

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF SEPTEMBER 8, 2025**

PRESENT:

Commissioners:

Judy Beacco

Erroll Holt

Richard Root

Renee Swinburne

Todd Thorne

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Black, Commissioner Heffernan, Commissioner Wood

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 Beacco reminded everyone that September is Suicide Awareness Month, make sure to check in on neighbors, friends and family.

4. MINUTES of 08-25-2025.

MOTION. Commissioner Swinburne moved to approve the minutes for 08-25-2025. Commissioner Root seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was discussed or reported.

6. GENERAL BUSINESS

No general business was discussed or reported.

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.

The Commissioners thoroughly discussed the conditional use permit for an adult daycare land use at 111 N 200 E for Stepping Stones Home Health Services, Amelia Walls. Discussion was held regarding the purpose of the business being for seniors providing socialization, wellness activities, lunch and snacks, etc. It is anticipated to have 4-6 individuals on site at one time, which will provide quality of care, transportation will be provided using a shuttle bus. Medication will be administered by an onsite RN. There will be at least 2 employees on site. The business will be ADA accessible.

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

- ☐ **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.**

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 Thorne moved to approve the 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. Commissioner Beacco seconded and motion carried.

8. UNFINISHED BUSINESS

Nick Tatton, Administrative Director reminded everyone about the annual Planning and Zoning Commission Retreat November 24, 2025. Chair Young praised everyone that helped with the Day of Caring event.

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

MOTION. Commissioner Thorne moved to close the regular Planning and Zoning meeting. Commissioner Swinburne seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:17 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams