

Minutes
Price City Planning and Zoning
August 26, 2002
Price City Hall 6:00 PM

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

Also Present:	Robert Jay Fenn III	Chris Gray
	Karen Birch	Michael G. Rarick
	Dee Fausett	Doug Fausett
	Brent VanSickle	Kelly VanSickle
	Jan Young	Beverly Hart
	Kevin Scholz	Pam Adams

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John B. Angotti.

II. ROLL CALL

The Commission Members were in attendance and a quorum was present.

III. MINUTES OF AUGUST 12, 2002

There were no corrections and additions and Gary Lyon made a motion to approve the minutes as read. Laurel Marinos seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS
OFFICE AND STORAGE OF SUPPLIES
37 EAST 900 NORTH
SNACK VENDING MACHINES
MICHAEL RARICK

Mr. Rarick has 16 vending machines throughout the area and purchases supplies weekly to stock his machines. Vending machines are not stored at the home.

(SNACK VENDING MACHINES - MIKE RARICK, CONTINUED)

Supplies are moved in and out regularly for stocking. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business of Michael Rarick for an office and storage of supplies for his snack vending machines. Penny Sampinos seconded and the motion carried.

V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

VANFAM=S
380 NORTH CRESTVIEW DRIVE
HANDYMAN SERVICE
BRENT AND KELLY VANSICKLE

Brent and Kelly VanSickle explained they will operate a handyman service, doing work only on site. They are aware of the license limitations and have no plans to obtain a Contractors License. There will be some storage of paint, but a fire extinguisher is nearby. Mr. Duzenack has no concerns as most of today=s paints are water based. There were no further questions or concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for VanFam=s - Brent and Kelly VanSickle, Owners. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - SIGN
ASCENSION ST. MATTHEWS CHURCH
522 NORTH HOMESTEAD
BUESE & PETERS, ARCHITECTS
JOHN NEWELL

Mr. Newell was unable to attend and the presentation was given by Jan Young. Ms. Young referred the Commission to the newly revised sign plan showing the downsized 35 square foot sign. According to the Price City Ordinance, lights cannot be placed on the monument sign and will not be done at this time. Mr. Duzenack explained the Church is located in a residential zone and currently, lighted signs cannot be used in residential zones. However, he plans to propose a change to the Price City Land Use Management and Development Code allowing for the use of lighted signs in residential zones. He suggested St. Matthews Church proceed with the conduit and make the

(ASCENSION ST MATTHEWS CHURCH - SIGN - CONTINUED)

preparations so that once the code change has been made, they will be able to use their sign as an illuminated sign. Ms. Young indicated they would agree to do this. Larry Bruno asked if the 40' Triangle Rule had been applied to the sign location, and, if not,

suggested it be done. Mr. Duzenack said he would take a look at the site and determine if there might be any sight obstruction. 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 Ascension St. Matthews Church, contingent upon review of sight distance. Laurel Marinos seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - SIGN

CORK=S BAR & GRILL

63 WEST MAIN

RECONSTRUCT AND REFURBISH EXISTING SIGN WITH NAME CHANGE
(SIGN OVERHANGS THE PUBLIC RIGHT-OF-WAY)

ROBERT J. FENN III

Mr. Fenn appeared before the Commission explaining the sign company will refurbish the inside of the sign, update the transformers and check the supports so it is up to code before it is reinstalled. Mr. Duzenack called attention to the fact that the sign overhangs the public right-of-way, but is pre-existing. The Price City Land Use Management and Development Code states that if you remove a sign for refurbishment, there is a question as to whether or not you can put it back up. This sign was done years ago before this code was in force, however, now Price City Council must give special permission for any sign overhanging any public right-of-way. There was no further discussion and Gary Lyon made a motion to approve the removal, refurbishing and re-installation of the old Century/Cork=s Bar & Grill sign and forward it on to the Price City Council for their consideration. Penny Sampinos seconded and the motion carried.

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VIII. CONDITIONAL USE PERMIT

E-SCENTIALS

26 EAST MAIN

STORAGE OF INVENTORY

REQUEST TO USE FORMER OFFICE SPACE FOR INVENTORY STORAGE

KAREN BIRCH AND CHRISS GRAY, OWNERS

Both Ms. Gray and Ms. Birch told the Commission and indicated their business, E-Scentials, is the sales of candles at home parties. They live in Helper and Spring Glen, respectively and are licensed through Carbon County. They will use the empty

office at the above address to store their inventory. The inventory consists of candles and, although they are flammable, they are not combustible. Window blinds have been installed and will be closed at all times. There will be no retail sales. Mr. Duzenack explained this is a change of use, from the DelMar Loan Company, to a storage area for the candle inventory. There were no other concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for E-Scentials - Storage of Candle Inventory, Karen Birch and Chriss Gray, Owners. Larry Bruno seconded and the motion carried.

IX. CONDITIONAL USE PERMIT

MAD MAN BASSO RV SALES
480 SOUTH CARBON AVENUE
REQUEST TO RELOCATE RV SALES TO FORMER BREEZE STORE SITE
ANTHONY J. BASSO, PRESIDENT

Mr. Basso was unable to attend and the presentation was made by Francis Duzenack. He explained Mr. Basso has purchased the old Breeze Building at 480 South Carbon and will use this new location as a sales lot for his recreational vehicles. In the future, he will also move his RV parts department to the building, having both sales and parts departments at the same location. Alfred Richens asked if the fuel tanks, now on the property, will be removed. Mr. Duzenack explained when a business selling gasoline is closed down, the Fire Code gives them a one year limitation, after which time, the tanks must be removed or reclaimed. Mr. Basso uses a great deal of gasoline each month and plans to place those tanks back in service. He will not sell gasoline to the public, but will use the tanks to service the vehicles he sells and transfers to Salt Lake City. The signs used at the old location will be moved to the new location.

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(MAD MAN BASSO RV SALES, CONTINUED)

The area is paved, has street exposure and ample parking and should work very well for this business. There were no further questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the relocation of Mad Man Basso RV Sales, Anthony J. Basso, President to 480 South Carbon Avenue. Laurel Marinos seconded and the motion carried.

X. CONDITIONAL USE PERMIT

UTAH CENTRAL CREDIT UNION
REQUEST TO RELOCATE TO 830 EAST MAIN (HOGI YOGI SITE)
SCHOLZ & ASSOCIATES, ARCHITECTS
KEVIN SCHOLZ

Mr. Scholz told the Commission Utah Central Credit Union will relocate and is in the process of purchasing the Hogi Yogi Building where they plan to relocate. This will require some remodeling on the inside of the building and plans will show that, on the front of the building, they will add a little addition on the north side and a drive thru on the east side. However, they will take the new additions, which will match the existing materials, and tuck them under the existing roof structure so it won't look like an addition and will give it a very homogenous presentation. There is more than adequate parking and they will expand the parking, if necessary. Information for their signs is not available tonight, so they will return to this Commission for sign approval at a later date. There were no further questions or concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the relocation of Utah Central Credit Union to 830 East Main. Gary Lyon seconded and the motion carried.

XI. REQUEST FOR RE-ZONE
ERVIN D. AND CAROL FAUSETT
1752 EAST 500 SOUTH
ZONE CHANGE FROM RR TO SF-8

Dee Fausett, Doug Fausett, John Gomez and Duane Wise came before the Commission to request a zone change from Rural Residential (RR) to Single Family-8 (SF-8). Dee Fausett explained he would like to give additional

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(RE-ZONING, CONTINUED)

property to his children to increase the size of their lots. Mr. Duzenack referred the Commission to the attached plat and explained the requested zoning. Mr. Fausett would give some property to John Gomez and Doug Fausett, basically adding to enlarge John's lot and bringing Doug's lot up to size. They are not creating any new lots and it's not a subdivision. However, if Mr. Fausett deeds this property over, it will then leave him below the one acre requirement. There is currently an 8000 square foot zone across the north side of Fausett Lane, so it is a matter of extending the zone down to include these properties and the property of all these neighbors, Mr. Wells, Mr. Gilson and Ms. Leautaud, who want to be included in the re-zone. They are not isolating, but expanding the Single Family Zone going down Fausett Lane and including all these properties. As this proceeds, there will be a public hearing and some of the other neighboring people may want to attend and ask to be included. Currently, they don't appear to want to participate. Chairman Angotti asked if this would be an improvement. Mr. Duzenack said it would not be an improvement, but would allow the Fausetts and Mr. Gomez to do what they would like to do. By changing to the 8000 square foot zone, Mr. Fausett will be able to deed the property over to his children and still be in compliance by not going below the minimum area requirement. There were no further questions and Larry Bruno made a motion to

forward a favorable recommendation to Price City Council for the request for a zone change from Rural Residential (RR) to Single Family-8 (SF-8) for Ervin D. and Carol Fausett. Alfred Richens seconded and the motion carried.

XII. STAFF

Nothing to report at this time

XIII. UNFINISHED BUSINESS

A) WAL-MART STORAGE CONTAINERS

Mr. Duzenack explained that when Wal-Mart opened their store, they brought in a number of storage containers and placed them along the 300 South Street side of the store. These were not part of their approved plan and it was assumed it was a temporary situation while they were stocking their store.

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(WAL-MART STORAGE CONTAINERS, CONTINUED)

It now appears those containers are there on a permanent basis. They will vary in numbers, but there will always be containers on the lot. Shane Miller, Manager of Wal-Mart, has been asked to bring the Wal-Mart site plan and return to Planning and Zoning to show the location of the containers. It will come before this Commission at the next meeting for review and action.

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

APPROVED

John B. Angotti, Chairman

Carolyn Vogriner, Secretary