

Minutes Price City Planning and Zoning

Price City Hall

September 8, 1998

Present: John Angotti (Chairman), Carolyn Vogrinec (Secretary), Larry Bruno (Vice Chairman), Alfred Richens, Penny Sampinos, Gary Lyon, Joe Piccolo

Excused: Francis Duzenack (Zoning Administrator)

Meeting convened at 6:00 PM

I. MINUTES OF AUGUST 24, 1998

Vice Chairman Larry Bruno called attention to Item #3 - Shades Window Cleaning and Services. A motion on this item was presented, but not included in the minutes. It should read: "*Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only of Shades Window Cleaning and Services. Gary Lyon seconded and the motion carried.*" This correction will be made. There were no further additions or changes and a motion was made by Penny Sampinos to approve the minutes of the August 24, 1998 Meeting as corrected. Gary Lyon seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

FIREPLACES UNLIMITED, INC. - 275 SOUTH 1600 EAST
BRAD BARBER - NO SIGNATURES NEEDED
BUSINESS MUST HAVE STATE CONTRACTOR'S LICENSE
PRIOR TO ISSUANCE OF BUSINESS LICENSE

Mr. Barber told the Commission that, although he has taken and passed the Contractor's Licensing Test, he has yet to receive his license from the State. In the meantime, he would like to operate under a Handyman's License. He understands the limit per job is \$1,000.00 and will do only fireplace installations. He will conduct no product sales.

Inventory will be stored at another location. Mr. Barber will move his business from his home to a new location in the near future. After some discussion on the matter, Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - for Fireplaces Unlimited, Inc. - Handyman License only, until such time as Mr. Barber receives his State Contractors License and a copy is shown to Building Official Francis Duzenack. Joe Piccolo seconded and the motion carried.

III. CONDITIONAL USE PERMIT

THE CLEANERS DROP OFF CENTER - 150 SOUTH 700 EAST

MICKIE MITCHELL, MANAGER - NO SIGN REQUESTED - WILL NEED
SEPARATE REVIEW

The applicant was not present and a motion was made by Alfred Richens to table this item until the next meeting. Gary Lyon seconded and the motion carried.

IV. CONDITIONAL USE PERMIT

CASTLE VALLEY CENTER - INDEPENDENT LIVING HOME
RESIDENTIAL TRAINING HOME AT 1314 PARKWAY - MICHAEL C. KELLER

Mr. Keller appeared before the Commission and explained the nature of his proposal. The program is designed to help adults with disabilities learn to live on their own. This address is a corner lot on Parkway just across from Cedar Hills Drive and Castle Valley Center. The participants using the 1700 square foot home will walk back and forth between the home and Center for meals and participation in programs. There may be occasions when the bus will drop and pick up students at the home, however, he doesn't see a great impact on the neighborhood. The home has a carport and driveway in which up to four cars can be parked. Staff for the facility will park their vehicles in the parking lot at the Center. He would like to reserve the driveway for the van picking up and dropping off students. Gary Lyon expressed his concern for the walking arrangement during the winter months. Mr. Keller indicated the bus would be used for transportation during this time.

The house will be used as a residential site during the daytime hours, from 8:00 AM to 4:00 PM. Mr. Keller indicated he had contacted neighbors Mr. & Mrs. Crookston, who were in favor of the idea, but he has not yet contacted Mr. & Mrs. Richard Boyden.

Joe Piccolo asked Commission Members if this matter would fall into a zoning issue. Mr. Keller said, that in discussing the matter with Mr. Duzenack, he indicated that a Conditional Use Permit was all that would be required. Mr. Angotti asked if this project had State approval. Mr. Keller told the Commission that Castle Valley School was a Centennial School and their grant was written in the form of using the community as a resource to teach children with disabilities self sufficiency and community and home living skills. When those skills are taught in a natural setting, it is more likely that the student will retain those skills rather than being taught in a school setting. The Division of Services for People with Disabilities and other state agencies also recommend natural settings for adults with disabilities. This is a novel idea in that it is an off-campus program, but there are several other homes with similar arrangements in the area. There would be approximately 15 adults and 3 or 4 instructors enrolled in this program, coming and going throughout the day. Castle Valley Center will also request a cross-walk in the area so participants can learn to cross the road safely - another part of their independent living training.

Gary Lyon asked if there were sprinklers in the home. Mr. Keller indicated sprinklers were not installed, but they would adhere to the State of Utah licensing guidelines such as first aid kits, fire extinguishers, fire plans and fire drills, etc. Mr. Lyon also asked where the bus would unload the occupants and Mr. Keller told the Commission that the bus would unload on Parkway. Mr. Lyon feels there will be a high impact on the neighborhood for the amount of people and number of vehicles being used. He suggested placing a limit on the number of vehicles and number of people using the facility at any given time to decrease the impact on the neighborhood. There should be driveway parking only with no parking on the street. Joe Piccolo feels it is unfair to ask people not to park on

the street, especially when the street has been designed to accommodate street parking. He suggested allocating a loading zone in front of the house.

Mr. Keller told the Commission that Castle Valley Center is not the first offer on this home, but only the back-up offer, so the deal may fall through. However, he will appear before the Commission again if and when they look at another site.

There was no further discussion on the matter and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Castle Valley Center - Independent Living Home. Alfred Richens seconded and the motion carried.

V. CONDITIONAL USE PERMIT

CEDAR HILLS STORAGE - FENCING
BASSO-ETZEL, DEVELOPERS
REQUEST TO INSTALL GATE ONE FOOT FROM SIDEWALK WITH BALANCE
OF FENCING PLACED TEN FEET FROM PROPERTY LINE

Mr. Etzel told the Commission the set-back of the fence was their main concern. The original drawing shows the fence at five feet back from the property line. It was decided to put the gate posts on the property line, up against the sidewalk, creating a ten foot landscape both ways. However, Francis Duzenack suggested putting the fence back against the curb and gutter, with the fence on the owners side, the landscaping toward the street and the gate one foot from the sidewalk. This idea was more aesthetically pleasing as the property would be landscaped between the fence and the sidewalk. Burms would be used to develop a higher landscape, creating a buffer and making the storage units are a little less visible from the street. The gate and gateposts will now be set one foot from the sidewalk and the fence will be placed ten feet from the property line. The gate will be locked in the evening and open during regular business hours. Mr. Basso indicated the south corner lot would not be fenced. There is no intention to place storage units near Dr. Terry's home and that acreage may be sold at a later date. There were no other concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for a Conditional Use Permit for Cedar Hills Storage - Installation of a gate one (1) foot from the sidewalk with the balance of the fencing to be placed ten (10) feet from the property line. Larry Bruno seconded and the motion carried.

VI. MILKY WAY PROJECT - INFORMATION ONLY

JON ANAST AND DAVID ARIOTTI

Mr. Anast and Mr. Ariotti appeared before the Commission at the request of Commission Member Joe Piccolo, to show the renderings of the new Milky Way. They went over the details concerning the project and indicated the building would begin sometime this fall or early spring. Basically, the project will be a convenience store, fast food, salads and sandwiches. There will be no ordering of food because of the volume of people to be served. The color scheme will be subdued and tasteful. They hope to have the building permit by October 6, 1998 and will complete the project in one years time. There will be no basement and the floor will be either tile or epoxy. They may exchange the footings and foundations for a monolithic pour, depending on the soil test results. Signs will be neon inside and out and many of the walls will be "pony" walls so they can be moved and changes can be

made. Commission members were enthusiastic concerning this project and thanked both Mr. Anast and Mr. Ariotti for their courtesy.

VII. STAFF

a) Paving of City Streets Review and Discussion Reference - City Council Minutes of August 12, 1998 - Item #38

Joe Piccolo spoke concerning this matter. He told the Commission that there are several narrow streets in Price that have been unpaved for a long time. In the safety and best interests of all citizens who travel those streets, Price City has decided to use Class C funds to pave 24 feet of width in these streets. In the smaller streets, there will not be much owner participation because many of the streets are not 24 feet wide. As we get to the other streets that are 35 - 45 - 66 foot right-of-ways and pave 24 feet down the middle, it will encourage those citizens, who do not have curb and gutter and are already living there, to participate. Our Class C Road Funds are allocated according to the amount of pavement in the City, so this program will self generate revenue for the City - graveled roads count zero. When these roads are in place, the revenue will be used not only for the new roads that are in place, but maintenance of the old roads as well. He sees this as an opportunity to pave the miles of gravel road in the City that are now dedicated roads. He is not in favor of City participation on developer's projects that do not have a dedicated road already in place. Paving the streets provides safe passage for all who use it, but regardless of the street size, the City will only participate in up to 24 feet in width. Dedicated streets in use, at this point, qualify for paving, and we can still stay within the Price City Land Management and Development Code. Developments are excluded. Mr. Piccolo indicated the streets being considered for paving will come before this Commission for approval. All members of the Planning and Zoning Commission were in favor of this program

At this time, Joe Piccolo introduced Laurel Marinos, who was at the meeting as an observer. She has been asked to serve on this Commission and her name will be submitted to Price City Council for approval.

There was no further business and the meeting adjourned at 7:15 P M.