

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Administrative Director
NICK TATTON

City Recorder
JACI ADAMS



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**PRICE CITY
PLANNING AND ZONING COMMISSION**

Commission

JUDY BEACCO
DAVID BLACK
KYLE HEFFERNAN
RICHARD ROOT
RENEE SWINBURNE
TODD THORNE
JAN YOUNG
ERROLL HOLT, ALT.
CHRIS WOOD, ALT.

**PLANNING AND ZONING AGENDA
9/8/2025 5:00:00 PM**

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 5:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS – Commissioner Beacco
4. MINUTES
 - a. MINUTES for 08-25-2025.
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
7. CONDITIONAL USE PERMIT
 - a. ADULT DAYCARE LAND USE. Consideration and possible approval of a Conditional Use Permit for an adult daycare land use at 111 N 200 E within the commercial 1 zoning district, Stepping Stones Home Health Services, Amelia Walls
8. UNFINISHED BUSINESS

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF AUGUST 25, 2025**

PRESENT:

Commissioners:

Kyle Heffernan

Erroll Holt

Richard Root

Renee Swinburne

Chris Wood

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Beacco, Commissioner Black, Commissioner Thorne

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

Commissioner Wood reminded everyone that with school back in session, watch for pedestrians, stop for buses, drivers slow down, especially in school zones, etc.

4. MINUTES of 07-21-2025.

MOTION.

Commissioner Swinburne moved to approve the minutes for 07-21-2025.

Commissioner Wood seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

6. GENERAL BUSINESS/DISCUSSION

No general business was reported or discussed.

7. CONDITIONAL USE PERMIT

a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment to add an EV charging kiosk location to the Taco Bell site at 120 N Carbonville Road within the commercial 1 zoning district, Ken Takada, Rivian EV Vehicles.

The Commissioners thoroughly discussed the site plan amendment to add an EV charging kiosk location to the Taco Bell site at 120 N Carbonville Road with Ken Takada, Rivian EV Vehicles. Discussion was held regarding the proposal to install six new EV vehicle chargers, including one ADA stall and one trailer stall, construction should take three months, opened up to all to use, fee based, required parking for Taco Bell customers will still be available and entrance in and out of lot.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the site plan amendment by the applicant.

- 1. 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.**
- 2. Maintain a minimum of five percent (5%) area landscaping. Water wise landscaping requested.**
- 3. Signage to be reviewed and approved by the Price City Planning Department prior to installation finding that reviewed signage provides for community consistency and Code compliance.**
- 4. Obtain a building permit and all construction/installation under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260.**
- 5. Complete a public infrastructure development agreement with the Price City Public Works Department, if required, and submission of any financial surety required. Repair and replace any public infrastructure or utility infrastructure damaged or necessary for construction/installation of the electric vehicle charging kiosks on the site.**
- 6. Obtain a Price City business license for operation of the electric vehicle charging kiosks prior to commercial operation.**
- 7. Electrical Specific Requirements:**
 - a. Payment to Price City in an amount of one-hundred twenty-five percent (125%) of the Rocky Mountain Power cost estimate for electrical system connection requirements prior to commencement of any site work. True-up of final cost for electrical system work and connection and refund or additional billing from Price City.**
 - b. All connections to the Price City electrical system to be metered for billing purposes, provision of all necessary metering and billing information to Price City prior to meter installation and operation of the electric vehicle charging kiosks.**

Steve Richardson, Price City Electrical System Supervisor discussed the electrical specifications and connection for the project with the applicant.

- c. All electrical connections to be as indicated on the submitted plans and as directed or further directed by the Price City electric department. Specific electrical connection requirements:**

i. Excavation for and installation of (2) 6-inch PVC conduits from existing utility sectionalizing cabinet at intersection at West 100 North and Carbonville Road to the existing utility sectionalizing cabinet located in Front of the KFC Restaurant at 130 North Carbonville Road. See note after item #4.

ii. Excavation for a new 12 position utility sectionalizing cabinet and basement with the new 6-inch lines from Item #1 on the south side of the north driveway for the Taco Bell Restaurant at 120 North Carbonville Road. See note after item #4.

iii. Excavation for and installation of (2) 4-inch PVC conduits from proposed utility sectionalizing cabinet near Carbonville Road to, and including, the required transformer vault (provided and installed by the developer) for the development electrical service. See note after item #4.

iv. Excavation for and installation of (6) 4-inch PVC conduits from proposed utility transformer vault to the electrical service switchgear (provided and installed by the developer). All elbows must be wide sweep and medium weight fiberglass.

v. NOTE: All elbows must be wide sweep and medium or heavy weight(duty) fiberglass. Elbows and conduit ends within the sectionalizing cabinets and switchgear must have end bell fittings installed. Conduit ends within the transformer vault must have appropriate fittings, ends, or treatments done or installed to prevent damage to the conductors. The transformer vault must have a drain or means for water to leave the vault by natural forces and the excavation prepared such that any water that leaves the vault can drain away so there will be no standing water within the vault under normal and typical circumstances and weather events. Flat braided wire pulling rope or "Mule tape" rated at a minimum of 1200 lbs. Must be installed in each conduit and tied off at each open end with a minimum of 15 feet of extra line out each end of the conduit. The excavation and backfill for all conduit, sectionalizer cabinets, and the transformer vault must meet the requirements in the PacifiCorp Policy 242 manual which Price City has voluntarily adopted and enforces. All Underground conduit must be inspected by a Price City Electrical Utility Infrastructure Employee prior to backfill. After a backfill of 12 to 18 inches deep has been placed over the conduit, a metallic or traceable warning tape must be installed and inspected again by a Price City Electrical Utility Infrastructure Employee before any further backfill and grade may be done. Ends of any HDPE conduit installed must be properly prepared and chamfered to prevent snags and conductor damage then inspected by a Price City Electrical Utility Infrastructure Employee prior to making connections to any other conduits. Transitions from HDPE to any other type of conduit must be done using the appropriate connectors and must also be inspected prior to backfill.

vi. Installation of switchgear with included electrical service disconnect and provisions for the installation of current transformers for metering. A 13-jaw meter socket and enclosure with provisions for the installation of a metering test-switch must be installed on the exterior of the switchgear and include a 1-inch chase, no more than 12 inches in length, from the meter socket enclosure to the current transformer section of the switchgear. A concrete sidewalk or pad that meets ADA and other regulatory width and depth requirements for access, working area, and safety is required in front of the meter socket and the door side of the switchgear and must be kept clear of any obstacles, obstructions, and hazards for personnel access. All utility meters, and disconnect points must be accessible to emergency services and utility personnel at all times day and night all year round without having to enter fenced or walled in areas, going through any part of a building (interior or exterior) or having to unlock locks or other securing means put in place by anyone other than utility personnel. The switchgear and electrical service installation shall meet the requirements of the Rocky Mountain Power 2022 Electrical Service Requirements Manual which Price City has voluntarily adopted and enforces and any other currently enforced local, State, and Federal requirements and regulations.

Chair Young finished reviewing the remainder of the code sections and conditions for approval with the applicant.

8. Restrictions:

- a. No new ingress or egress from site, no new vehicle or pedestrian traffic patterns permitted finding that existing vehicle and pedestrian traffic patterns serve to mitigate potential accidents.**
- b. No changes to existing storm water management on site finding that existing storm water flows and management serve to prevent flooding.**
- c. No changes to garbage dumpster enclosure location and service frequency and capacity finding that existing garbage enclosures serves to prevent accumulations or wind scatter of garbage, rubbish and debris.**
- d. No changes to existing off-street parking not utilized for the addition of the electric vehicle charging kiosks.**
- e. No placement of any electric vehicle charging kiosk equipment, materials, infrastructure or appurtenances within the UDOT right of way.**

9. 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.

10. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

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 Heffernan moved to approve a site plan amendment to add an EV charging kiosk location to the Taco Bell site at 120 N Carbonville Road.

Commissioner Root seconded and motion carried.

8. UNFINISHED BUSINESS

Nick Tatton, Administrative Director reminded everyone about the upcoming Planning Commission Retreat in November.

Chair Young 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 Swinburne seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:30 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams



PRICE MUNICIPAL CORPORATION
185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905


CHAIR
JAN YOUNG

COMMISSIONERS

DALE EVANS
JUDY BEACCO
TODD THORNE
RICHARD ROOT
JADE POWELL
DAVID BLACK
ALTERNATE: DANIEL HINCKLEY
ALTERNATE: ERROLL HOLT

DATE: AUGUST 21ST, 2025

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – ADULT DAYCARE LAND USE.

Please find attached a Conditional Use Permit (CUP) application submitted by Amelia Wells to establish an adult daycare land use at 111 N 200 E within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code. The land use is Adult Daycare Facility, a conditional use based on Section 11.3.2.1.5.6 of the Code. Adult Daycare Facility is defined and is in Section 1.13.3 of the Code.

Please discuss the application, land uses, restrictions and conditions of approval with the applicant. It is the recommendation of staff to provide final approval for the CUP.

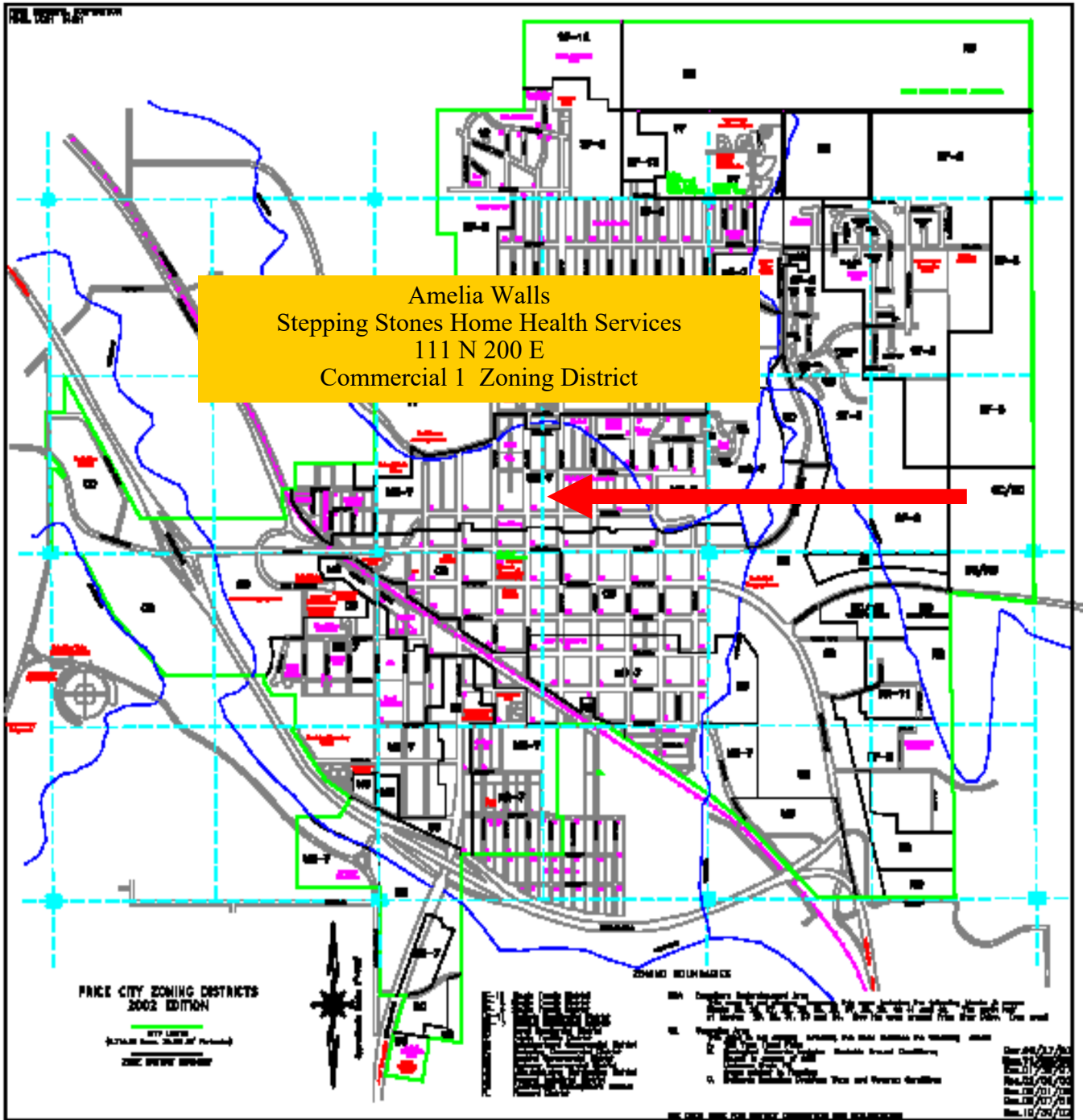
RECOMMENDED MOTION(S):

Move to authorize final approval of a Conditional Use Permit (CUP) to develop and establish an adult daycare facility land use at 111 N 200 E within the Commercial 1 (C-1) zoning district, based upon the general land use evaluation criteria listed in Section 11.1 and the specific land use evaluation criteria/land use checklist in Section 11.1.m of the Price City Land Use Management and Development Code (Code), the land use of Adult Daycare Facility, a conditional use based on Section 11.3.2.1.5.6 of the Code, and subject to the following conditions of approval:

1. 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.
2. Installation of a minimum of five percent (5%) area landscaping as the site will allow/accommodate. Water wise landscaping requested.
3. 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.
4. Not less than four (4) off-street parking spaces required.¹
5. Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation. Removal of all non-permitted signage on the site, if any.

¹ 1300 estimated sq ft x .80 net usable = 1040 / 300 = 3.46, rounded to 5

6. 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.
7. Restrictions:
 - a. No land uses other than adult daycare facility.
 - b. No on-site activity that may require a sampling manhole or grease trap for protection of the waste water system from fats, oils, greases (FOG).
 - c. Maintain appropriate and required DOPL licensing for employees and providers operating from the site, if any.
 - d. No medical outpatient or inpatient services permitted.
 - e. Any drop off and pick up to be completed in the parking lot and not on the public roadway on 100 N or 200 E.
 - f. Hours of operation restricted to 7:00am to 6:00pm, to accommodate hours identified in the CUP application
 - g. Occupancy limited to the maximum safe occupancy of the structure as identified by the building inspector and fire chief.
8. Obtain a Price City Business License prior to operation of the business.
9. 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.
10. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.



Fee: _____



CONDITIONAL USE PERMIT APPLICATION

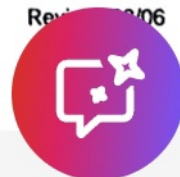
Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☒ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
- ☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)
- Plan Phase:
- ☐ Concept
- ☐ Preliminary
- ☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

<i>Applicant Information</i>			
1. Applicant's Name: <u>Amelia Walls</u>		2. Title: <u>Owner</u>	
3. Applicant's Mailing Address: <u>680 E. 800 N.</u>		4. Suite/Apt. No.:	
5. City: <u>Price</u>	6. State: <u>UT</u>	7. Zip Code: <u>84501</u>	
8. County: <u>Carbon</u>		9. Telephone: <u>(385) 392-7621</u>	
<i>Project Information</i>			
10. Name of Project (Business): <u>Stepping Stones Home Health Services</u>			
11. Address of Proposed Project: <u>111 N. 200 E. Price, UT 84501</u>			
12. Zone District (see attached zoning map):			
<i>Nature of Proposed Work (Check all applicable items in boxes 13 through 16)</i>			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____			



24. Brief Description of Project: our program will provide onsite senior daycare services and home health support. Senior onsite care will operate 9-4. Will provide a structured environment where seniors can engage in social, recreational and wellness activities. This will improve health and independence, and provide relief to caregivers (if applicable). Minor improvements to building - paint, flooring

25. Justification (Explain why this project is needed): Resources are needed for seniors who have needs but have lower ability to get out into the community. The goal is to promote socialization, reduce isolation, and improve overall health and independence while supporting assistance with ADLs and providing respite to family caregivers. Home Health will assist with in home needs.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Schuilen Orthodontics	191 E. 100 N. Pricetn 94501	(437) 637-0820
2.		()
3.		()

27. Estimated Starting Date: 9 / 1 / 25

28. Estimated Completion Date: 10 / 1 / 25

29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☐ No

Signature of Property Owner 8/18/25
Stephanie Jackson, owner
 Please Print Name Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve

☐ Deny

Comments:

Signature: _____ Date: _____

Requires:

☐ Building Permit

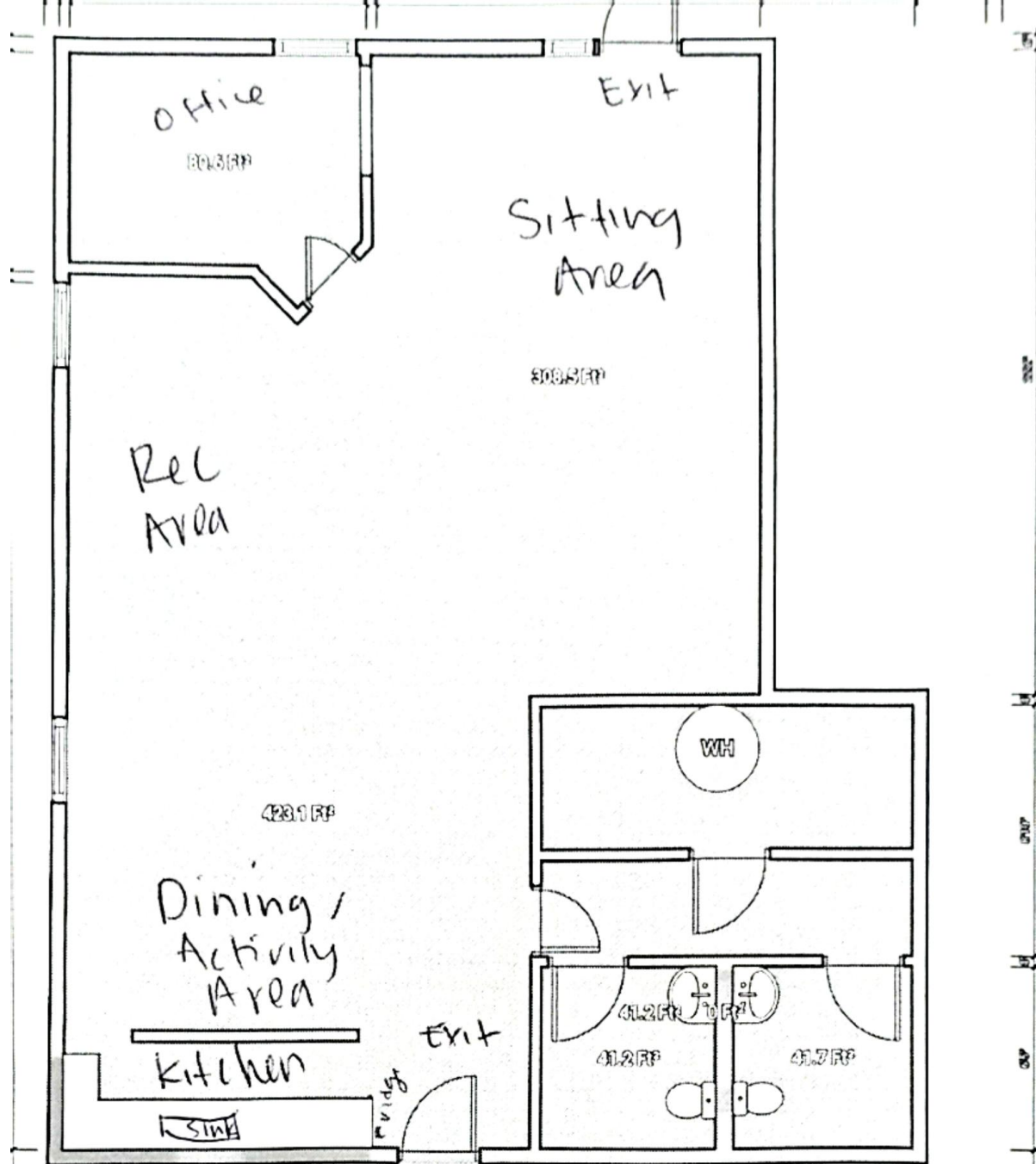
☐ Conditional Use Permit

☐ Code Amendment

☐ Board of Adjustments Variance

☐ Flood Plain Development Permit

☐ Other: _____



**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY
PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR BUSINESS
OCCUPANCY AND OPERATION OF AN ADULT DAYCARE LAND USE AT 111 N 200 E WITHIN THE COMMERCIAL
1 (C-1) ZONING DISTRICT.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **AMELIA WALLS**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **AN ADULT DAYCARE LAND USE AT 111 N 200 E WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **AMELIA WALLS** (Applicant), for the property located **111 N 200 E**.

Term: the term of this agreement commences on **September 8th, 2025** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- 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 four (4) off-street parking spaces required.¹
- Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation. Removal of all non-permitted signage on the site, if any.
- 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.
 - a. Restrictions: No land uses other than adult daycare facility. No on-site activity that may require a sampling manhole or grease trap for protection of the waste water system from fats, oils, greases (FOG). Maintain appropriate and required DOPL licensing for employees and providers operating from the site, if any. No medical outpatient or inpatient services permitted. Any drop off and pick up to be completed in the parking lot and not on the public roadway on 100 N or 200 E. Hours of operation restricted to 7:00am to 6:00pm, to accommodate hours identified in the CUP application. Occupancy limited to the maximum safe occupancy of the structure as identified by the building inspector and fire chief.
- Obtain a Price City Business License prior to operation of the business.
- 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.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20 ____.

Price City

Applicant:

By Jan Young, Chair

AMELIA WALLS

ATTEST:

Jaci Adams, City Recorder

¹ 1300 estimated sq ft x .80 net usable = 1040 / 300 = 3.46, rounded to 5

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: AN ADULT DAYCARE
SERVICES LAND USE LOCATED AT 111 N
200 E WITHIN THE C-1 ZONING
DISTRICT.**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.

Price
Utah

SIGNATURE _____

DATE _____