Minutes
Price City Planning and Zoning
March 25, 2002
Price City Hall 6:00 P.M.

Present:	John B. Angotti, Chairman	Larry Bruno, Vice-Chairman
	Carolyn Vogrinec, Secretary	Francis Duzenack, Zoning Administrator
	Penny Sampinos	Gary Lyon
	Alfred Richens	Elizabeth Kourianos
	Laurel Marinos	

Also Present:	Dennis Geary	Larry Madrigal
	Delynn Fielding	Joe Piccolo
	Rick Krompel	

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John B. Angotti.

II. ROLL CALL

The above members were in attendance and a quorum was present.

III. MINUTES OF MARCH 11, 2002

There were no corrections or additions and Gary Lyon made a motion to approve the minutes of March 11, 2002 as read. Penny Sampinos seconded and the motion carried.

IV. CONDITIONAL USE PERMIT

SOUTHEAST UTAH COMMUNITY DEVELOPMENT LLC
DBA CASTLE VALLEY TECHNOLOGY
90 NORTH 100 EAST
DELYNN FIELDING, DIRECTOR
CARBON COUNTY FUTURES

Mr. Fielding explained they have formed a Non-Profit 501C3 Corporation, with a for-profit limited liability company called Castle Valley Technology. They are located in the Community Center at 90 North 100 East but the mailing address is 120 East Main in Price. The purpose of this is to allow the for-profit concern, Castle Valley Technology, to bid on different types of high-tech contracts. This is a result of their participation with the Utah State Governor=s Silicone Valley Alliance. At the present time, they have bid on four different contracts and are waiting to see to whom they will be awarded. If they are successful in securing these contracts, they will initially need one or two people, at most, from their office. They will not require a sign or other means of advertisement, but will need to cover the bases concerning the legalities and obtain a business license. If this business should grow beyond one or two people, they will then make a more formal approach. There were no concerns or questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for Southeast Utah Community Development LLC dba Castle Valley Technology. Elizabeth Kourianos seconded and the motion carried.

V. INFORMATION ONLY

COLLEGE OF EASTERN UTAH
UPDATE OF MASTER PLAN
DEPARTMENT OF FACILITIES, PLANNING & MANAGEMENT
DENNIS GEARY, DIRECTOR

Mr. Geary appeared before the Commission to provide information on the Master Plan Update for the College of Eastern Utah for the next twenty years. He indicated that, in the year 2002, the College will look much the same. They have set apart the main parking lot east of the Main Building as a building site for the new Main Building Replacement. In the year 2005, they will remove the old Main Building and put in a pull-through drive as requested by the State. The pull-through driveway will have a green space and open up the college campus. He provided a rendering of the new Main Building which closely resembles the existing Main Building. The contract has been awarded to Jacobsen Construction of Salt Lake City and it will be turned over to them

(UPDATE OF CEU MASTER PLAN, CONTINUED)

by the second week of April, 2002. This is part of a four building contract funded by the State of Utah and it will be completed by August 2003. By the year 2010, they hope to be able to have a new Fine Arts Complex east of 300 East and along 400 North. This will be also be funded by the State. The parking lot by Burtenshaw-

Tucker Dormitories will be completed within two weeks time, weather permitting.. That will provide 60 more parking spaces and, once the New Main Building is completed, the number of parking spaces will increase by 20 spaces on campus. Hopefully, this will accommodate some of the new growth. In the year 2020, the Student Activity Center (SAC Building) will be replaced with a new building, with a possible expansion on the Bunnell Dmitrich Athletic Center (BDAC). The Durrant property will remain as green space, soccer fields or something of a similar nature.

In closing, Mr. Geary indicated CEU doesn=t feel the need for any of the road closures previously discussed a few years ago. Following a short question and answer period, Chairman Angotti thanked Mr. Geary for coming before the Commission with the updated information and asked that he keep them advised of any future changes.

VI. CONDITIONAL USE PERMIT
SINGLE LOT SUBDIVISION
APPROXIMATELY 1400 EAST SAGEWOOD ROAD
RICK KROMPEL

Rick Krompel explained he has poured a foundation for a new home at the above address. The power has been extended from Cottonwood Village and all other improvements are in place. This home will be across the street from another home built by Mr. Krompel. He has 10 acres and is putting the house on the ten acre piece, but is here tonight for approval to break this parcel off from the ten acre piece. Larry Bruno asked Mr. Krompel why he chose to put this home on the 10 acre piece instead of next to the previously built home. Mr. Krompel indicated there are two separate parcels there and he would have to do a complete subdivision on the other parcel in order to get the one lot subdivision for the parcel of ground and he cannot do another parcel until he comes in with a full subdivision because there are two separate parcels of ground.

(SINGLE LOT SUBDIVISION - RICK KROMPEL, CONTINUED)

Ms. Kourianos asked about the private road running between Cottonwood Village and the Krompel lot. Mr. Krompel indicated the road is the access into Cottonwood Village and part of the Cottonwood Village Project. Plans show that it could continue up to a proposed future street going through the property and on to Sagewood Drive at some point. There was some discussion on the future road plans for this area. Larry Bruno asked if there were improvements on the west side of the property. Mr. Krompel said the improvements are partially in and he will install a curb cut in order to accommodate a driveway for this home. Mr. Duzenack told the Commission that Cottonwood Village is private property and their access is part of the Cottonwood

Village Project. It was, at one time, planned to cover all of this vacant area. However, Mr. Krompel is now the owner of this property and some time back, the Commission did a one lot subdivision on which to set the other home. At that time, Mr. Krompel brought the Commission a Concept Plan for the subdivision. Mr. Angotti asked if those plans included street lights. Mr. Krompel said the plans were for Concept Approval, subject to Price City requirements. Mr. Duzenack indicated it was a Concept Plan showing how the subdivision would be developed in the future. However, because this parcel is currently being developed, installation of a street light at this location can be reviewed by both Ken Harney, Electrical Metering Manager and Gary Sonntag, Price City Engineer, and be made a condition of approval. Mr. Krompel indicated both of these gentlemen have already looked at the situation and have agreed Mr. Krompel will pay the transformer cost and Price City will install the street light by the transformer. Gary Lyon asked if the developer is responsible for payment and installation of the street light. Mr. Duzenack told the Commission the developer will install and pay for the street light and Price City will then take over the maintenance of the light. There were no further concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit for the Single Lot Subdivision located at approximately 1400 East Sagewood Road, Rick Krompel, Developer, with the provision that a street light be installed as part of this approval. Alfred Richens seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - PRELIMINARY & FINAL
AIRPORT MALL
125 SOUTH HIGHWAY 55
RICK KROMPEL

Mr. Krompel again appeared before the Commission. Mr. Richens asked if building plans have been submitted on this project. Mr. Duzenack indicated site and floor plans have been submitted, however, Staff has not yet had time to review these plans, but feels comfortable with the request for Preliminary Approval. It is not a complicated development because the bulk of this property is developed and all utilities are in place. There are no construction plans at this time, only a floor plan.

Mr. Angotti asked Mr. Krompel if he knew about the additional irrigation ditch coming down from the canal. Mr. Krompel said he was unaware of any other additional ditches and suggested it could be the ditch supplying water to Jack Leautaud. Mr. Angotti explained there is a separate ditch from that of Mr. Leautaud belonging to the

Angotti Family that should be located and marked. Following some discussion on the matter, it was decided to look at the ditch plat and determine the existence and location of this ditch. Larry Bruno asked if there was adequate parking for the building. Mr. Duzenack indicated it had not yet been calculated because this building is somewhat different from the original building on the Concept Plan. Mr. Krompel will develop three to five units and presently has two tenants awaiting completion. His project will encompass 1.5 acres. UDOT has some concerns regarding Airport Road and would like to see the concrete parking lot approach back 100 feet from the intersection, however, it is not in their jurisdiction. Price City=s requirement is 50 feet. Mr. Krompel said he will be back 66'6" from the intersection, but requiring him to move it back 100 feet would do away with another access and three or four parking stalls. Larry Bruno asked if street lighting would be in place. Mr. Krompel indicated there is street lighting on the south end of the property already in place. Mr. Bruno asked concerning the drainage on the property and Mr. Krompel explained how the water would flow off the property. Mr. Duzenack told the Commission all of these questions would be answered and everything in place when Mr. Krompel returns for Final Approval. There were no further questions or concerns at this time and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Preliminary Approval Only - for Airport Mall, Rick Krompel, Developer, to include the locating all irrigation ditches on the property. Penny Sampinos seconded and the motion carried.

VIII. STAFF

A) CERTIFIED COMMUNITY PLANNER SEMINAR
VARIOUS DATES AND LOCATIONS

This seminar was brought to the attention of the Commission and Price City Councilwoman Elizabeth Kourianos indicated she would plan to attend the session in Provo, Utah on May 17 and 18, 2002.

Larry Madrigal appeared before the Commission to advise them of the use of a residential lot, on 250 South 400 East, for a commercial use. The owner of the lot is John Alger and the lot is used by his son-in-law, who does concrete and construction work. Mr. Duzenack indicated he is aware of the situation and is currently researching the issue to find out what is being done there. He has spoken to Mr. Alger and will report back to the Commission as soon as more information is available.

Chairman Angotti recognized Mayor Joe Piccolo. Mayor Piccolo complimented the Commission on their good work.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 6:45 P.M.

APPROVED

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary