

Minutes

Price City Planning and Zoning

March 26, 2001

Price City Hall 6:00 P.M.

Present: John Angotti, Chairman Vern Jones, Community Administrator

Larry Bruno, Vice-Chairman Carolyn Vogrinec, Secretary

Alfred Richens Laurel Marinos

Gary Lyon Penny Sampinos

Joe Piccolo

Also Present:

Norma Trolin Arnold A. Trolin

David M. Wood Marc Shiner

Bryce Dougal Camillia Dougal

Norm Curtis Mrs. Curtis

Lamond Williams Jared Ketchum

Michelle Ketchum

- MINUTES OF MARCH 12, 2001

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of March 12, 2001 as read. Larry Bruno seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

WOOD'S LAWN CARE AND CURBING

760 EAST 800 NORTH

DAVID M. WOOD

Mr. Wood explained he has an entry off an alleyway and will store his equipment off the street. He also does decorative curbing. Joe Piccolo noted Mr. Wood indicated "yes" to the question of whether anyone, other than family members living within the home, would be employed in the operation of the business and he asked for clarification on this item. Mr. Wood explained his employees outside of the home, will meet each day at the job site only and not at the Wood home. Mr. Piccolo asked that this, Item #10 on the application, be changed to indicate "No". There were no other concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for Wood's Lawn Care and Curbing - David M. Wood. Penny Sampinos seconded and the motion carried.

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- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

HONEY B'S GIFTS FROM THE HEART

275 SOUTH 1600 EAST, #20

MAIL ORDER BUSINESS

BRYCE AND CAMILLIA DOUGAL

Mr. & Mrs. Dougal told the Commission this is a mail order business. They will mail catalogs across the state and take orders for merchandise. The ordered merchandise will be shipped directly to the customer from the manufacturer. No items are stocked at the home. There were no further questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - Honey B's Gifts From The Heart - Bryce and Camillia Dougal. Laurel Marinos seconded and the motion carried.

- HOME OCCUPIED BUSINESS - OFFICE USE ONLY

AHM - ARNOLD'S HOME MAINTENANCE

1101 SOUTH CARBON AVENUE, #111

PROPERTY MAINTENANCE SERVICE

ARNOLD A. TROLIN, SR.

Mr. Trolin explained job materials will be purchased as needed and no inventory will be kept on hand. He will do rodent extermination and clean up and has the knowledge to provide this service. He will do basic electrical, plumbing and general home maintenance but has no plans for a Contractor's

License. Joe Piccolo asked if these services would fall under a Handyman's License. Mr. Trolin said he is applying for a Handyman License, but wants to be under maintenance and repair. Mr. Piccolo said, like a Contractor's State License, there is a Handyman's State License, which lets you fall into certain dollar amounts of repairs and not infringe on the rights of contractors. They are not trying to change the name of his business. Mr. Piccolo asked Mr. Trolin if he had a Handyman's License. Mr. Trolin indicated he did not. Mr. Piccolo said the Price City Ordinances require that you become licensed by the State as a handyman if you do this type of repair. Mr. Trolin said that he is applying for a handyman license, but Mr. Jones indicated the license he is applying for tonight is a business license. There is a difference in the licenses. The license Mr. Jones is talking about is a Handyman License and is issued by the State of Utah. Mr. Trolin asked what he would have to do to get the Handyman License. Mr. Jones said he would have to apply to the State. Mr. Trolin said he misunderstood what he was told when he picked up the paperwork and reiterated he was now applying for just a Handyman's License.

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(AHM - ARNOLD'S HOME MAINTENANCE, CON'T)

Joe Piccolo asked if this could be done conditionally or if Mr. Trolin should get the Handyman's License and then reappear. Mr. Jones and Mr. Piccolo both indicated they would feel better if it were handled in that manner.

Mr. Jones asked if the State had any special requirements for pest control. Mr. Trolin said this is not actually pest control because pest control utilizes chemicals. He will be using traps and bleach, water and Lysol for disinfecting and protecting himself and others. He has been in Salt Lake for three days meeting with the Board of Health, an epidemiologist, the University of Utah and the Center for Disease Control. He has all the information available and everything is basically the same. He will meet with HAZMAT and OSHA on the proper use of masks and protection apparatus. Mr. Piccolo is concerned about the Handyman's License and that all that apply are treated fairly. If Price City requires one man to have a Handyman's License, then it has to be done for every applicant. It's not expensive, it just classifies and licenses you by the State to operate as a Handyman. Then Price City can license you to do business in Price, Utah. Mr. Trolin asked for suggestions on what procedure to follow. Mr. Piccolo suggested Mr. Trolin obtain the Handyman's License and reappear before the Commission. However, Mr. Piccolo was not certain that the rodent extermination and cleaning up would qualify as a handyman business. Mr. Trolin said it should be classified as maintenance. Gary Lyon indicated Handyman Regulations require projects not exceed \$1000.00 in parts and labor and State licenses are required for plumbing and electrical. A handyman is not allowed to do either of those trades. Mr. Piccolo told Mr. Trolin he will be completely familiar with what is and is not allowed once he obtains the license - that's the reason for the license. Mr. Trolin said he would go to Salt Lake and get the information. With the rodent control and cleaning, he may have to have a pest control license and it's a lengthy process. He has people who are wanting service and he won't perform the service until he is licensed. Gary Lyon suggested Mr. Trolin contact City Inspector

Francis Duzenack for help with this process as he is very familiar with the requirements and could give him the help he needs. Mr. Trolin agreed and will see him tomorrow. Because Mr. Trolin does not have the Handyman's License required by the State of Utah and the City of Price, the application of AHM - Arnold's Home Maintenance will be tabled. Gary Lyon made a motion to table this matter until such time as Mr. Trolin obtains this license and reappears before the Price City Planning and Zoning Commission. Joe Piccolo seconded and the motion carried.

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- CONDITIONAL USE PERMIT - BUSINESS & SIGN

THE APPLE PEDDLER CRAFTERS MARKET

264 SOUTH CARBON AVENUE

JARED & MICHELLE KETCHUM, OWNERS

Jared and Michelle Ketchum explained they will be opening a craft store and would like to place their new sign in place of the old sign. The new fascia sign originally planned to be 2' x 30' will be altered somewhat to measure 4' x less than 25' but will still meet the Sign Code requirements. There were no concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Sign for The Apple Peddler Crafters Market - Jared & Michelle Ketchum, Owners. Laurel Marinos seconded and the motion carried.

- CONDITIONAL USE PERMIT

WILLIAMS GARAGE

435 EAST 200 SOUTH

REQUEST TO REPLACE ACCESSORY BUILDING

LAMOND WILLIAMS

Mr. Williams explained he will tear down the old garage and replace it with a new one. It will be situated 3' from each property line on the sides. The garage will be an insulated frame building with one hour fireproof sheetrock. Power is already available, but sewer and water will be run to the building. They will also widen and pave the driveway to the garage, install an overshot and re-pave the street in front of the property. Joe Piccolo asked about the possibility of a future home on the lot

and discussion was held on this matter. Mr. Williams indicated the garage would be used for storage only. There were no other questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the Williams Garage - Lamond Williams, Owner. Gary Lyon seconded and the motion carried.

- CONDITIONAL USE PERMIT

CASTLE COUNTRY CATERING

375 SOUTH CARBON AVENUE (BTAC)

ELIZABETH UNSWORTH, OWNER

This application was withdrawn and the item stricken from the agenda.

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- CONDITIONAL USE PERMIT

STARPOINT SERVICES

42 SOUTH CARBON AVENUE (BOOKCLIFF SALES)

TEMPORARY EMPLOYMENT SERVICE

MARC SHINER

Mr. Shiner explained this service will operate from an office with a separate entry at the above address. Employees will work after 6:00 P.M. and on Saturdays doing computer work, data entry, filling orders, janitorial and yard work. Larry Bruno asked why this wasn't part of their regular business. Mr. Shiner said they will operate this part of the business as a separate entity instead of hiring more personnel and see if it will work for them. Vern Jones said there are no concerns because this is use of an office inside a commercial office building. Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Starpoint Services - Marc Shiner. Penny Sampinos seconded and the motion carried.

- CONDITIONAL USE PERMIT - SIGN CHANGE

PRICE AUTOPLEX AND TRANSMISSION REBUILD

771 EAST MAIN

NORM CURTIS, OWNER

Mr. Curtis has recently purchased this business and would like to install a new sign. The new sign will be smaller space than the one now in place, but will comply with the Sign Code. Joe Piccolo indicated there are two pole signs in close proximity on the property, making one sign non-compliant. According to the Sign Code, they must be 300 feet apart if both signs are owned by the same business owner. Mr. Curtis said the old non-conforming sign will be removed. There were no other questions and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign Change for Price Autoplex and Transmission Rebuild, subject to the removal of the non-conforming sign from the premises within a 180 day period. Gary Lyon seconded and the motion carried.

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- CONDITIONAL USE PERMIT - SIGN CHANGE

WELLS FARGO BANK

180 EAST MAIN

CHANGE FIRST SECURITY BANK SIGNS

TO WELLS FARGO BANK SIGNS

YOUNG ELECTRIC SIGN COMPANY

Representatives from YESCO were unable to attend and Vern Jones made the presentation. The four existing First Security Bank signs will be replaced by Wells Fargo signs as shown and all conform to the Sign Code. There were no concerns and Gary Lyon moved to forward a Conditional Use Permit - Sign Change for Wells Fargo Bank. Larry Bruno seconded and the motion carried.

- STAFF
 - The Price City Recorder has sent a letter to the Planning and Zoning Commission regarding the application for Request of Annexation by Jack Leautaud. In a more recent letter, Mr. Leautaud has withdrawn his application for annexation and a copy of the withdrawal letter will be sent to the Commission.

- Alfred Richens asked regarding the Masonry Masters storage yard on Airport Road. Vern Jones reported action is being taken on this matter.

- Gary Lyon asked if Francis Duzenack was going to be deleted from Planning and Zoning permanently or just absent tonight. Vern Jones indicated Mr. Duzenack will not be coming to Planning and Zoning. Gary Lyon then asked if that would still be the case if the Commission requested that he attend. Mr. Jones said Mr. Duzenack will come if requested.

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

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary