

Minutes Price City Planning and Zoning

Price City Hall

November 9, 1998

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.

I. MINUTES OF OCTOBER 26, 1998

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of the October 26, 1998 Meeting as read. Larry Bruno seconded and the motion carried.

II. CONDITIONAL USE PERMIT - C & J CREATIONS

CRAFT SALES - CHRIS CUPPLES
APPROXIMATELY 950 EAST MAIN - VACANT PROPERTY ACROSS FROM
SMITH'S-ELLIS PIERCE, OWNER

Ms. Cupples called today and asked to be removed from the agenda. She is awaiting approval of her East Carbon City Business License, therefore, it was suggested this item be tabled. Larry Bruno made a motion to table the matter until the next meeting. Penny Sampinos seconded and the motion carried.

III. CONDITIONAL USE PERMIT - SIGN

DESERT DREAMS AND SILVER COYOTE - GERALD FALCONER
60 WEST MAIN - 4' X 12' FACIA SIGN

Mr. Falconer presented a rendering of his sign to the Commission. The sign meets the Price City Land Management and Development Code and there are no concerns. Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for the business Desert Dreams and Silver Coyote. Joe Piccolo seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - SIGN

KING COAL THEATER - 1171 EAST MAIN
WESTERN NEON SIGN COMPANY

Francis Duzenack indicated the company submitting the sign is from Grand Junction, Colorado and was not able to attend. The sign fits within the Price City Land Use Management and Development

Code and meets the size requirements. It will be a facia mount sign on the front of the King Coal Theater. There are no concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign for King Coal Theater. Penny Sampinos seconded and the motion carried.

V. CONDITIONAL USE PERMIT - CASTLE VALLEY COMMUNITY THEATER

TEMPORARY USE OF A-FRAME SIGNS FOR ADVERTISING OF UPCOMING PRODUCTION
MADELEINE NYFFLER

Castle Valley Community Theater would like to use six 4' x 4' A-frame signs for the ten day run of their upcoming production. They will remove the signs the Monday following the shows closure. Francis Duzenack reminded Ms. Nyffler that the signs must be placed behind the public right-of-way behind the sidewalks and that one location, El Nino Restaurant, is outside Price City limits. There were no further concerns and Penny Sampinos moved to forward a favorable recommendation to Price City Council for the use by Castle Valley Community Theater of six 4' x 4' A-frame signs for advertising. Larry Bruno seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - OMNI PRODUCTIONS

CATHERINE MATTINGLY - OWNER
150 SOUTH 700 EAST #3 - VIDEO PRODUCTION AND LOCAL NEWS

Ms. Mattingly told the Commission she will produce television news on happenings in Price and Carbon County only, five days a week, Monday through Friday on Channel 9. In addition to local news, they will televise local events and meetings. They will solicit advertising. Francis Duzenack commented he had another applicant, a fireplace sales and installation business, apply for a Conditional Use Permit at the same address. It was determined that this business is located in suite #4 and Omni Productions will be in the newly remodeled suite #3. There were no further concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Omni Productions. Penny Sampinos seconded and the motion carried.

VII. EXTENSION OF TEMPORARY CONDITIONAL USE PERMIT - JOY TECHNOLOGIES

BRAD JARVIS - 1556 EAST 100 SOUTH
TEMPORARY OFFICE TRAILER

Mr. Jarvis informed the Commission that Joy Technologies will be moving into their new building on the first week-end in December. The old building will still be used. However, he has contacted the trailer leasing company and they will pick up the office trailer for return in December. There were no concerns and Joe Piccolo moved to forward a favorable recommendation to Price City Council for the Temporary Conditional Use Permit for Joy Technologies for a period of 90 days. Gary Lyon seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - FENCING

CARBON COUNTY SHERIFF - REQUEST FOR SECURITY FENCING FOR YARD AND GENERATOR

Francis Duzenack explained this permit request was made by the Rhoades Company from Salt Lake City. There are some problems with the Carbon County Jail's yard to the west. Individuals are getting into the yard and throwing rocks at the jail windows and throwing contraband over the top and into the exercise yard. The fenced area will not be a prisoner area, but will be used to keep these people out. A gate will be installed for maintenance, but people in the jail will not have access to that area. The fencing material will be a 12 foot high chain link fence with either razor or barbed wire top - the Sheriff would prefer a razor wire top. The area in question is on the west side and they will fence over to Marascos, up the side and back to the west end of the jail. The emergency generator will also be fenced in a similar manner due to concern of vandalism. The generator is on the north side of the building. The fence will be attached to the north end of the building, go around the generator and back to the building. There were no questions or concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for fencing for the Carbon County Sheriff. Laurel Marinos seconded and the motion carried.

IX. PLANNED UNIT DEVELOPMENT - ELK RIDGE SUBDIVISION - AMENDMENT

T. H. POLONI DBA CASA BELLA ENTERPRISES REDUCE PHASE I - FROM 14 TO 7 LOTS

Mr. Poloni was unable to attend the meeting and Francis Duzenack made the presentation. He stated that Mr. Poloni would like to cut the lots in his Planned Unit Development from 14 to 7 lots. The lots were originally quite small and buyers are asking for larger lots. The planned park and storage area will remain the same. The only thing that will change will be the size of the lots. The plat will have to be re-drawn, re-submitted and re-signed as an amended plat map. The Development Agreement is still in place and the bulk of the improvements on this street have already been done. Discussion proceeded on the matter. After all concerns were answered, Larry Bruno moved to forward a favorable recommendation to Price City Council for the amendment of Elk Ridge Planned Unit Development. Gary Lyon seconded and the motion carried.

X. CONDITIONAL USE PERMIT - PRELIMINARY AND FINAL

CSK AUTO - 1268 EAST MAIN FINAL SITE PLAN FOR CHECKER AUTO STORE

A representative from CSK Auto was unable to attend and Francis Duzenack made the presentation. There are some minor changes to the site plan in the packet. The driveway on the east portion of the property, originally scheduled to be a service access to the business, will not connect to the parking lot. UDOT has approved the curb cut, but does not want the parking lot accessed from the service roadway. They have a concern with the traffic exiting onto the main road from that service entrance, so eliminating the access into the parking lot should eliminate the problem. The dumpster will relocate and come back out on the west side of the building. Ellis Pierce went over the site plan with the Commission to further explain the change. Discussion was held on the matter.

Francis also mentioned two other concerns. The Price City Electrical Department has reviewed the street lighting and feels there is enough lighting, but there is one light that will need to be relocated because of this development. The Price City Fire Chief has requested another fire hydrant be installed in the development because there is a shortage of hydrants in that part of town. Price City Engineer Gary Sonntag had a concern with the south edge of the parking lot. In the plan, it appears to be open, but he feels they should look at the drainage and determine where the drainage will go. That is not a problem now, but as the property develops, they will need to make sure the drainage can be handled on site. There is no firm plan on this matter at this point. A great deal of material will be excavated from the property and replaced with compacted engineered fill. Much of the area on the site has been filled and the area directly underneath the building will have to be excavated and removed. Other areas of concern have been satisfied. Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Preliminary and Final Approval for CSK Auto, with the stipulation that the matter of the street light relocation, installation of an additional fire hydrant and the determination of the drainage on the south edge of the parking lot be satisfactorily completed. Gary Lyon seconded and the motion carried.

XI. STAFF

Nothing to report at this time.

There was no further business and the meeting adjourned at 7:00 P.M.