PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF MARCH 09, 2026

PRESENT:

Commissioners:

Judy Beacco
David Black
Kyle Heffernan
Erroll Holt
Renee Swinburne
Todd Thorne
Chris Wood

Jaci Adams, City Recorder
Nick Tatton, Administrative Director

EXCUSED: Commissioner Knott-Jespersen, Chair Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Vice Chair Thorne called the meeting to order at 5:00 p.m. Vice Chair Thorne led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Vice Chair Thorne reminded everyone that resources are readily available in the community for mental health.

4. MINUTES for 02-23-2026 Planning and Zoning.

MOTION. Commissioner Swinburne moved to approve the minutes for 02-23-2026. Commissioner Heffernan seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was discussed or reported on any agenda items.

6. GENERAL BUSINESS/DISCUSSION

7. CONDITIONAL USE PERMIT

a. PRODUCTS MANUFACTURING, WAREHOUSING-DRY GOODS, HARDWARE: PLUMBING, HEATING AND SUPPLIES LAND USE. Consideration and possible approval of a products manufacturing, warehousing-dry goods, hardware: plumbing, heating and supplies land use located at 594 S Carbon Avenue within the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen.

The Commissioners thoroughly discussed the products manufacturing, warehousing-dry goods, hardware: plumbing, heating and supplies land use located at 594 S Carbon Avenue within the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen. Discussion was held regarding the types of filters that would be manufactured, sold, and distributed, if there would be a store front, which there will not be to date and required parking spaces.

Vice Chair Thorne reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

Applicant Shall:

- **All exterior areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.**
- **Interior access driveway loop to be improved and constructed to safely accommodate up to 1 70,000-pound emergency vehicle apparatus. Driveway loop and parking areas to be hard surfaced (asphalt, cement) within twenty-four (24) months of approval.**
- **Right turn only upon egress from site for safety finding that Carbon Avenue is a high-volume traffic roadway and right turn only upon egress mitigates the potential for accidents and injuries. Signage to be installed compliant whit the MUTCD requirements.**
- **Fencing surrounding property, south, west and north sides, to be inspected and restored and any repairs made to ensure separation of and uses and access finding that land use separations mitigate the potential for disputes and accidents.**
- **Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.**
- **Minimum off-street parking of not less than ten (10) spaces (including ADA spaces) pursuant to Section 6.4.13 of the Code.**
- **Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.**
- **Completion of a building safety inspection, prior to occupancy and business operation by the Building Inspector and the Price City Fire Chief (or designee) and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.**
- **No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity. Building permit and building inspection required for any building renovations and work competed.**

 Placement/installation of site landscaping complying with the Code minimum of 5%.
 No storm water flows from site to negatively impact surrounding private or public property. Storm water flows to be controlled and retained, released to a storm water conveyance, surface/subsurface, that accommodates a 100-year storm event for a 1-hour duration.
 Repair and replacement of any damaged or missing public infrastructure along Carbon Avenue site frontage, curb, gutter (storm water control), sidewalk, finding that quality public infrastructure mitigates the potential for accidents and injuries.
 Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.
 Restrictions: No new traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No land uses other than those indicated herein authorized.
 All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values. Any existing property or structure maintenance code violation to be mitigated prior to business operation.

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.
Commissioner Black moved to approve products manufacturing, warehousing-dry goods, hardware: plumbing, heating and supplies land use located at 594 S Carbon Avenue within the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen. Commissioner Wood seconded and motion carried.

b. AUTO REPAIR AND SERVICE AND PARTS LAND USE. Consideration and possible approval of an Auto Repair, Service, Parts land use to be located at 771 E Main Street within the commercial 1 (C-1) zoning district, Check's Auto Repair, Todd Richardson.

The Commissioners thoroughly discussed the auto repair, service and parts land use located at 771 E Main Street within the commercial 1 (C-1) zoning district, Check's Auto Repair, Todd Richardson. Discussion was held regarding having 3 full time and 3 or 4 part time employees, services offered will be oil changes, tire rotations,

alignments, any general repair, oil leaks, etc. Students from the college will have the opportunity to work and learn also. April 1, 2026 is the tentative opening day, inspections are in progress, working on staging area, if needed; future expansion area behind building.

Vice Chair Thorne reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

The parties identified above hereby agree to the following:

- **All exterior areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.**
- **All yard areas (not customer areas) to be fenced with a minimum six-foot (6') sight obscuring fence finding that land use separations with fencing and service yard screening mitigate the potential for disputes/accidents and screens work in progress improving the community aesthetic.**
- **All outdoor yard and storage areas to be hard surfaced finding that hard surfacing mitigates the potential for accidents and injuries and is consistent with the requirements of Section 6.7 Code.**
- **Right turn only upon egress from site for safety finding that Main Street is a high-volume traffic roadway, the proximity to the intersection of Main Street and 700 E is approximately only one-hundred eighty-six feet (186') and right turn only upon egress mitigates the potential for accidents and injuries. Signage to be installed by applicant compliant with the MUTCD requirements.**
- **Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster enclosure preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.**
- **Minimum off-street parking for customers and employees of not less than eleven (11) spaces (including any required ADA spaces) pursuant to Section 6.4.13 of the Code. 1**
- **Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements and issuance of an approval to proceed with signage installation.**
- **Completion of a building safety inspection, prior to occupancy and business operation, by the Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Building permit and building inspection required for any building renovations and work competed.**

Placement/installation of site landscaping complying with the Code minimum of 5%.

No storm water flows from site to negatively impact surrounding private or public property. All storm water flows to be controlled and retained and released to a storm water conveyance, surface or subsurface, that accommodates a 100-year storm event for a 1-hour duration.

Repair and replacement of any damaged or missing public infrastructure along Main Street site frontage, if any, including curb, gutter (storm water control), sidewalk, finding that quality public infrastructure mitigates the potential for accidents and injuries.

Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.

Obtain a Price City Business License prior to operation of business from the site finding that property licensed and regulated businesses protect the health, safety and welfare of the community.

Utilization of identified future expansion area/staging area requirements: May require parcel assembly of all subject parcels into one property parcel. Application for, payment of application fees, and approval of a property assembly plat by Price City Required. Future expansion area/staging area identified on site plan may be administratively authorized, as contemplated herein for approval by the Price City Planning and Zoning Commission. Application for, payment of application fees, and approval of the expansion area site plan required prior to use or occupancy. Shall include all necessary and required development conditions of approval as applicable and authorized by the Code, including completion of an Infrastructure Development, Agreement with Price City and submission of any financial surety required, building permits as required, stormwater control engineering, geotechnical study, utility connection and capacity plans.

Restrictions: No unscreened work in progress vehicles or equipment on site. No disposal or oils, greases or other hazardous or potentially hazardous materials on site. Work in progress, customer and employee vehicles and storage not to exceed the safe working capacity of the site as determined by the Building Inspector and Fire Chief. No new traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from Main Street Frontage. No access to subject property on, through or over neighboring property to the east (restaurant) that is not compliant with any officially recorded easement or other cross-access agreement between the respective property owners. Copy of easement or cross-access agreement to be provided to Price City prior to operation of the business. No site access from 100 North Street finding that site plan approval and requirements have not been established for utilization of parcels between subject property and 100 N. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No land uses other than

those indicated herein authorized. No nuisance noises or odors or other land use impacts to emanate from the property.

- **All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.**
- **No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values. Any existing property or structure maintenance code violation to be mitigated prior to business operation.**

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.
Commissioner Beacco moved to approve an auto repair, service and land use located at 771 E Main Street within the Commercial 1 zoning district, Check's Auto Repair, Todd Richardson. Commissioner Black seconded and motion carried.

c. GROUP GATHERINGS LAND USE ADDITION. Consideration and possible approval of the addition of a group gatherings land use at 59 S 700 E within the commercial 1 (C-1) zoning district, Sandstone Psychology, Audrey Nixon.

The Commissioners thoroughly discussed the addition of a group gatherings land use at 59 S 700 E within the commercial 1 (C-1) zoning district, Sandstone Psychology, Audrey Nixon. Discussion was held regarding group gatherings consisting of 10 to 12 clients, group gatherings help with community therapy such as grief, social skills, etc., adequate parking, day and evening sessions held in evening.

Vice Chair Thorne reviewed the Code sections and read aloud the below conditions for final approval for land uses identified by the applicant.

Applicant Shall:

- **All exterior areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.**
- **Parking for group assembly (staff, owners) to be in off-street lot associated with the subject location or the mid-block public lots finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.**
- **Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.**

 Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
 Completion of a building safety inspection, within thirty (30) days by the Price City Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
 Placement/installation of site landscaping complying with the Code minimum of 5%.
 Restrictions: No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval. No land uses other than those indicated herein authorized, including no on-site medical services, pharmacy dispensing, pharmacy disposal or patient care. No cooking or food preparation finding that grease hoods, fire suppression, grease traps and sampling manhole are not installed servicing the site. No customer long-term, in-patient or overnight occupancy at location.
 All bona-fide negative impacts of the land use on surrounding land uses to be mitigated by the applicant as needed, if needed.
 No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.
Commissioner Heffernan moved to approve the addition of a group gatherings land use at 59 S 700 E within the commercial 1 (C-1) zoning district, Sandstone Psychology, Audrey Nixon. Commissioner Swinburne seconded and motion carried.

8. UNFINISHED BUSINESS
Commissioner Wood noticed some street lights in the city that need to be checked and noticed the Asian Bistro building on Main Street has siding that has been added to it. Commissioner Swinburne inquired about ground clearing in North Price.

Vice Chair Thorne asked for a motion to close the regular Planning and Zoning meeting.

MOTION. Commissioner Wood moved to close the regular Planning and Zoning meeting. Commissioner Beacco seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:38 p.m.

APPROVED: _____ **ATTEST:** _____

Vice Chair, Todd Thorne **City Recorder, Jaci Adams**