

Minutes Price City Planning and Zoning Commission

Price City Hall

December 14, 1998

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

Excused: Gary Lyon, Joe Piccolo

Meeting convened at 6:00 P.M.

I. MINUTES OF NOVEMBER 23, 1998

There were no additions or corrections and Larry Bruno made a motion to approve the minutes of the November 23, 1998 Meeting as read. Laurel Marinos seconded and the motion carried.

II. HOME OCCUPIED BUSINESS - DIAMOND GLASS

673 NORTH 200 EAST - CORY MANNING
MOBILE GLASS SERVICE

Bryan J. Balli appeared before the Commission representing Diamond Glass. He indicated that Diamond Glass is a mobile unit and no business is transacted in or at the home. This home is used as an office use only and work is done on site. The only inventory at this address is a rack in the basement used to store windshields. The broken windshields are deposited in commercial dumpsters or taken to the dump and adhesive is the only chemical used. Store front glass may also be replaced upon request. Francis Duzenack informed the Commission and Mr. Balli that no inventory can be stored on the premises under a Home Occupied Business. Alfred Richens suggested rental of a storage unit in which to store the windshields and supplies. This would bring the business into compliance and allow them to operate. Mr. Balli indicated he would be willing to store the inventory elsewhere. There were no other concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business of Diamond Glass, with the stipulation that no inventory be stored at this residential address. Penny Sampinos seconded and the motion carried.

III. CONDITIONAL USE PERMIT - WFX TECHNOLOGIES

SANDRA BAIRD
TABLED FROM PREVIOUS MEETING

The applicant has asked that this item be tabled once again as she is still unable to find a suitable location. Alfred Richens made a motion to table this item until the next meeting. Laurel Marinos seconded and the motion carried.

IV. CONDITIONAL USE PERMIT - SIGN

BILLIE SAMPINOS STATE FARM INSURANCE - 190 NORTH CARBON AVENUE
REPLACEMENT OF FREE STANDING SIGN WITH SMALL WALL MOUNT SIGN

Ms. Sampinos was unable to attend this evening and Francis Duzenack made the presentation. He explained that the free standing sign in the front yard was being replaced by a smaller wall mounted sign on the building. It is well within the size limitations and should look very attractive. There were no concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Sign - for Billie Sampinos State Farm Insurance at 190 North Carbon Avenue. Larry Bruno seconded and the motion carried.

V. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

ADVANCE INSURANCE - STEPHEN C. DANSIE
38 EAST MAIN - INSURANCE, INVESTMENTS AND INCOME TAX
PREPARATION

Mr. Dansie appeared before the Commission and explained the nature of his business. He will have a 4' x 8' sign mounted on the building. He would also like to request permission for the use of a 8' x 18" banner sign for use during tax preparation time, approximately January 1 through April 15 of each year. Francis Duzenack indicated the building sign is within the size limitation and the short term banner sign can be included in the Conditional Use Permit. There were no further comments and Penny Sampinos moved to forward a favorable recommendation for the Conditional Use Permit - Business and Sign - for Advance Insurance, to include the 8" x 18' banner sign to be used during yearly tax preparation time. Alfred Richens seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - CASA BELLA ENTERPRISES

T.H. POLONI - REQUEST FOR EXTENSION OF DEVELOPMENT AGREEMENT

Mr. Poloni informed the Commission there were some errors on the revised plat previously submitted and these will be corrected and a new plat issued. Alfred Richens asked concerning the errors and the length of time for the extension. The error entailed the drainage from the storm drain not draining into the river and issuance of special permit for the drainage. The permit has been received and work will commence to correct this problem. He is also requesting a six month extension of his Development Agreement. Mr. Duzenack indicated he had spoken with Price City Engineer Gary Sonntag and he feels six months will give Mr. Poloni ample time to take care of this situation and clarify any errors. There were no further concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Casa Bella Enterprises/T.H. Poloni - Extension of Development Agreement for a period of six months. Laurel Marinos seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

PAPA MURPHY'S PIZZA - R. L. KROMPEL
704 EAST MAIN - TAKE-OUT PIZZA RESTAURANT

Mr. Krompel indicated preliminary plans have been submitted for review on this project, however, this presentation tonight is for Concept Approval Only. He referred Commission Members to the building plans included in the packet for review, along with landscaping and parking plans. The access to the drive up window will come off Main Street to the west side of the building, with exiting onto 700 East. The building will be set back off Main Street approximately 70 feet and 17 to 18 feet from the sidewalk on 700 East, so there will be no visibility or traffic problems. No food will be consumed inside the building and the small inside area is for ordering or pickup only. Those present feel this will be a nice addition to Price City. There were no concerns and Alfred Richens moved to forward a favorable recommendation for Concept Approval - Business and Sign - for Papa Murphy's Pizza/ R.L. Krompel. Penny Sampinos seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - SINGLE LOT SUBDIVISION

APPROXIMATELY 1400 EAST SAGEWOOD ROAD
R. L. KROMPEL

Mr. Krompel appeared once again before the Commission to present plans for affordable housing. His plan includes a slab on grade, stick-built one level home with 1300-1500 square feet, a carport and no basement. He would like to build a spec home on a single lot at the above address and if the venture is successful, he will begin a subdivision and return to Planning and Zoning for the necessary permits. Following discussion on this project, Larry Bruno moved to forward a favorable recommendation to Price City Council for a Conditional Use Permit for a Single Lot Subdivision at approximately 1400 East Sagewood Road for R. L. Krompel. Laurel Marinos seconded and the motion carried.

IX. CONDITIONAL USE PERMIT - BUSINESS AND SIGN

FAB RIGHT - GUS T. MARINOS AND JEREMY YOUNG
164 SOUTH CARBON AVENUE - WELDING AND FABRICATION SHOP

Mr. Marinos and Mr. Young appeared before the Commission to explain plans for their business. They will do decorative fencing and other non-structural welding, and possibly structural welding in the future. They will set up shop in the old Pioneer Welding Building and there is another tenant in the back portion of the building. They will work five days per week, from 6:00 A.M. to 5:00 P.M. The sign will be 36' x 18' and will replace the sign already on the building. It is not known if the building has been recently inspected. Mr. Duzenack recommended both the Price City Fire Chief and Building Official walk through the building. There have been several tenants in and out of the building previously and an inspection will be done. There were no further concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Sign - for Fab Right. Penny Sampinos seconded and the motion carried. Laurel Marinos abstained from voting due to a conflict of interest.

X. Conditional Use Permit - Concept

Southeastern Utah Association of Governments - 375 South Carbon Avenue
New Weatherization and Food Bank Building

Mr. Thomas McCrary represented SEUALG in making this presentation. The Food Bank now uses a building owned by Price City and the City is in need of the building, making relocation necessary for these two programs.

They would like to erect a 60' x 100' metal building on the east corner of the parking lot of 100 East and 400 South. There is already an exit in place on 100 East. On the 400 South side, about half way, there is also a curb opening or dip. He called attention to the submitted drawings, saying they were preliminary and drawn by him. Eaton and Mahoney Architects of Salt Lake City will draw up the actual plans, after which they will be put out for bid. A grant will fund the project. The Weatherization Program is located in the County Buildings south of town, however there is no place to park the trucks or store materials. They have been burglarized in the past and therefore, everything must be unloaded each evening when they come in from work. If the new building is approved, the trucks can be backed into the building each night as there will be locking roll-up doors. The Food Bank will have five offices for use by both Weatherization and Food Bank, with restrooms and showers for the weatherization crew. The plans show a second story area for storing weatherization insulation and materials; the Food Bank will be storing food on the second level above the offices and a freezer will be provided for frozen food. The food for the Food Bank comes from Salt Lake City and is used to service both Carbon and Emery counties. Francis Duzenack expressed concern that the building shown on the site plan is approximately ten feet behind the sidewalk. This could create some visibility problems on the corner of 100 East and 400 South. There is a code requirement where a 40 foot measurement is taken both directions from the property and a diagonal cut across the forty feet. That area needs to be kept open for traffic visibility. Mr. Duzenack suggested setting the building back to the west, keeping that visibility area open. Mr. McCrary indicated that would not pose a problem at all and he will make these changes, submit plans and return for preliminary and final approval. There were no further questions or concerns and Larry Bruno moved to forward a favorable recommendation for Concept Approval for the Southeastern Utah Association of Governments Weatherization and Food Bank Building. Alfred Richens seconded and the motion carried.

XI. STAFF

Nothing to report at this time.

There was no further business and the meeting adjourned at 6:45 P.M.