end of the building. There was a concern that the PRWID survey and inspection by the Fire Chief had not been done.

(LANDON=S DIESEL SERVICE, CONTINUED)

Francis Duzenack explained the main issue on this item was sign approval and the overall project would be

discussed with the next  
Agenda Item. Jack  
Leautaud, the

property owner, is in the process of creating a master plan for the property. Larry Bruno made a motion to forward a favorable recommendation for Landon=s Diesel Service business and sign with a temporary permit which will allow until August 2003 for pavement to be installed on the property. Gary Lyon seconded and the motion was carried.

7.     CONDITIONAL USE PERMIT - CONSTRUCTION OF NEW OFFICE  
BUILDING FOR LANDON=S DIESEL SERVICE  
540 SOUTH 300 WEST  
JTJJ INC. JACK LEAUTAUD

Mr. Jack Leautaud was unable to attend and Mr. Mark Maxfield, the general contractor on this project, attended in his place. The application is to build an office building on the North side of the existing building at 540 South 300 West. Mr. Maxfield explained there are several buildings planned for in the Master Plan that is currently being drawn up. However, Mr. Leautaud would like to see profit from each building before the next one is built. Commission was hesitant to make final approval without knowing the final outcome of the Master Plan. There was a suggestion to approve this application as concept only and to create a Master Plan to be approved in phases, so the Commission would be able to see the overall project ideas. Elizabeth Kourianos requested Mr. Leautaud meet with Nick Tatton, Community Director, to make sure the proper steps are followed. Elizabeth made a motion to forward a favorable recommendation to Council for this concept. Gary Lyon seconded and the motion was carried.

8.     CONDITIONAL USE PERMIT - LOT LINE ADJUSTMENT  
162 EAST 900 NORTH  
REQUEST TO PURCHASE 3 FEET OF PROPERTY FROM NEIGHBOR  
LELAND GOTFREDSON, OWNER

Mr. Gotfredson requested to purchase 3 feet of property from his neighbor, Mario Marchino in order to have the proper set backs to build a garage.

(LELAND GOTFREDSON, LOT LINE ADJUSTMENT, CONTINUED)

He explained the utility easements would not be affected by this adjustment. The lot line adjustment would change ownership of the 10 foot easement from 5 foot to each property owner to 8 foot of easement on Mr. Gotfredson=s property and 2 foot on Mr. Marchino=s property. Both properties would still be well within the required lot size

for that Zone. Both property owners would be required to have the changes recorded at the Carbon County Courthouse. Penny Sampinos moved to approve the lot line adjustment for Leland Gotfredson, at 162 East 900 North. Frankie Sacco seconded and the motion was carried.

9.       CONDITIONAL USE PERMIT - EMERY TELCOM EQUIPMENT BUILDING  
1400 EAST AIRPORT ROAD  
REQUEST FOR SINGLE LOT SUBDIVISION AND INSTALLATION OF  
PRE-BUILT EQUIPMENT BUILDING

Mr. Skip Westfall represented Emery Telcom. He explained the plan to purchase a 40X 40 piece of property from Dixon Morley and install a 9 X 16 pre-built concrete building to house fiber optic equipment. There would be a private access road approximately 170' long. Emery Telcom will install and cover 36" culvert in the existing drainage ditch. There was a question concerning where the culvert would be draining and if it would be connected to existing culverts. It was stated Emery Telcom would check with surrounding property owners to make sure the drainage is not collecting in any specific spots. Larry Bruno made a motion to forward a favorable recommendation for the single lot subdivision, pre-built building, access easement and culvert installation for Emery Telcom at 1400 East Airport Road. Gary Lyon seconded and the motion was carried.

10.       CONDITIONAL USE PERMIT - MASONRY MASTERS  
1410 EAST AIRPORT ROAD  
REQUEST TO CONSTRUCT 40 X 60 SHOP  
R. DICKSON MORLEY, OWNER

Mr. Morley explained his plan to install a 40 X 60 building to store his equipment.

(MASONRY MASTER 40 X 60 SHOP, CONTINUED)

There will be electrical connections to the building and a water connection for a yard hydrant, but no sewer. Mr. Morley explained he is currently planning on developing at least 100 feet of curb and gutter along the front of the property and is currently working with the Redevelopment Agency to get funding for 250 feet of improvements. There were concerns regarding the amount of dust that would be created by using the dirt access road. It was requested some type of agreement be made for future paving. Mr. Morley stated he is planning to build an office building on the property in the near future and would plan for the paving and parking with that building. There was a suggestion to issue a temporary use permit allowing Mr. Morley two years to pave the road. The Commission requested Mr. Morley create a master

plan for the property including drainage, frontage and improvements. Gary Lyon made a motion to approve the plan at a concept level. Penny Sampinos seconded and the motion was carried.

11.     CONDITIONAL USE PERMIT - SIGN  
DESERT SPLASH SPAS, 1183 EAST MAIN  
JAMES RUGGERI, OWNER

In the absence of Mr. Ruggeri, Francis explained the plan to install a 68 square foot sign on the front of the business, Desert Splash Spas. The sign is within the requirements of the Code. There were no other concerns or questions and Penny Sampinos made a motion to forward a favorable recommendation to Council for the sign installation. Larry Bruno seconded and the motion was carried.

XII.   PUBLIC HEARING FOR RECOMMENDATION OF ADOPTION OF  
ANNEXATION POLICY PLAN

Chairman John B. Angotti officially opened the Public Meeting at 7:34 PM. Mr. Nick Tatton presented a draft of the Price City Annexation Policy Plan and requested adoption of the document by the Planning and Zoning Commission and a favorable recommendation to Price City Council. There were no public comments. The Commission voted unanimously to adopt the document. The Public Meeting was closed at 7:37 PM.

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13.     STAFF

1. There was a quick review of Conditional Use Permit for fill work. It was determined all the projects were still ongoing.

There was nothing further to report at this time. Gary Lyon made a motion to adjourn. The meeting adjourned at 7:39PM.

APPROVED

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JOHN B. ANGOTTI, CHAIRMAN

ATTEST

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MOLLY PENOVIK, SECRETARY