

V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
K & A CLEANING
239 SOUTH 600 WEST
AUDREY ANDERSON AND KRISTI FEICHKO, OWNERS

Ms. Anderson told the Commission they would be operating a cleaning service for local businesses and residents. They would most likely store some cleaning supplies in the home but no toxic chemicals. No traffic would be generated as they would go to the clients office or residence. Alfred Richens moved to forward a favorable recommendation to Council for this Home Occupied Business. Gary Lyon seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
CARDIO PUMP & YOGA IN THE CASTLE VALLEY
253 EAST MAIN STREET
KARI MOYNIER AND CAROLYN DELEEUEW, OWNERS

Ms. Moynier said they would be teaching exercise classes at 5:45 AM and 5:30 PM and yoga classes at 7 AM and 7 PM. There was a question concerning parking and it was explained that Mitchells Mortuary has purchased the building at 253 East Main and will allow clients from both buildings to park in the rear parking lot. The sign for this business would be in the window. Frankie Sacco abstained from voting as she is part owner of the building. Gary Lyon moved to forward a favorable recommendation for this business and sign. Larry Bruno seconded and the motion carried.

VII. CONDITIONAL USE PERMIT - FINAL
PHASE III TIRE AND LUBE SHOP
360 WEST 600 SOUTH
JTJJ, JACK LEAUTAUD, OWNER

Mr. Leautaud explained this will be a tire and lube shop on the same lot as Kenworth Sales and Landon=s Diesel Service. The oil tanks would be inside the shop and set up on concrete pads with a 6" lip in order to catch any possible spillage. Francis Duzenack explained Mr. Leautaud will need a second driveway approach on the 600 South end of the property for this building, and that it is already in the plan for this project. All utilities are already in place for this building. Mr. Leautaud stated he has been in contact with PRWID for sampling manholes and waste. He also stated the entire lot will be asphalted after the completion of this building.

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(PHASE III TIRE AND LUBE SHOP, JACK LEAUTAUD, CONTINUED)
Larry Bruno moved to forward a favorable recommendation for Phase III, Tire and Lube Shop at 360 West 600 South. Penny Sampinos seconded and the motion carried.

VIII. CONDITIONAL USE PERMIT - CONCEPT
EXPANSION OF BRIDGE REALTY OFFICE

95 NORTH 100 EAST
JIM SHORTS, BROKER/OWNER

Mr. Shorts told the Commission he is planning to add on to the existing Bridge Realty building in order to facilitate individual offices for agents and add conference rooms. He explained if he adds on-site parking it will take away the street parking currently available. He pointed out there are 26 parking spaces across the street on 100 east, 22 spaces on the North and West sides of the building and the Museum parking lot across 100 North. The landscaping will remain the same as it is currently. Penny Sampinos moved to approve this Conditional Use Permit, Concept. Alfred Richens seconded and the motion carried.

IX. CONDITIONAL USE PERMIT - CONCEPT
NEW DENTAL OFFICE BUILDING
590 EAST 100 NORTH , BOOKCLIFF PROFESSIONAL PLAZA
DR. JAMES BAILEY, OWNER

Mr. Bailey is proposing to build a 2800 square foot building on a 3500 square foot lot in the Bookcliff Professional Plaza. There were several concerns about the parking and the size of the entrance/exit. Dr. Bailey wishes to build the dental office without making any changes to the parking or entrance/exit as the Plaza is maintained by private owners. A Master Plan for the Plaza was approved in 1985 showing buildings on lots 10, 11 and 12 and parking on the South end of the property. At present, lots 10, 11 and 12 are parking areas and the South end of the property is gravel. There was concern that Mr. Bailey may need to extend the pavement by several feet in order to facilitate more parking. It was also requested the parking lot be striped. One Commission member suggested the removal one of the landscaped Aislands@ in order to widen the entrance/exit. Mr. Bailey would have to contact the private owners of the parking areas in order to accomplish any of these things. Larry Bruno made a favorable motion for this Conditional Use Permit Concept. Gary Lyon seconded and the motion carried.

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X. PROPOSAL TO AMEND MAJOR STREET PLAN
REMOVE PLAN FOR STREET ON 600 WEST, 200 SOUTH TO 500 SOUTH
GARY SONNTAG, PUBLIC WORKS DIRECTOR/CITY ENGINEER

Gary Sonntag presented an areal map showing the area where a proposed through-street was approved in the Major Street Plan in 1987. He explained Price City would like to remove that proposed street from the plan. According to the Plan, the street would connect 600 West to 500 South. The amendment is being proposed for several reasons. One, there are property owners who do not want development through their land. Two, the street would bring more traffic through a subdivision that currently receives a low volume of traffic. Three, the street would bring even more traffic to an

already congested area surrounding Creekview Elementary School. Mr. Sonntag explained since the area where the street was proposed is currently fenced off and has never been used for any kind of cross street, it has no prescriptive use and can easily be removed from the Major Road Plan. Mr. Sonntag outlined current traffic routes and explained people on those streets are used to the traffic in those areas. He also told of a proposal for water disposal on 4th 5th and 6th West where water would be collected and piped into Price River. If the area is developed in the future, the developers will create solutions to access the properties. Alfred Richens moved to approve the removal of the 600 West through street from the Major Street Plan. Gary Lyon seconded and the motion carried.

XI. STAFF

- A. Chairman Angotti read a letter of thanks from the Historical Society for the Commissions interest in their presentation at the October 20, 2003 Planning Commission Meeting.
- B. The Commission decided on November 19th at 7:00 AM for breakfast with the Mayor. Molly Penovich stated she would contact the Mayor and get back to the Commission members concerning the date.

There was no further business and Gary Lyon made a motion to adjourn. The meeting adjourned at 7:25 PM.

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APPROVED

Chairman, John B. Angotti

ATTEST

Secretary, Molly Penovich