

Minutes Price City Planning and Zoning

Price City Hall

August 24, 1998

Present: John Angotti (Chairman), Francis Duzenack (Zoning Administrator), Larry Bruno (Vice Chairman), Carolyn Vogrinec (Secretary), Alfred Richens, Penny Sampinos, Gary Lyon

Excused: Joe Piccolo

Meeting convened at 6:00 PM

I. MINUTES OF AUGUST 10, 1998

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of August 10, 1998 as read. Larry Bruno seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

BIG D'S POWER WASHING - 1101 SOUTH CARBON
MOBILE POWER WASHING - DOUGLAS W. HARRISON

Mr. Harrison told the Commission the primary nature of his business was to wash buildings before they are painted although he also washes sidewalks. His equipment is entirely contained on a flat bed truck. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - for Big D's Power Washing. Penny Sampinos seconded and the motion carried.

III. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

SHADES WINDOW CLEANING & SERVICES - 305 EAST 100 NORTH
CLEANING SERVICES AND PIANO TUNING - BRANDON FITZGERALD

Mr. Fitzgerald appeared before the Commission and explained that in addition to the cleaning of windows, he also did construction clean-up and rain gutters. There will be no signs and the work will be done at the home of the client. Francis

Duzenack asked that Mr. Fitzgerald get in touch with PRWID and let them know the type of detergents he will be using in his work.

IV. CONDITIONAL USE PERMIT - TEMPORARY

COLLEGE OF EASTERN UTAH

REQUEST FOR A-FRAME SIGNS

Francis Duzenack referred the Commission to the Letter from the College of Eastern Utah asking for permission to use A-frame Signs during their 60th Homecoming and Reunion. The signs will be placed at six different locations throughout the City and will be removed at the close of the event. There were no concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for a Temporary Conditional Use Permit allowing the use of A-Frame Signs by the College of Eastern Utah during their 60th Homecoming and Reunion. Larry Bruno seconded and the motion carried.

V. CONDITIONAL USE PERMIT

PINNACLE GATE STATION AND SWITCHYARD RESTAURANT SIGN REQUEST AND DISCUSSION OF IMPROVEMENTS - DENNIS BRANCH

Mr. Branch told the Commission that they would like to erect some signs to create more visibility for their establishment. They would like to put the letters "**RESTAURANT**" on the concrete block retaining wall facing the east. They would also like to set up a 10' x 30' trailer on the north portion of the property. They will take the trailer off the axles and use it for storage and, on the side facing the east, they will put the letters "**SWITCH YARD RESTAURANT**". The trees along the east side of the property block the visibility, making it difficult for traffic to see the facility.

Mr. Duzenack indicated he had received no information on the storage trailer and before a decision can be made on the matter, he must have a site plan indicating where the trailer will sit; traffic visibility plans and some indication as to how close to the end of the property the trailer will be set up. Larry Bruno also indicated he would like to see a plan before rendering a decision. Mr. Branch agreed to comply and this matter will be placed on a future agenda for consideration.

Concerning the placement of the 36" x 40' sign on the block retaining wall, Mr. Duzenack indicated there were no concerns as this sign meets code.

As a matter of information, Mr. Branch told the Commission the street light has been installed, however there is a malfunction in the light and steps are being taken to correct the problem. The easements have been signed, however the curb and gutter on the north end will not be extended. Price City is widening Hospital Drive and will tie the street pavement into the present curb, gutter and sidewalk.

Owner, Dr. Wayne Cox, asked if it would be permissible to install a 3' x 5' illuminated stained glass sign on the wall by the restaurant entrance. Mr. Duzenack indicated this is acceptable as it is considered an identification sign.

There was no further discussion on the matter and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for a 36" x 40' sign for the Pinnacle Gate Station/Switchyard Restaurant; said sign to be installed on a concrete block wall along the east side of the property. Penny Sampinos seconded and the motion carried.

VI. STAFF

a) STREET IMPROVEMENTS - DISCUSSION

Mr. Duzenack referred Commission Members to a letter concerning this matter in their packet. Residents in the area of 1750 East (Wells Lane) approached Price City to ask that the small graveled lane be paved. The City agreed to pave down the middle of the lane and the residents would then pay for the pavement of the sides. There was no mention of the street improvements (curb, gutter and sidewalk). This could extend the problems of both Fausett and Nelson Lanes. There are several similar streets within the City limits being considered for paving, but most do not have the potential development of Fausett Lane area. It is felt that what is needed in this location is a north/south street going from the Housing Authority Apartments down to Savage Brothers Trucking.

The contents of this memorandum were discussed at the last Council Meeting, however, no comments have been received as of this date. There is some concern that if this paving is allowed to happen, without the installation of street improvements, a precedent would be set, making it difficult to maintain and enforce the Price City Land Use Management and Development Code in the future. Mr. Duzenack urged Commission Members to give this issue serious thought.

There was no further business and the meeting adjourned at 6:45 P.M.