

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF JANUARY 12, 2026**

**PRESENT:**

**Commissioners:**

**Judy Beacco**

**David Black**

**Kyle Heffernan**

**Amy Knott-Jespersen**

**Renee Swinburne**

**Todd Thorne**

**Chris Wood**

**Jan Young**

**Jaci Adams, City Recorder**

**Nick Tatton, Administrative Director**

**EXCUSED: Commissioner Holt**

**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 to always be prepared for winter driving and keep an emergency kit in your vehicle such as; blankets, food, water, etc.**

**4. MINUTES for 10-06-2025.**

**MOTION. Commissioner Swinburne moved to approve the minutes for 10-06-2025. Commissioner Thorne seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

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

**6. GENERAL BUSINESS/DISCUSSION**

**a. PUBLIC HEARING. Public Hearing to receive input on the 2026 updates to the Price City Land Use Management and Development Code.**

**Chair Young asked for a motion to open the Public Hearing.**

**MOTION.**

**Commissioner Thorne moved to open the Public Hearing at 5:03 p.m. Commissioner Heffernen seconded and motion carried.**

**Nick Tatton, Administrative Director reviewed what was updated in the Price City Land Use Management and Development Code. Commissioner Thorne requested that a table of contents section be added, which would make it quicker to find what you are looking for. Since there was no other discussion, Chair Young asked for a motion to close the Public Hearing.**

**MOTION.**

**Commissioner Beacco moved to close the Public Hearing at 5:06 p.m. Commissioner Wood seconded and motion carried.**

**b. RESOLUTION NO. 2026-1PZ. Consideration and possible approval of A Resolution of the Price City Planning Commission Supporting and Recommending Adoption of Certain Updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2026-1PZ of the Price City Planning Commission supporting and recommending adoption of certain updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council. Commissioner Black seconded and motion carried.**

**c. RESOLUTION NO. 2026-2PZ. Consideration and possible approval of A Resolution of the Price City Planning and Zoning Commission Affirming Compliance with the State Law Regarding Code of Conduct and Conflict of Interest Disclosure Individually and Collectively.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2026-2PZ of the Price City Planning and Zoning Commission affirming compliance with the State law regarding Code of Conduct and Conflict of Interest Disclosure individually and collectively. Commissioner Swinburne seconded and motion carried.**

**d. CHAIR AND VICE CHAIR. Annual selection of the Price City Planning and Zoning Commission Chair and Vice Chair.**

**Chair Young asked for a nomination for the Planning and Zoning Commission Chair position.**

**MOTION.**

**Commissioner Black nominated Jan Young for the Planning and Zoning Commission Chair position. Acknowledging no other nominations, Commissioner Black moved to close nominations for the Chair position and approve Jan Young as Commission Chair by acclamation. Commissioner Swinburne seconded and motion carried.**

**Chair Young asked for a nomination for the Planning and Zoning Commission Vice Chair.**

**MOTION.**

**Commissioner Beacco nominated Todd Thorne for the Planning and Zoning Commission Vice Chair position. Acknowledging no other nominations, Commissioner Beacco moved to close nominations for the Vice Chair position and approve Todd Thorne as Commission Vice Chair. Commissioner Wood seconded and motion carried.**

**7. CONDITIONAL USE PERMIT**

**a. ADMINISTRATION, SOCIAL SVC, SPECIAL TRAINING, PUBLIC ASSEMBLY LAND USE. Consideration and possible approval of an administrative office, private-public-quasi social services, special training and schooling and public assembly land use located at 59 S 700 E within the commercial 1 zoning district, Sandstone Psychology, Audrey Nixon.**

**The applicant was not in attendance to answer any questions the Planning and Zoning Commissioners had regarding the conditional use permit for Sandstone Psychology at 59 S 700 E and discussed what the options were as far as moving forward or tabling the item.**

**MOTION.**

**Commissioner Black moved to table the conditional use permit for Sandstone Psychology to the next regular scheduled 01-26-2026 Planning and Zoning meeting, in hopes that an applicant can be in attendance from Sandstone Psychology. Commissioner Heffernan seconded and motion carried.**

**8. UNFINISHED BUSINESS**

**Chair Young inquired the status regarding the Asian Bistro property on Main Street along with the electric vehicle charging station near Taco Bell. Chair Young also asked about the downtown business decorating contest that took place last year. The business owner that participated did not hear about it after the contest was over.**

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

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

**The regular Planning and Zoning meeting was adjourned at 5:26 p.m.**

**APPROVED:** \_\_\_\_\_  
**Chair, Jan Young**

**ATTEST:** \_\_\_\_\_  
**City Recorder, Jaci Adams**