

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF FEBRUARY 23, 2026**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Erroll Holt

Renee Swinburne

Todd Thorne

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Knott-Jespersen, 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

Chair Young reminded everyone the safe way of spring cleaning, such as use of the ladder, lifting correctly, keeping walkways clear of clutter, not mixing household cleaning products and be careful when walking on wet surfaces.

4. MINUTES for 01-12-2026 Planning and Zoning.

MOTION. Commissioner Black moved to approve the minutes for 01-12-2026. Commissioner Beacco 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

a. PUBLIC HEARING. Public hearing to receive input regarding the potential vacation of the Price Business and Industrial Park Subdivision located along 1900 E Airport Road.

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 Heffernan seconded and motion carried.

Kim Martino requested that on behalf of herself and the other owners of the Price Business and Industrial Park Subdivision they would like to dissolve the lot lines within the subdivision and turn it back into 10-acre parcels and also vacate the plats. She stated that the reason for their decision is it would be too expensive to develop any further. Commissioner Thorne noted that Resolution No. 2026-3PZ states that it says “one” parcel, and asked if that should be corrected to say “two” since the roadway and drainage dedications bisect the parcel. Jeff Richens, Price River Improvement District commented that the subdivision had no connected service.

Since there were no other public comments, Chair Young asked for a motion to close the public hearing.

MOTION.

Commissioner Thorne moved to close the public hearing at 5:08 p.m. Commissioner Heffernan seconded and motion carried.

b. RESOLUTION NO. 2026-3PZ. Consideration and possible approval of a Resolution Recommending Vacating the Price Business and Industrial Park Subdivision Located Between Airport Road and 300 N at 1900 E Airport Road.

MOTION.

Commissioner Thorne moved to approve Resolution No. 2026-3PZ vacating the Price Business and Industrial Park Subdivision located between Airport Road and 300 N at 1900 E Airport Road noting two parcels are identified and not one. Commissioner Swinburne seconded and motion carried.

c. CERTIFIED LOCAL GOVERNMENT COMMITTEE (CLG). Recess at the Price City Planning and Zoning Commission and convene as the CLG committee. Review State of Utah Historic Preservation Tax Credits and Resources Available at the Land Use Academy of Utah. Close CLG Committee meeting and reconvene at the Price City Planning and Zoning Commission.

Chair Young asked for a motion to into recess as the Price City Planning and Zoning Commission and convene as the Certified Local Government Committee.

MOTION.

Commissioner Beacco moved to recess as the Price City Planning and Zoning Commission at 5:12 p.m. Commissioner Thorne seconded and motion carried. Commissioner Beacco moved to convene as the Certified Local Government Committee at 5:12 p.m. Commissioner Swinburne seconded and motion carried.

Nick Tatton, Administrative Director, informed everyone that there was information provided in the agenda packet regarding the benefits of the Utah Historic Preservation Tax Credit through the Certified Local Government Committee. Since no other discussion was held, Chair Young asked for a motion to close the Certified Local Government Committee and reconvene as the Price City Planning and Zoning Commission.

MOTION.

Commissioner Swinburne moved to close as the Certified Local Government Committee at 5:13 p.m. Commissioner Thorne seconded and motion carried. Commissioner Black moved to reconvene as the Price City Planning and Zoning Commission at 5:13 p.m. Commissioner Heffernan seconded and motion carried.

7. CONDITIONAL USE PERMIT

a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment to add a drive-up window for a restaurant with drive up land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods.

The Commissioners thoroughly discussed the site plan amendment to add a drive-up window for a restaurant with drive up land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods. Discussion was held regarding the seating area inside Lin's and also outdoors in the space where the barbeque smoker used to be. There was also discussion held about adequate parking stalls, placement of the kiosk, crossing against traffic in the parking lot to the drive-up window, proper signage, fire lane being highly visible and not blocked, some type of bollard or barrier to delineate a different area.

Chair Young 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 customer and vehicle areas to be lighted during all dark hours finding that lighted customer access areas mitigate the potential for accidents and injuries. LED high efficiency fixtures required.**
- No new shopping center ingress/egress or traffic patterns at Price River Drive finding that current shopping center ingress/egress and traffic patterns, coupled with the horizontal curve of Price River Drive do not safely allow additional ingress/egress and traffic patterns.**
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation.**
- Site and development of land use to be in compliance with all documents submitted to Price City and any subsequent direction from Price City planning, public works and public safety staff.**

- Obtain a building permit and all structure renovations completed under the auspices of a building permit and safety inspection finding that properly permitted and inspected commercial property protect the health, safety and welfare of those accessing the property. No drive-up window awning without specific approval of the Price City Fire Chief and compliance with any review requirements.
- Obtain a Price City business license prior to operation of the business.
- Comply with the Common Area Management Agreement and Cross-Lot Access requirements for the Creekview Shopping Center. Conflicts will not be heard or administered by Price City.
- Garbage dumpster in an enclosure and with a service frequency and capacity to prevent accumulations and wind scatter of garbage, rubbish and debris.
 - Site Plan Specifics Required: Menu board to be located in the secondary vehicle staking area. Area between secondary vehicle stacking and primary area to be painted red for fire lane. Identified as “do no block” and “no parking”. Stop signage in an obvious manner at the location of the menu board in the secondary vehicle stacking area. Watch for Pedestrians signage in an obvious manner at the location of the menu board in the secondary vehicle stacking area.
- Restrictions: No loitering in the drive-up area by pedestrians or others. No smoking in the area in violation with the Utah Indoor Clean Air Act.
- No conditions at the property or structure that violate the Price City Property Management Code finding that properly maintained properties and structures protect area property values.

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 Thorne moved to approve a site plan amendment to add a drive-up window for a restaurant land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods, and in addition to the conditions identified in the prepared permit, adding installation of a row bollards or other physical barrier type to separate parking stalls from secondary vehicle stacking area to the conditional use permit. Commissioner Black seconded and motion acknowledging the added requirement for the barrier and the motion carried.

8. UNFINISHED BUSINESS

No unfinished business was reported or discussed.

Chair Young asked for a motion to close 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 5:42 p.m.

APPROVED: _____

Chair, Jan Young

ATTEST: _____

City Recorder, Jaci Adams