

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF JUNE 8, 2026**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Renee Swinburne

Chris Wood

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Holt, Commissioner Knott-Jespersen, 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 Swinburne reminded everyone that summer's heat can be dangerous for your family pets, also avoid leaving pets in hot vehicles and make sure they always have access to water.

4. MINUTES for 03-09-2026.

MOTION. Commissioner Beacco moved to approve the minutes for 03-09-2026. Commissioner Swinburne seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment on agenda items was reported or discussed.

6. GENERAL BUSINESS/DISCUSSION

No general business was reported or discussed.

7. CONDITIONAL USE PERMIT

a. PUBLIC GATHERING, MISCELLANEOUS PURPOSES LAND USE. Consideration and possible approval of a site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way.

The Commissioners thoroughly discussed the site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way. Discussion was held regarding the type of events that would be held on the covered pavilion/stage such as; paint nights, small gatherings, yoga, etc., existing fence is in place, parking stalls during events at the murals across street, entrance will be through front door only, two bathrooms are available, events will be held after hours no later than 10:00 p.m., Keisha received a \$20,000 grant from Main Street America for project, emergency exit – walk only – legal egress.

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 areas where customers and employee's ingress or egress to be lighted at all times used finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
- ☐ Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
- ☐ Parking minimum for off-street parking to comply with Section 6.4.15 of the Code: sufficient parking to assure maximum utilization of the facility will not unduly impose on neighbors' rights in the vicinity; that in the future if there is a change of use that the parking is adequately related to the site so that a new use has a reasonable chance to provide satisfactory off-street parking. Not less than ten off street (10) spaces (including required ADA spaces) determined necessary finding that maximum occupancy for the land use is reasonably determined to be addressed with 10 spaces.
- ☐ Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
- ☐ Completion of a building safety inspection, prior to occupancy and business operation, by the Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection, including safe ingress/egress requirements and emergency egress requirements, finding that safety inspections protect the health, safety and welfare of the community. Completion of all construction under the auspices of a building permit and building inspection. No occupancy in excess of that identified by the

Carbon County Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Maximum safe capacity not to exceed thirty-five (35) people to be posted on site and controlled by property owner. Posting of exit and egress pathways by property owner required.

- ☐ Building permit and building inspection required for any building renovations and work competed.**
- ☐ Placement/installation of site landscaping complying with the Code minimum of 5%.**
- ☐ No storm water flows from site to negatively impact surrounding private or public property. Storm water flows to be controlled and retained & released to a storm water conveyance, surface or subsurface, that accommodates a 100-year storm event, 1-hour duration.**
- ☐ Restrictions: No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No land uses other than those indicated herein authorized. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.**
- ☐ No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values. Any existing property or structure maintenance code violation to be mitigated prior to business operation.**

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 Heffernan moved to approve a site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way. Commissioner Black seconded and motion carried.

b. MOTOR VEHICLE DEALER LAND USE. Consideration and possible approval of a motor vehicle dealer land use at 295 E Main Street within the commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams.

The Commissioners thoroughly discussed the motor vehicle dealer land use at 295 E Main Street within commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams. Discussion was held regarding the purpose of the new business being it was in a higher traffic area, no maintenance on vehicles, office use only, maximum of 20 cars will be on the lot, both entry points will be used, two employees only, business hours will be 9:00 a.m. to 6:00 p.m. Monday – Friday, and only used cars will be sold.

Applicant Shall:

- ☐ **All exterior areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.**
- ☐ **All outdoor yard and vehicle sales areas to be hard surfaced finding that hard surfacing mitigates the potential for accidents and injuries and is consistent with the requirements of Section 6.7 Code. Resurface within twelve (12) months of this approval date required.**
- ☐ **Repair or replace any missing or damaged public infrastructure located on the 300 E and Main Street frontages of the site finding that operable and functional public infrastructure serves to protect the health, safety and welfare of the community.**
- ☐ **Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster enclosure preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.**
- ☐ **Minimum off-street parking for customers and employees of not less than four (4) spaces (including any required ADA spaces) pursuant to Section 6.4.15 of the Code. 1**
- ☐ **Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements and issuance of an approval to proceed with signage installation.**
- ☐ **Completion of a building safety inspection, prior to occupancy and business operation, by the Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Building permit and building inspection required for any building renovations and work completed.**
- ☐ **Placement/installation of site landscaping complying with the Code minimum of 5%.**
- ☐ **Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.**
- ☐ **Obtain a Price City Business License prior to operation of business from the site finding that property licensed and regulated businesses protect the health, safety and welfare of the community.**

- ☐ Restrictions: Vehicles for sale not to exceed the safe capacity of the location and no impedance of site ingress/egress or fire access areas. No mechanical repairs to be conducted on site. No parking of vehicles or displays within the forty-foot (40') safety triangle at the NW corner of the 300 E, Main Street. No parking of vehicles within the area between the sidewalk and the curb. No additional structures placed or constructed on the site finding that the submitted site plan does not identify any additional structures. No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from 300 E and Main Street frontage. Vehicles displayed inside the structure shall not contain more than twenty-five percent (25%) or five (5) gallons of gasoline, whichever is less and all batteries must be disconnected. No land uses other than those indicated herein authorized. Car dealership identified in the conditional use permit application. No storage of oils, fuels or chemicals on site. No inoperable motor vehicles on site. No impound yard activity. No nuisance noises or odors or other land use impacts to emanate from the property. No changes to storm water flow, control or management originating on the subject property.**
- ☐ All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values. Any existing property or structure maintenance code violation to be mitigated prior to business operation.**

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 Wood moved to approve a motor vehicle dealer land use at 295 E Main Street within the commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams. Commissioner Beacco seconded and motion carried.

8. UNFINISHED BUSINESS

Chair Young inquired about the Open House for the proposed USU student housing project to be held June 9th and 23rd at 4:00 p.m. at Price City Hall, which some of the Planning and Zoning Commission plans on attending.

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

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

The regular Planning and Zoning meeting was adjourned at 5:42 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams