

Minutes
Price City Planning and Zoning
August 12, 2002
Price City Hall 6:00 PM

Present: Larry Bruno, Vice-Chairman Francis Duzenack, Zoning Administrator
 Alfred Richens Carolyn Vogrinec, Secretary
 Gary Lyon Penny Sampinos
 Elizabeth Kourianos Laurel Marinos

Excused: John B. Angotti, Chairman

Also Present: Brad Kirk Lindsey Robinson
 Mandy Sisneros Kristine Gutherie
 Amanda Bennett Kam Weihing

I. PLEDGE OF ALLEGIANCE

 The Pledge of Allegiance was led by Vice-Chairman Larry Bruno

II. ROLL CALL

 The above members were in attendance and a quorum was present. Chairman John Angotti was excused and Vice-Chairman Larry Bruno presided over the meeting.

III. MINUTES OF JULY 8, 2002 AND JULY 22, 2002

 The corrected minutes of July 8, 2002 were presented. Alfred Richens made a motion to approve these minutes as corrected. Gary Lyon seconded and the motion carried.

 Alfred Richens recommended the following correction be made to the minutes of July 22, 2002. Page 2, Paragraph 1, Line 2 should read: ***AGary Lyon made a motion that a favorable recommendation be forwarded to Price City Council.***@ Penny Sampinos made a motion to accept the Minutes of July 22, 2002 as corrected. Gary Lyon seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS
AMANDA=S LITTLE LEARNERS
692 SOUTH 100 EAST
CHILD CARE AND PRE-SCHOOL
AMANDA BENNETT, OWNER

Ms. Bennett appeared before the Commission to explain she will be caring for eight children and do pre-school for those pre-school aged children already in her daycare. Then those children won=t have to leave her home to attend pre-school elsewhere thus eliminating buses and additional traffic coming and going into the area. A copy of her State License and Home Inspection by the Price City Fire Chief accompanied the application and everything was in compliance. She may want to install a small business sign in the future and is aware of the regulations. There were no further concerns or questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Amanda=s Little Learners, Amanda Bennett, Owner. Laurel Marinos seconded and the motion carried.

V. HOME OCCUPIED BUSINESS
DUCKS IN A ROW DESIGN
1362 EAST SAGEWOOD ROAD
ARTWORK DESIGNS FOR SCRAPBOOKS
KRISTINE H. GUTHRIE

Ms. Guthrie will use the computer to create and sell cover pages to index different sections for scrapbooks. Gary Lyon asked if there are outside employees as indicated on the application. Ms. Guthrie said the application should show no employees. Mr. Bruno asked that the minutes show the application will be changed to indicate no employees. She has no large scale inventory in the home. Mr. Duzenack suggested checking with the State of Utah - Department of Business Licensing, to be certain the business name has not been registered by another business. Ms. Guthrie indicated she has been contact with the State and there appears to be no problem so far. Upon approval by this Commission, she will check again. There were no further concerns and Elizabeth Kourianos moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Ducks In A Row Design, Kristine H. Guthrie, Owner. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - SIGN
RISE, INC.
836 EAST 100 NORTH, #5
BUSINESS SIGN

LINDSEY ROBINSON, ASSISTANT DIRECTOR

Ms. Robinson is renting an office space so her employees will have access to office facilities and was unaware of the need to appear before this Commission for approval of a business sign. The sign, **Rise, Inc.**, measures 3' x 2' and will hang above the office door. The nature of this business is to support individuals with disabilities. Rise, Inc. has four residential homes and does professional parenting. This is similar to foster care whereby a person with disabilities lives in someone's home where family support, support living and support employment are provided. Mr. Duzenack explained the operation of the homes is currently being reviewed by the Price City Attorney, but Rise, Inc. has an office at 836 East 100 North in a CD zone and tonight's request is for a business sign only. 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 Rise, Inc. Penny Sampinos seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - SIGN & INFORMATION

CASTLE VALLEY CABINETS
1130 SOUTH CARBON AVENUE
WOOD WORKING & CABINETRY
KAM WEIHING, GENERAL MANAGER

Mr. Weihing introduced himself and a new commercial project, Castle Valley Cabinets. He told the that Commission Classy Closets, which does space utilization for residential projects, is located in Phoenix, Arizona. They plan to diversify and provide a variety of services for offices, schools, medical facilities and other commercial cabinet work. They decided to expand the business into Utah and Mr. Weihing contacted Carbon County Futures, who made a successful proposal to their corporate office. Mr. Fielding, Executive Director of Carbon County Futures, suggested, that because of the location, they apply for Hub Zone Status with the Federal Government, which is available through economic development in this county. This status is designed to give them preferential treatment as far as jobbing is concerned. They want to be able to bring Wasatch Front money to Carbon County and have procured five projects,

(CASTLE VALLEY CABINETS, CONTINUED)

one of which is the inside mill work for the new Hansen Planetarium in Salt Lake City. In addition to the work, it will be an opportunity to advertise Castle Valley Cabinets and Carbon County, as well. Classy Closets is the retail arm of the company and Castle Valley Cabinets is the commercial side. They will house their business in the old Koret Building and hope to have between seven and ten employees by years

end and up to twenty employees by the end of 2003. They will do sales, design, manufacturing and installation and will look to find work from all over the United States, turning their business into a facility of which the community can be proud. They plan to install a sign and this information will be forthcoming. Their principle business will not be retail, but, because Classy Closets is the primary owner, there will be some opportunities for retail sales and there are plans for a show room. These sales will not be turned away. Mr. Weihing indicated he has a Price City Business License issued in July 2002. However, Mr. Duzenack said that license would be for the manufacturing portion of the business but with the inclusion of a resale area, a building and site plan will be needed showing both the manufacturing and retail areas of the building. Mr. Weihing will return to Planning and Zoning with all the requested information once the sign is ready.

Councilperson Elizabeth Kourianos recommended Concept Approval for the sign and retail sales for Castle Valley Cabinets and moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval Only for Signs and Retail - Castle Valley Cabinets. Alfred Richens seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - SIGNS
PINNACLE SINCLAIR
150 NORTH HOSPITAL DRIVE
REPLACEMENT AND REMODEL OF POLE SIGNS
HALLMARK SIGNS COMPANY
BRAD KIRK

Mr. Kirk made the presentation for Pinnacle Sinclair. Pinnacle Sinclair is currently providing AMOCO gasoline, however, AMOCO has been purchased by British Petroleum and has decided not to do business in Utah. Pinnacle AMOCO will now become Pinnacle Sinclair. Hallmark Signs will provide engineer approved drawings and work with the Price City Building Inspector while doing the installation.

(PINNACLE SINCLAIR, CONTINUED)

They are proposing similar sized signs and will change out one hi-rise sign, remove the existing AMOCO sign from the top of the 50' pole sign, leaving the restaurant sign as it is and putting a similar sized Sinclair Sign in its place. This sign will not be taller or have more square footage than now exists. They will remove the existing price sign on the north end of the property, replace it with a similar sized Sinclair Sign and place the Chester Fried Chicken Sign between the two sign poles. Mr. Duzenack asked if the sign on the north end of the property would be moved in any way. Mr. Kirk said the footings were deemed to be unusable because of the configuration. They will move to the south, keeping as close as possible to the old footings so they will not have to

remove all the old concrete. All new materials will be used for this sign and the overall height will be two feet shorter than what is presently in place. There were no further concerns and Elizabeth Kourianos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Signs for Pinnacle Sinclair. Penny Sampinos seconded and the motion carried.

IX. STAFF

A) EASTERN UTAH MEDICAL CENTER
JEFFREY HANSEN, M.D.
LETTER FROM PRWID

Both Price City and PRWID=s requirements for compliance for the sewer and sampling manhole have been met and approval has been given for their connection.

B) PLANNING AND ZONING VIDEO TRAINING

Elizabeth Kourianos reminded everyone of the training session on Monday, August 19, 2002 @ 6:00 PM.

X. UNFINISHED BUSINESS

Nothing to report at this time.

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

APPROVED

Larry Bruno, Vice-Chairman

Carolyn Vogrinec, Secretary