

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF JULY 21, 2025**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Richard Root

Renee Swinburne

Chris Wood

Jan Young

Jaci Adams, City Recorder

Miles Nelson, Public Works Director

EXCUSED: Commissioner Holt, Commissioner Thorne, Nick Tatton, Administrative Director

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Chair Young reminded everyone to be safe during summer recreation activities, such as wearing the appropriate equipment; helmets, life jackets, etc.

4. MINUTES of 04-21-2025.

MOTION. Commissioner Black moved to approve the minutes for 04-21-2025. Commissioner Root seconded and motion carried.

5. CONDITIONAL USE PERMIT

a. MEDICAL AND TRADITIONAL SALON SERVICES LAND USE. Consideration and possible approval of a medical and traditional salon services land use at 248 S Highway 55 (Main Street) within the Commercial 1 zone district, Revive N Thrive, Tiffany Noyes and Ailese Curtis.

The Commissioners thoroughly discussed the land use for a medical and traditional salon services at 248 S Highway 55 (Main Street) for Revive N Thrive with Tiffany Noyes and Ailese Curtis. Discussion was held regarding the type of services that would be offered such as; IV Therapy, injections, hydra facials, etc. The medication

on site will be vitamins and supplements, which will be locked up and disposed of correctly, there will be 2-3 employees, it is ADA accessible with plenty of parking. Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicants.

- ☐ Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures.
- ☐ Installation of a minimum of five percent (5%) area landscaping as the site will allow/accommodate. Water wise landscaping requested.
- ☐ Garbage dumpster in an enclosure with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.
- ☐ Not less than five (5) off-street parking spaces required.
- ☐ Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation.
- ☐ Complete a building safety inspection with the Building Inspector and the Price City Fire Chief and compliance with all recommendations stemming from a courtesy inspection. Obtain a building permit and all construction under the auspices of a building permit and inspection, if any. Contact the Carbon County Building Department at 435-636-3260.
- ☐ Restrictions:
 - ☐ No land uses other than (1) medical clinics, a conditional land use based on Section 11.3.5.26 of the Code; (2) professional health care offices, a permitted use based on Section 11.3.5.32 of the Code; and, (3) beauty and barber shops, a permitted use based on Section 11.3.58 of the Code. Specifically, no pharmacy land use permitted. No land uses that may require a sampling manhole or grease trap for protection of the waste water system. Maintain appropriate and required DOPL licensing for employees and providers operating from the site. No medical outpatient or inpatient services permitted. Medical oriented salon services only.
 - ☐ No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.

ACCEPTANCE: The applicants acknowledged that they are aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.

Commissioner Root moved to approve the medical and traditional salon services land use at 248 S Hwy 55 (Main Street) within the Commercial 1 zone district, Revive and Thrive. Commissioner Heffernan seconded and motion carried.

6. GENERAL BUSINESS/DISCUSSION

a. INTRODUCTIONS. Miles Nelson, Price City Public Works Director, will introduce John Boyd, Price City Project Manager and Justin Orth, Deputy Public Works Director to the Planning Commission.

Miles Nelson, Public Works Director introduced John Boyd and Justin Orth to the Planning and Zoning Commission as the newly hired Project Manager and Deputy Public Works Director. He also highlighted specific duties they would be looking over. The Planning and Zoning Commission also welcomed them.

b. CLG COMMITTEE. Convene as the Certified Local Government (CLG) Committee.

Chair Young asked for a motion to recess the regular Planning and Zoning meeting.

MOTION.

Commissioner Swinburne moved to recess the regular Planning and Zoning meeting at 5:17 p.m. Commissioner Black seconded and motion carried.

MOTION.

Commissioner Root moved to convene as the Certified Local Government (CLG) Committee at 5:18 p.m. Commissioner Beacco seconded and motion carried.

The Commission briefly discussed the CLG program. Since there was no business to discuss as the Certified Local Government Committee, Chair Young asked for a motion to recess the CLG Committee.

MOTION.

Commissioner Wood moved to close the Certified Local Government (CLG) Committee at 5:19 p.m. Commissioner Heffernan seconded and motion carried.

MOTION.

Commissioner Swinburne moved to reconvene the regular Planning and Zoning meeting at 5:19 p.m. Commissioner Black seconded and motion carried.

7. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received or reported.

8. UNFINISHED BUSINESS

No unfinished business was discussed or reported.

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

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

The regular Planning and Zoning meeting was adjourned at 5:20 p.m.

APPROVED: _____

Chair, Jan Young

ATTEST: _____

City Recorder, Jaci Adams