

# **Minutes Price City Planning and Zoning**

## **Price City Hall**

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**October 13, 1998**

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

Meeting convened at 6:00 P.M.

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### **I. MINUTES OF SEPTEMBER 21, 1998**

There were no corrections or additions and Larry Bruno made a motion to approve the minutes of September 21, 1998 as read. Gary Lyon seconded and the motion carried.

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### **II. ANNEXATION INFORMATION**

K & S ANNEXATION  
VERN JONES, ADMINISTRATIVE ASSISTANT

Mr. Jones appeared before the Commission with information concerning the recent annexation of the 9.04 acre plot located south and adjacent to Mountain View Motors. This annexation has already been done and the new Juvenile Detention Center will locate just south of Mountain View Motors. The remainder of the property is unused and is zoned General Commercial. Meetings will be held with local juvenile authorities to discuss plans and better understand what will be happening. This will be a 2.4 million dollar project. Mr. Richens expressed his concern regarding the access onto the State Highway. Mr. Jones indicated Price City would be working with UDOT as this project develops. The revenues generated from this facility will be in the sale of water and power. There were no further questions or concerns and Joe Piccolo made a favorable recommendation to approve the K& S Annexation and to allow Price City Planning and Zoning Commission Chairman John Angotti to sign the plat. Alfred Richens seconded and the motion carried.

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### **III. SUBDIVISION - REQUEST TO DIVIDE A PARCEL OF PROPERTY FOR CSK AUTO**

128 EAST MAIN - ELLIS PIERCE

Jim Mitchell and Kim Martino appeared before the Commission to explain the subdivision of the property for Checker Auto. With the approval of the lot split and the re-draw of plans and designs and approval of such, construction will begin approximately 30 days after the building permit is issued. CSK Auto has asked for two curb cuts, one at the northeast corner and a potential for one long-term on the western edge of the property. Discussion concerning the plans and curb cuts was held. Francis Duzenack expressed his concern regarding the access on to Main Street. UDOT does not want any additional curb cuts on the east side of the property. There is common access to the west of the

property and some question as to whether or not it would someday become a city street or just a private access to the property as a whole. It was understood at the time of Concept Approval, that the access would be to the west of the property as specified by UDOT. There is also some concern with having two driveways within 200 feet of each other and within close range of the intersection and traffic signal. At this time, access is the only point in question and this decision will be made by UDOT. There is no master plan for the remainder of the property, but all other plans meet the required criteria. This project will return for preliminary and final approval at a later date and all details will be satisfactorily completed.

There were no further questions or concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for approval of the request to subdivide the Pierce property at 1268 East Main. Larry Bruno seconded and the motion carried.

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#### **IV. CONDITIONAL USE PERMIT - CASTLE VALLEY CENTER**

##### **INDEPENDENT LIVING HOME RESIDENTIAL TRAINING HOME AT 662 NORTH APPLE CIRCLE - MICHAEL C. KELLER**

Mr. Keller told Commission Members that he was returning to ask for approval for the use of the home at 662 North Apple for the Castle Valley Center Residential Training Home. The previous offer did not work out. This new residence is in the same neighborhood and they will pursue the same type of program as discussed at the last meeting. The home will fit their needs, however, it is a two-story home and access to the upstairs portion will be denied to those in wheelchairs. Mr. Keller indicated the main floor has everything that is necessary for the training for those in wheelchairs. All the neighbors have approved this project. There were no further questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Castle Valley Center Independent Living Home and Residential Training at 662 North Apple Circle. Penny Sampinos seconded and the motion carried.

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#### **V. BOARD OF ADJUSTMENT REQUEST**

##### **DENNIS AND TERRY WILLIS - 941 WADLEIGH LANE REQUEST TO ENCROACH 3 FEET INTO THE SIDE YARD SETBACK TO ALLOW CONSTRUCTION OF A GARAGE ON AN UNUSUALLY SHAPED LOT**

Mr. & Mrs. Willis appeared before the Commission to present their request for a variance. They would like to build a 24' x 24' garage, but are restricted by the unusual shape of the lot. They are requesting an 8 foot set back along the back property line to accommodate this construction. There was some question concerning the easements running through the property, but Francis has determined the building will not encroach on any easements After some discussion on the matter, Joe Piccolo made a favorable recommendation to send this request to the Board of Adjustment for their request and consideration. Alfred Richens seconded and the motion carried.

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#### **VI. CONDITIONAL USE PERMIT**

##### **NICK BLACK AND TARA JENSEN - 690 SOUTH 200 EAST DELAY INSTALLATION OF STREET IMPROVEMENTS ON 700 SOUTH**

Francis Duzenack explained to the Commission that Mr. Black and Ms. Jensen have signed two separate Development Agreements with Price City. They would like to delay the improvements on the 200 East portion of their property for a years time and have signed a Development Agreement with Price City stipulating such. The property already has curb, but the sidewalk will have to be installed.

In the second Development Agreement, they would like to delay the improvements on the "700 South" portion of their property indefinitely or until such time as the street "700 South" is developed. This approach has been taken with other residents in the area. Joe Piccolo recommended that if the Commission approves this Conditional Use Permit, it should be with the stipulation that the Development Agreement concerning the improvements along 700 South, be attached to the deed. That way, should the home ever be sold, the deed and Development Agreement would be attached to the home and the new owner would assume the obligation to Price City. After discussion of the matter, Penny Sampinos moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit to delay the installation of street improvements on 700 South for Nick Black and Tara Jensen of 690 South 200 East indefinitely. Gary Lyon seconded and the motion carried.

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There was no further business and the meeting adjourned at 6:50 P.M.