

Minutes Price City Planning and Zoning

Price City Hall

June 8, 1998

Present: Larry Bruno (Vice Chairman), Francis Duzenack (Zoning Administrator), Penny Sampinos, Carolyn Vogrinec (Secretary), Rose Etzel, Alfred Richens, Gary Lyon, Joe Piccolo

Excused: John Angotti (Chairman)

Meeting convened at 6:00 P.M.

In the absence of Chairman John Angotti, Vice Chairman Larry Bruno conducted this meeting.

I. MINUTES OF MAY 26, 1998

There were no corrections or additions and Gary Lyon made a motion to accept the minutes of the May 26, 1998 Meeting as read. Penny Sampinos seconded and the motion carried.

II. CONDITIONAL USE PERMIT

MOUNTAIN WEST X-PRESS - 11 WEST MAIN, #105
DONALD REAVELEY, JR. - TRANSPORTATION BROKER

Mr. Reaveley explained that as a transportation broker, his job is to line up loads for independent truck drivers for cross country runs. He is licensed and regulated by the Federal Government and carries insurance and a surety bond required by the ICC. He leases a small office at the above address and is the only employee. Most of his business is conducted over the phone and there is a door sign only. There were no questions or concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the Business of Mountain West X-Press. Rose Etzel seconded and the motion carried.

III. CONDITIONAL USE PERMIT

ADDITION TO A NON-CONFORMING DWELLING - 255 NORTH 5TH AVENUE
(NON-CONFORMING SIDE YARD SETBACK) - RICHARD ROOT

Mr. Root appeared before the Commission and indicated he would like to build a family room and new garage on the back of his home. Francis told the Commission that the south side of the property of the existing house is right on the property line. The extension being added to the existing dwelling will be in line with the existing house on the south side. The Conditional Use Permit approval will allow them to do this. The garage itself is 6 inches from the property line and a note has been made on the plans that 12" is the approved minimum, however, this can be handled without a Conditional Use Permit. The issue is the addition to the existing house. Mr. Duzenack has already gone over the

requirements with Mr. Root and once the Conditional Use Permit is approved and plans are submitted, the Building Permit will be issued. No variance is necessary in this case and there is no concern from the surrounding neighbors. Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - addition to a non-conforming dwelling for Richard Root at 255 North 5th Avenue. Rose Etzel seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - CONCEPT APPROVAL

VOUK SUBDIVISION - 424 WEST 300 NORTH
THREE LOT SUBDIVISION - PAT DAVIS

Ms. Davis told those present she would like to subdivide the property, keeping the present house and selling the other two lots. Francis Duzenack went over the property survey and all three lots will meet the Price City Land Use Management and Development Code. There is a question concerning the location of the sewer line from the existing house. It was indicated the sewer line from the house will bisect the corner lot and if this is the case, the new home cannot be situated on top of the present sewer line. If there is no way to do this, then the sewer line will have to be moved so it misses the building site. An easement through the property with the new owner will also be required. There is access to the lots and Ms. Davis is planning to install all the improvements. The following issues will need to be resolved:

- 1) Location of the existing sewer line
- 2) Location of the existing sewer lateral to the house
- 3) Street improvements must be handled with a Development Agreement
- 4) Whether or not the existing sewer line is a private line

There were no other questions and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval for the Vouk Three Lot Subdivision. Penny Sampinos seconded and the motion carried.

V. CONDITIONAL USE PERMIT - CONCEPT APPROVAL

SENIOR APARTMENT COMMUNITY - 145 NORTH CARBON AVENUE
(OLD D & G WAREHOUSE) - DAVE AND SHAUNA O'BRIEN

Ms. O'Brien gave a presentation on the Senior Apartment Community Complex highlighting the benefits to those in residence. This is an independent living center for active seniors. There are 22 units and building will be done in phases. The original plan will change in order to meet the Price City Land Use Management and Development Code. A drawing was presented to give Commission Members an idea of the project. There will be a commons area, dining room, library, beauty and barber shop, 24 hour in-room emergency call system, fire protection system, weekly housekeeping and linen change, courtesy washers and dryers, general store, private individual wall safes and scheduled transportation. The location allows it to be close to medical facilities, shopping, entertainment and downtown. Each apartment will include a kitchen, wall-to-wall carpeting, window coverings, individually controlled heating and cooling, wall safe, 24 hour emergency call system, telephone and cable wiring and handicapped equipped bathroom.

Phase I is the existing building (D & G Warehouse) and Francis Duzenack went over the changes to be made. The building material will be brick or stucco and the facility will be fully landscaped. Those residents with vehicles will have ample space for parking as well as parking for guests and staff. The canopy extending from the facility will allow residents to enter or exit the building without getting into the weather. Everything will be wheel-chair accessible. This is not government assisted living project - it is totally private. The next set of plans will show all the changes and all three phases of construction. The project can be situated in this CD Zone with a Conditional Use Permit. Ms. O'Brien justified the project by saying this will be a beautiful, comfortable, peaceful and safe environment for our aging society.

There was no further discussion and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval for the Senior Apartment Community at 145 North Carbon Avenue as presented this evening by Dave and Shauna O'Brien. Gary Lyon seconded and the motion carried.

VI. STAFF

Nothing to report.

There was no further business and the meeting adjourned at 6:30 P.M.