

Minutes

Price City Planning and Zoning

August 20, 2001

Price City Hall

6:00 P.M.

Present: John Angotti, Chairman                      Vern Jones, Community Administrator  
Larry Bruno, Vice-Chairman      Francis Duzenack, Zoning Administrator  
Alfred Richens    Carolyn Vogrinec, Secretary  
Laurel Marinos    Gary Lyon  
Penny Sampinos    Joe Piccolo

Also

Attending: Misty Unzaga      Steven J. Tamlos              Dave Paur  
Marilyn Mitchell              Soren Simonsen              Jared Wichmann  
Robert Greenberg              Paul Hart                      Beverly Hart  
Steve Renolds      Peggy Turnblon              Frankie Sacco  
Margaret Marrelli              Shauna O'Brien              David O'Brien  
Scott Bothwell              Kay H. Burton              Robert McKinnon

I. MINUTES OF AUGUST 6, 2001

Larry Bruno called attention to Item VII, Paragraph 1, Line 23 - Wix Plaza Motor Home Garage. This sentence should read **“The other requirement is a floor drain.”** There were no other changes or corrections and Penny Sampinos made a motion to approve the minutes of August 6, 2001 as corrected. Laurel Marinos seconded and the motion carried.

II. CONDITIONAL USE PERMIT - SIGN  
SAMOTI SYSTEMS  
21 EAST MAIN  
COMPUTER SALES AND REPAIR  
BRETT UNZAGA

Misty Unzaga represented Samoti Systems and explained their sign would be mounted on the building to replace the previous sign. Mr. Duzenack recommended Mr. Unzaga contact Louie Santellanos of Active Re-Entry to review the building for ADA compliance. There were no other concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for Samoti Systems, contingent upon the review of the building for ADA compliance. Gary Lyon seconded and the motion carried.

Price City Planning and Zoning

Minutes of August 20, 2001

Page -2-

III. APPEAL TO THE BOARD OF ADJUSTMENT  
REQUEST TO CONSTRUCT A 6 FOOT HIGH  
FENCE WITHIN THE FRONT YARD SETBACK  
ON A CORNER LOT

212 SOUTH 500 WEST  
DAVID PAUR

Mr. Paur explained he has a small home on .25 acres and would like more use of the back yard space. He would install a 6' high vinyl fence in his front yard set-back and move it toward the property line so they will get more use of the property. There is a speed bump to slow traffic, so he sees no interference from oncoming traffic along 500 West. With no sidewalk, he can go to the legal property line and is asking for a 6' high fence from either the middle portion of the house or the back of the property. Mr. Duzenack explained the existing fence is also 6' in height, legal non-conforming and protrudes 6' beyond the house. Mr. Paur is requesting he be allowed to go all the way out to the property line, about 20 feet. The Price City Attorney has reviewed the matter and there are some specifics in the State Law limiting what the Board of Adjustments can grant. In his letter, Mr. Sampinos indicates the Board of Adjustments can grant a variance, but the Planning and Zoning Commission must first make the recommendation to the Board of Adjustments, if they feel it's warranted. Mr. Duzenack explained the BOA handles matters which cause a hardship because of something peculiar in nature. Chairman Angotti asked if 6' high fences had previously been allowed. The Commission consensus was that it has been done in the past and a short discussion on the matter followed. Mr. Lyon asked if he had spoken with his neighbor concerning the fence. Mr. Paur indicated he had not yet done so, but has allowed him to park his truck on the Paur property. Mr. Bruno asked how Mr. Paur would feel about having 10 feet from the property line. Mr. Paur said it would be great, as anything is better than what they have now. Mr. Angotti asked if the 10' would help the situation. Mr. Bruno said it would be consistent with what has been done in the past year. Mr. Piccolo said the decision tonight must be whether or not there is a hardship imposed on the property owner whereby the Board of Adjustments can allow a variance. Vern Jones reminded the Commission this would still not be consistent with the Land Development Code. Following further discussion on this matter, Alfred Richens made a favorable recommendation to forward this request to the Price City Board of Adjustments for further action. Gary Lyon seconded and the motion carried.

Price City Planning and Zoning  
Minutes of August 20, 2001  
Page -3-

IV.     CONDITIONAL USE PERMIT  
          PHASE THREE OF HEIRLOOM INN  
          145 NORTH CARBON AVENUE  
          DAVE AND SHAUNA O'BRIEN

Mr. O'Brien presented plans showing the newly proposed addition to their facility. They are requesting Final Approval. There will be 36 new units added for use by special needs patients. The addition will be built on the lot north of the present facility, next to the Notre Dame Catholic Church parking lot. The public improvements are all in and parking is adequate to accommodate the entire facility. There were no concerns from Staff and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Final Approval for Phase Three of Heirloom Inn - David and Shauna O'Brien, Owners. Penny Sampinos seconded and the motion carried.

V.       ANNEXATION PETITION  
          STATE OF UTAH  
          SCHOOL & INSTITUTIONAL

TRUST LANDS ADMINISTRATION  
REQUEST TO ANNEX LANDS IN NORTHEAST PRICE  
KAY H. BURTON

Mr. Burton appeared before the Commission to explain the proposed annexation. The Trust Lands Parcels are one 20 acre and two 40 acre parcels. The parcels are not contiguous to each other, but are contiguous to the Price City Limits. Mr. Duzenack explained this annexation was originally laid out to include CEU lands, but the CEU College President has some questions and will hold off a bit before annexation, therefore, college lands are not included. They are leaning favorably toward this, but would like to go a little slower than the State would like to move. Following annexation, the 40 acre piece will be developed. The concept is to extend Cedar Hills Drive up and end at the college property with an access route going to the Western Alaska Property to the east. They will give Price City access to the ball fields. There will be open space and a mixture of some affordable housing - only affordable in its' payment. Construction on the properties will look identical - stick built, 12-1400 square foot homes with three bedrooms, two baths and double garages.

Price City Planning and Zoning  
Minutes of August 20, 2001  
Page -4-

(ANNEXATION PETITION, CONTINUED)

Utah Housing has Tax Credits capability and using them will bring payments for those type of homes down to around \$550.00 per month. Utah Housing can only do half of the project, so the other remaining half of the lots will be put on the market for sale to local builders and residents. This will be Phase I. The plan for Phase II, at this point, is to do the same thing once again. They are looking for single family zoning, SF12, SF6 or SF7 for the lots, but the majority of them will be 8000 to 12,000 square feet per lot. Chairman Angotti asked Staff if there were any questions or concerns. Francis Duzenack had none at this time. Vern Jones asked Mr. Burton if the Annexation Petition is requesting annexation and recommending the zones as outlined. Mr. Burton indicated this was correct. On the other two parcels, they will keep the zoning that is contiguous to it - an SF8 on the 20 acre piece and SF12 on the 40 acre piece. Mr. Duzenack has reviewed this and they will be contiguous to the other zones so there will be no spot zoning. There were no further comments and Joe Piccolo made a motion to send a favorable recommendation to Price City Council for the requested Annexation Petition and zoning changes and request that a hearing date be set for the annexation. Larry Bruno seconded and the motion carried.

VI. CONDITIONAL USE PERMIT  
FOUR CORNERS MENTAL HEALTH  
CLUB HOUSE AND CASE MANAGEMENT BUILDING  
77 SOUTH 600 EAST  
ROBERT GREENBERG, EXECUTIVE DIRECTOR

Mr. Greenberg presented a conceptual re-design of the building proposed some months ago in a different location. This location is a smaller lot and is immediately across to the east from their existing building on 600 East and 100 South. Soren Simonsen of Cooper Roberts Architects explained this is a sloping site that drops off to the east and they will take advantage of that to build a single level clubhouse and below that, a level to house the case management offices. The existing building will be demolished. The new building will be built in essentially

the same place, but will be three times the size of the existing church. They will use the same areas for parking at the top and bottom, however, there will be separate parking for case management on the lower level facing the east. The clubhouse will face to the west along

Price City Planning and Zoning  
Minutes of August 20, 2001  
Page -5-

(FOUR CORNERS MENTAL HEALTH, CONTINUED)

600 East with separate parking. There is a potential for some on-street parking as well as overflow parking in the nearby clinic parking lot. Alfred Richens asked if Mr. Greenberg had contacted the adjoining property owners. He indicated he had spoken to Vic Santi and June Olivetto and they had no concerns. He also indicated this is a commercial neighborhood and Mr. Santi is the only resident there. Frankie Sacco spoke, saying she lives within the same block as this project and would like to see plans and have information about the facility. Mr. Greenberg explained this will be a daytime facility - there are no residential facilities at all. It is a club house program which will replace the daytime facility now on Cedar Hills Drive. It serves only adults and is a voluntary program designed to help people with significant mental illness in their lives, get back into normal society in terms of rebuilding their goals, getting back to work, having friendships and all the things the rest of us enjoy without thinking about it. This will be housed on the ground floor. People will arrive in the morning, work at the clubhouse, cook lunch there and will be done between 3:00 and 5:00 P.M. They celebrate when their clients are able to work independently and try to host a dinner one or two evenings a month for both the client and their employer. There will also be one or two Saturday recreational outings. Downstairs will house facilities that are currently across the street at the clinic. This will be the launching pad for case managers who go out and provide services for people in their homes, but there will be some people coming to meet with the case workers.

Frankie Sacco asked if they were planning to cut down the dirt level because she surrounds all of this and has a serious water drainage problem when it rains. If pavement is put down, the water will run off and create an even larger drainage problem. Following discussion, Mr. Greenburg reassured Ms. Sacco they will be responsible for controlling the water coming off their property. Architect Soren Simonsen indicated they will have a drainage plan to handle all water on site, controlling most of the water from the parking lots via some sort of french drain and use a high back curb along the back side of the parking lot. They may replace the current retaining wall if it is inadequate and do some light landscaping. They can only address these items conceptually at this time, but will find some way to take care of the water on site or direct it to a storm system.

Price City Planning and Zoning  
Minutes of August 20, 2001  
Page -6-

(FOUR CORNERS MENTAL HEALTH, CONTINUED)

There were no concerns from Staff and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Concept Approval - for Four Corners Mental Health. Gary Lyon seconded and the motion carried.

VII. STAFF

Nothing to report.

There was no further business and Joe Piccolo made a motion to adjourn. The meeting adjourned at 6:50 P.M.

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John B. Angotti, Chairman

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Carolyn Vogrinec, Secretary