

# Minutes Price City Planning and Zoning

## Price City Hall

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October 26, 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 OCTOBER 13, 1998

Joe Piccolo called attention to Item #6 - Conditional Use Permit for Nick Black and Tara Jensen, Page 4, Lines 4-7. The sentence in question should be clarified to read "*Joe Piccolo recommended that if the Commission approves this Conditional Use Permit, it shall be with the stipulation that the Development Agreement concerning the improvements along 700 South, shall be attached to the property deed.*" Mr. Piccolo then moved to approve the minutes of the October 13, 1998 Meeting as corrected. Gary Lyon seconded and the motion carried.

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### II. CONDITIONAL USE PERMIT - C & J CREATIONS

CRAFT SALES - CHRIS CUPPLES  
APPROXIMATELY 950 EAST MAIN - VACANT LOT ACROSS FROM SMITH'S  
(ELLIS PIERCE)

Mr. Cupples appeared before the Commission to explain that the nature of his business would be temporary week-end holiday sales for a period of 30 - 60 days.. They will be setting up on the vacant property across from the Castle Rock Square (Smith's Food King). When asked, Mr. Cupples was unsure of the business license situation, but thought application had been made through East Carbon City. Francis Duzenack indicated business licenses were reciprocal between the surrounding communities and asked if the land owner had given permission for the use of the site. He recommended written permission be brought to his office, at which time, the Conditional Use Permit will be issued.

After some discussion, it was decided to table this item until such time as the business license is purchased and written permission from the land owner is received. A motion to table this matter until the next Planning and Zoning Meeting or such time as the above requirements have been met was presented by Alfred Richens. Joe Piccolo seconded and the motion carried.

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### III. HOME OCCUPIED BUSINESS - OFFICE USE ONLY

NIELSEN'S CARPET CARE - JARED NIELSEN  
260 WEST 400 SOUTH - CARPET CLEANING

This item was removed from the agenda at the request of the applicant.

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#### **IV. CONDITIONAL USE PERMIT - SIGNS**

##### **PINNACLE GATE STATION - DR. WAYNE COX REQUEST FOR ADDITIONAL SIGNS AND STORAGE TRAILER**

Dr. Cox approached the Commission to request permission for additional signs and a storage trailer on his business property. He feels additional signing would help draw attention to his facility and referred to the drawing showing the position of the new requests along with sign renderings. They were discussed at great length and are as follows:

- 1) An additional 10' x 12' double faced restaurant sign beneath the existing Amoco Sign to be mounted on the existing post.
- 2) An 8' x 40' storage trailer with the rear axles removed and lowered to 1-1/2' off the ground and set next to the goal post sign on the north end of the property. The goal post sign and the storage trailer will comprise one sign, not to exceed 200 square feet.
- 3) A 6' x 8' sign to be attached on the west side of the building.
- 4) A 4' x 8' reader board sign to be attached to the south side of the building.

Joe Piccolo felt that loading and unloading the trailer from the street side or the power box side could result in a safety hazard and asked that unloading take place from the south end of the trailer. In addition, traffic around the trailer is to be limited to foot traffic only. Another concern is the safety factor of the green power box which comes out to the asphalt and may be hit by on-coming traffic. Dr. Cox would like to install reflectors along the side of the storage trailer as well as on the power box as a precautionary measure. Concrete barriers with reflectors can also be installed for additional protection. Price City will look into the problem.

There were no further concerns and Gary Lyon moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the above indicated signs for Pinnacle Gate Station with the stipulation that the traffic around the trailer be limited to foot traffic only. Larry Bruno seconded and the motion carried.

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#### **V. CONDITIONAL USE PERMIT - PRELIMINARY AND FINAL**

##### **MASONRY MASTERS, INC. - RICHARD DICKSON MORLEY, PRESIDENT 1350 EAST AIRPORT ROAD - STORAGE FACILITY AND PLACEMENT OF TWO SIGNS**

Francis Duzenack indicated that Price City Engineer Gary Sonntag has been working with Mr. Morley on the drainage piping and is satisfied with the way in which it will be installed. The Army Corp of Engineers looked at the area and decided it was not a wetlands problem, so culverting and filling will be allowed. All street improvements meet the minimum standard. Mr. Morley told the Commission that he would be splitting the property into two parcels in order to reduce the amount of street improvements he must install.

Concerning the issue of signs, Mr. Morley indicated there is one "For Sale" sign and two other business signs. One business sign is currently up and he would like to install the remaining sign, putting both business together for a total of 82 square feet and staying within the Code. Once the building is built, he will be able to paint a sign on the side of the building, however, he will have to return to the Planning and Zoning Commission for approval. He will also have a construction sign, which can be used on the jobsite throughout his work and removed once the project is completed.

Mr. Duzenack indicated that since the property was going to be split into two parcels, Mr. Morley will have to return to Planning and Zoning for approval of a subdivision and reviewed the steps of this procedure with him. The property will not require a survey at this point as both parcels will belong to Mr. Morley.

Mr. Piccolo expressed concern that if this were a commercial business in the Price City limits, in a CD Zone, it would have to meet a property requirement of 3/4 of an acre of property. Masonry Masters is a commercial project in an Industrial Zone. Mr. Duzenack told the Commission there is no restriction in the Industrial Zone and they are allowed more latitude. However, Mr. Piccolo feels that Industrial Zones were not originally planned and zoned for small projects that require 1/2 acre or less. In order to be equitable and fair to the Commercial Districts, he feels this should definitely be considered before approving the 1/2 acre lot for Mr. Morley. With this in mind, he would like to require 3/4 of an acre for Mr. Morley's project and not invite that type of development onto industrial property until this ordinance can be changed to show 3/4 of an acre requirement for commercial businesses in Industrial Zones. Mr. Duzenack told the Commission that this ordinance can be changed to state the 3/4 acre requirement. After some discussion, Mr. Morley indicated he was willing to comply with this request.

Questions for review on this project are:

- fencing with locks
- specific hours of operation
- lighting, particularly a streetlight by the driveway
- paving around the facility
- 5% landscaping
- 3/4 acre property requirement

The Commission decided that, although this Conditional Use Permit is for Preliminary and Final Approval, a more specific and stamped set of plans for this project is needed before Final Approval can be given. Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - **Preliminary Approval Only** - for Masonry Masters. Penny Sampinos seconded and the motion carried.

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## VI. INFORMATION

### RICHARD BOYDEN - CEDAR VALLEY APARTMENTS

This item was removed from the agenda at the request of the applicant.

Joe Piccolo indicated that the Commission will need to address the issue in the Price City Land Management and Development Code concerning the minimum size of Commercial Properties in Industrial Zones. This matter will be placed on the agenda of the next upcoming meeting.

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There was no further business and the meeting adjourned at 7:45 P.M.