

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



185 East Main - P.O. BOX 893 - PRICE, UT 84501
PHONE (435) 636-3184 - Fax (435) 637-2905
www.pricecityutah.com

**PRICE CITY
PLANNING AND ZONING COMMISSION**

Commission

JUDY BEACCO
DAVID BLACK
DALE EVANS
JADE POWELL
RICHARD ROOT
TODD THORNE
JAN YOUNG
DAVID HINCKLEY, ALT.
ERROLL HOLT, ALT.

**PLANNING AND ZONING AGENDA
10/25/2021**

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 Young
4. MINUTES of October 12, 2021
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
 - a. PLANNING COMMISSION TRAINING. Introduction and Q&A with the new Price City Engineer, Daniel Hinckley.
7. CONDITIONAL USE PERMIT
 - a. SPECIAL TRAINING AND SCHOOLING LAND USE. Consideration and possible approval of a special training and schooling land use located at 15 E Main Street, within the Commercial 1 zone district, Meaningful Mindz, Janell Fiack.
8. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF OCTOBER 12, 2021**

PRESENT:

Commissioners:

Judy Beacco
David Black
Dale Evans
Jade Powell
Richard Root
Todd Thorne
Jan Young

Sherrie Gordon, City Recorder
Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Hinckley-Alternate and Commissioner Holt-Alternate

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:30 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Commissioner Thorne reviewed proper lifting techniques. Be sure and lift with your legs not your back. Use ice for 48-hours for a back strain.
4. MINUTES OF September 20, 2021

MOTION. Commissioner Root moved to approve the minutes for September 20, 2021. Motion seconded by Commissioner Thorne and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. CONDITIONAL USE PERMIT
 - a. A Conditional Use Permit (CUP) application was submitted by Allen McCourt to develop and establish a multiple family land use at 165 S 700 E within the Commercial 1 (C-1) zoning district. The location is presently undeveloped land. 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 multiple family dwellings, identified in Section 11.3.2.1.3.1 of the Code, a conditional land use. Note that addressing will be 165 S 700 E, #1, #2, #3, #4.

The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant. Chair Young read aloud the following conditions of approval:

- Installation of exterior lighting to illuminate the parking and building entrance areas. Lighting to be angled away from neighboring land uses. Exterior lighting to be high efficiency LED fixtures.
 - Six (6) foot fencing to be installed on the east and south property boundaries (3') for 25 feet back from the sidewalk.
 - Minimum 5% landscaping installed. Water wise landscaping with backflow prevention device on irrigation systems.
 - Minimum of ten (10) off street parking spaces as identified on site plan submitted.
 - Garbage dumpster to be located in dumpster enclosure and serviced at a frequency to prevent accumulations of garbage, rubbish or debris. Dumpster enclosure to be hard surfaces to contain spills and prevent soil contamination.
 - All public infrastructure to be installed to minimum Price City standards and as directed by the Price City Public Works Director and/or Price City Engineer.
 - Fire safety as required by Price City Fire Chief, including red zones, hydrant installation, access zones, Etc.
- Utility connections in compliance with provider minimum standards and requirements: water; sewer; electric; natural gas, telephone/internet.
 - No build restriction on sewer easement across south of property. Minimum 10 feet each side of center line.

- Obtain a building permit prior to construction and construction to be consistent with plans submitted and building inspections provided.
- Storm water management for 100-year storm event to retain and release for surface or subsurface conveyance. No storm water generated on site to be released to adjoining property. Concurrence with the storm water management plan by the Price City Engineer.
- Geotechnical report completed for footer and foundation design, if necessary and required by the Price City Engineer.
- No conditions at the property or structure that violate the Price City Property Maintenance Code or identified nuisances finding that properly maintained properties and structures protect area property values and improve the community aesthetic.

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 Root moved to approve a Conditional Use Permit to establish a multiple family land use at 165 S 700 E within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Black and carried.

7. UNFINISHED BUSINESS – Nick Tatton reminded everyone of the Price City Planning and Zoning Commission Training Retreat scheduled for December 6, 2021. He also informed the Commissioners that Price City entered into an Interlocal Cooperation Agreement with Carbon County to provide building safety inspections. The agreement went into effect October 1, 2021 and ends December 31, 2022. At that time the agreement will be reevaluated. At this point in time, everything is working well.

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

MOTION. Commissioner Thorne moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Beacco carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:21 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon



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: SEPTEMBER 30TH, 2021

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – SPECIAL TRAINING AND SCHOOLING

Please find attached a Conditional Use Permit (CUP) application submitted by Janell Fiack, owner of Meaningful Mindz to establish a special training and schooling land use at 15 E Main Street 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 uses are:

- Special training and schooling, a conditional use based on Section 11.3.10.3.1 of the Code;
- Daycare or preschool and related/similar uses, a conditional use based on Section 11.3.5.14.5 of the Code;
- Commercial schools, a conditional use based on Section 11.3.5.38 of the Code;
- Charitable and quasi-public uses, a conditional use based on Section 11.3.10.4.2 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):

1. Move to authorize final approval of a Conditional Use Permit (CUP) to develop and establish a special training and schools land use at 15 E Main Street 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 uses of: (1) Special training and schooling, a conditional use based on Section 11.3.10.3.1 of the Code; (2) Daycare or preschool and related/similar uses, a conditional use based on Section 11.3.5.14.5 of the Code; (3) Commercial schools, a conditional use based on Section 11.3.5.38 of the Code; (4) Charitable and quasi-public uses, a conditional use based on Section 11.3.10.4.2 of the Code, and subject to the following conditions of approval:
 - a. Installation of lighting at both the front and rear entrances to the building and entrances to remain lit during all hours of building occupancy finding that lit entrances mitigate the potential for injury and accidents and protect the health, safety and welfare of the community.
 - i. All exterior lighting to be high efficiency LED fixtures.

- b. All child drop-off and pick-up to be accommodated through the rear entrance finding that Main Street parking and traffic does not accommodate safe drop-off and pick-up activity.
 - c. All employee and owner parking to be in the mid-block lots finding that on-street parking along Main Street for customers and visitors increases the economic viability of the downtown area.
 - d. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and increased commercial activity.
 - e. Completion of a pre-occupancy safety inspection of the subject property by the Building Inspector and Fire Chief and compliance with safety recommendations stemming from the inspections finding that inspected and safe buildings protect the health, safety and welfare of the community.
 - i. Building occupancy not to exceed the maximum safe capacity of the building as identified by the Building Inspector and/or Fire Chief.
 - f. Completion of any building renovations under the auspices of a building permit finding that property permitted and inspected building renovations protect the health, safety and welfare of the community.
 - g. Garbage can / dumpster size and service frequency to prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish and debris finding that controlled disposal of garbage, rubbish and debris serves to improve the community aesthetic.
 - h. Restrictions:
 - i. No overnight occupancy in the building.
 - ii. No outdoor activity (playgrounds, etc.)
 - i. Obtain or retain a Price City business license (or licenses) as required prior to the commencement of business activity on site.
 - j. 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.
2. 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.

meaningfulmindz@gmail.com

Applicant Information			
1. Applicant's Name: <i>Janeil Frack</i>		2. Title: <i>owner</i>	
3. Applicant's Mailing Address: <i>PO Box 405</i>		4. Suite/Apt. No.:	
5. City: <i>Price</i>	6. State: <i>UT</i>	7. Zip Code: <i>84501</i>	
8. County:		9. Telephone: (435) <i>650-4773</i>	
Project Information			
10. Name of Project (Business): <i>Meaningful Mindz</i>			
11. Address of Proposed Project: <i>15 E Main St. Price UT 84501</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. ☐ Sign ☐ Commercial ☐ Residential	14. ☐ Zone Change ☐ Storm Drainage ☐ Street Work ☐ Road Dedication ☐ Water ☐ Sewer	15. ☐ Excavation ☐ Fill Work ☐ Building ☐ Subdivision ☐ Apartments ☐ Electrical	16. ☐ Industrial ☐ Annexation ☐ Flood Plain ☐ Recreation ☐ Street Opening ☐ 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: ☐ Plans Included ☐ Attachments (Number) _____	

24. Briefly Discrib of Project:

Our program is based around a S.T.E.A.M. (Science, Technology, Engineering, Art, and Math) curriculum and combines traditional learning with active play, social/emotional learning, relationship-building, and community engagement. All our programs incorporate STEAM-focused, hands-on activities to promote 21st-century skills as well as art, music, literacy, and physical activity. We help our students build a foundation forged of self-worth, intellect, hard work, and community engagement in hopes that they will embody these concepts their whole lives. Starting in late October 2021, we will kick off our Fall time learning opportunities at our new Home located at 15 E. Main St. Price Utah. These include our Lil STEM'rs, Science Hubs, Reading and Homework Hubs. Our Learning Hubs are broke up into small groups of 15 youth based on their age to ensure proper learning, engagement, and attention.

25. Justification(Explain why this project is needed.

Much of our local industry in eastern Utah is driven by STEAM, and we want to help our students prepare. We educate our students about some of the amazing career opportunities in this area and provide an opportunity for them to experience these careers first-hand with field trips to some of our local businesses. We believe that these exercises benefit not only the students but also local employers by helping to provide a more robust and engaged workforce pool for our community.

Since opening in November of 2020, Meaningful Mindz has had the opportunity to work with over 850 members of our community through volunteerism and mentorship. This includes our Summer Science Hub which was hosted by the USU Eastern Prehistoric Museum in June and July 2021, where we had the pleasure of working with over 50 students and their families.

1. Tara & Gust KALAZES		() 435-680-1439
2.		()
3.		()
27. Estimated Starting Date: 10 / 20 / 2021	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☐ No
Signature of Property Owner _____ Date _____		
Please Print Name _____ Title _____		
Office Use Only		
Recommendation of Planning and Zoning Administrator (Community Director):		
☐ Approve		
☐ Decline		
Comments:		

Signature: _____ Date: _____		
Requires:		
☐ Building Permit		
☐ Conditional Use Permit		
☐ Code Amendment		
☐ Board of Adjustments Variance		
☐ Flood Plain Development Permit		
☐ Other: _____		



Meaningful Mindz offers programming to school-age youth in a variety of small group settings. Lil S.T.E.M.'rs toddler Science Hub, Afterschool Science Hubs, Homework & Reading Hub and Summer Science Hubs are just a few programs offered in the Carbon County Area.



S.T.E.A.M education benefits youth of all ages and learning levels. S.T.E.A.M allows for the youths personality to develop all-around.

S.T.E.A.M education helps:

- Develop and build problem solving skills
- Develop and build critical thinking skills
- Develop and build creativity skills
- Develop and build curiosity skills
- Develop and build leadership skills
- Develop and build the know how to accept failure and so much more.

S.T.E.A.M stands for Science, Technology, Engineering, Art, Math. It's an approach to teaching and learning in which S.T.E.M education principles are taught through the arts



Social/Emotional Learning is the process through which children and adults acquire and apply the knowledge, attitudes, and skills necessary to understand and manage emotions, set and achieve positive goals, feel and show empathy for others, establish and maintain positive relationships, and make responsible decisions. Social Emotional skills help better prepare youth for life after high school.



Play is healthy! Play is one of the main ways in which children learn and develop. Play helps to build self-worth by giving a child a sense of his or her abilities and to feel good about themselves. Because it's fun, children often become very absorbed in what they are doing. Play develops connections between the motor, perceptual, cognitive, social, and emotional areas of the brain. Critical thinking, communication, language, and emotional expression are also developed in play through trial and error. Play also helps your children grow emotionally. It is joyful and provides an outlet for anxiety and stress relief.



Founder

Program Manager

Ms. Janell Fiack

435-650-4773

Email: meaningfulmindz@gmail.com



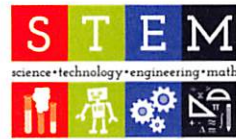
Meaningful Mindz

**Contact us to find
out the most up-to-date
Schedule.**

Meaningful Mindz Youth Organization is committed to helping young minds grow and develop in positive ways by empowering youth so that they not only survive but thrive well into adulthood. Our programs focus on S.T.E.A.M, Play, Social/Emotional Learning, Academics, Prevention, Advocacy and Community Involvement in a fun, engaging hands-on life coaching approach.



**Meaningful Mindz
Youth Organization**



@meaningfulmindz

Meaningful Mindz

Youth Organization



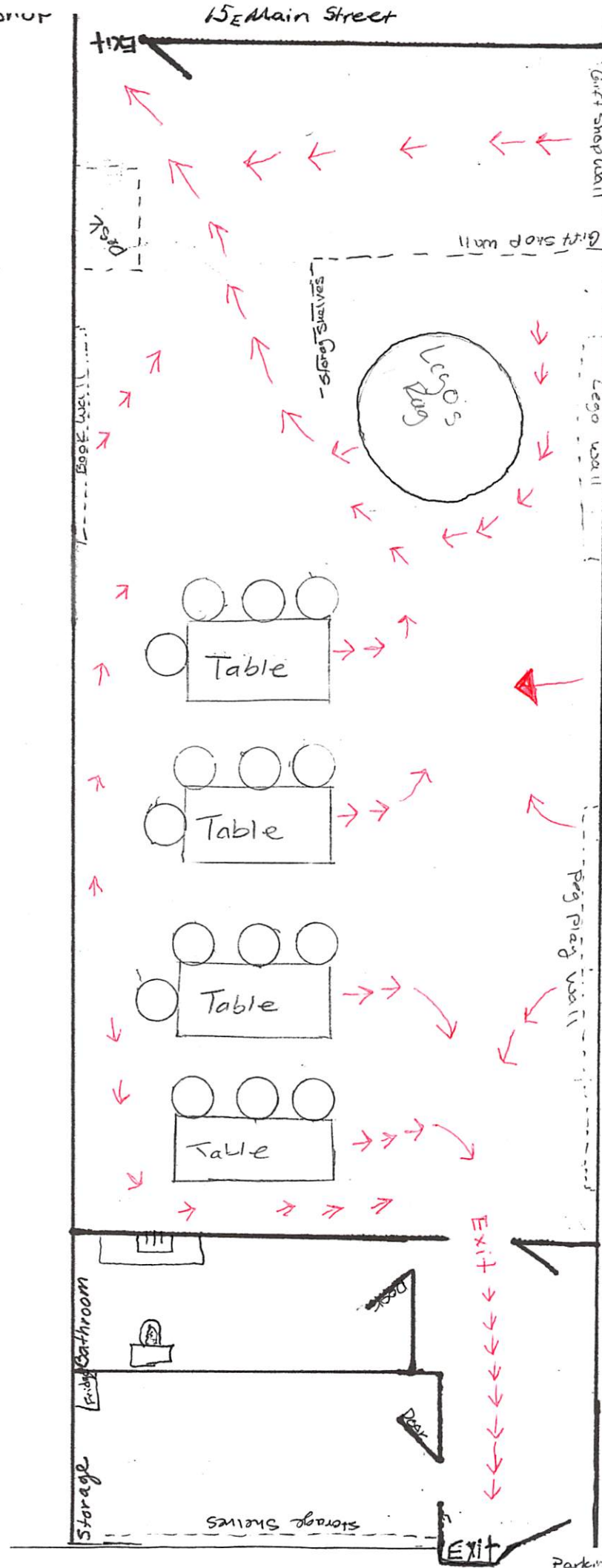
Po Box 405
Price Utah 84501

Meaningfulmindz.org

Apple country Coffee shop

15 E Main Street

CLIP SHOP



Parking lot

September 28, 2021

PRICE CITY

185 East Main

Price, UT 84501

TO WHOM IT MAY CONCERN:

RE: BUSINESS LICENSE – Janell Fiack – dba: Meaningful Mindz

Dear Sirs:

We have leased our property at 15 East Main, to Ms. Fiack for the purpose of conducting her business.

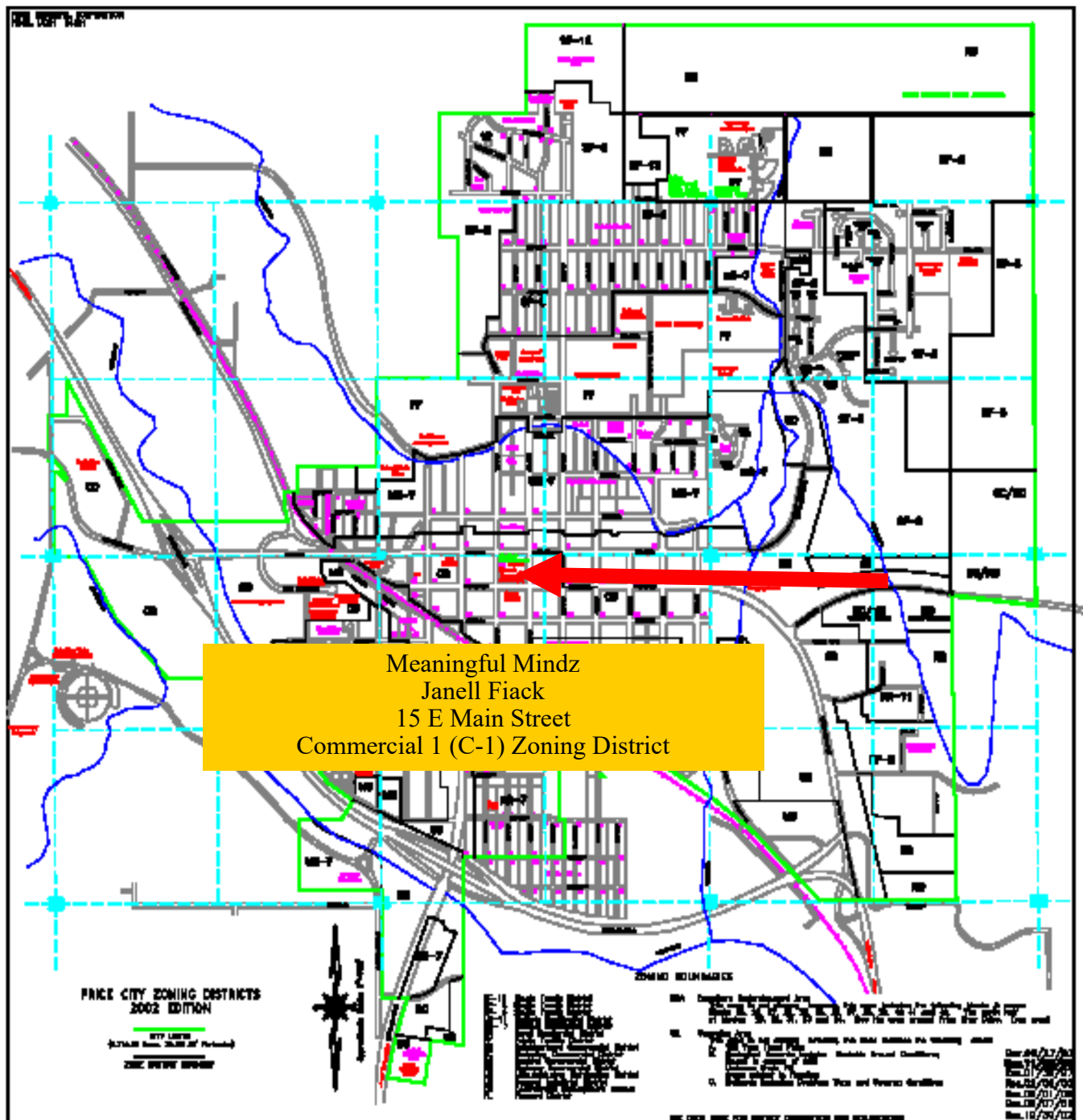
If you need any further information, please do not hesitate to call me at 435-650-1439. Thank you.



TARA KALATZES



GUST KALATZES



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 ESTABLISHMENT OF A SPEICAL TRAINING AND SCHOOLING LAND USE(S) AT 15 EAST MAIN STREET 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 **JANELL FIACK**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **MEANINGFUL MINDS, AND THE LAND USE OF SPEICAL TRAINING AND SCHOOLING LAND USE(S) AT 15 EAST MAIN STREET 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 **Meaningful Mindz, Janell Fiack**, (Applicant's Agent), for the property located at: **15 E Main Street.**

Term: the term of this agreement commences on **October 25th, 2021** 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:

- a. Installation of lighting at both the front and rear entrances to the building and entrances to remain lit during all hours of building occupancy finding that lit entrances mitigate the potential for injury and accidents and protect the health, safety and welfare of the community.
 - i. All exterior lighting to be high efficiency LED fixtures.
- b. All child drop-off and pick-up to be accommodated through the rear entrance finding that Main Street parking and traffic does not accommodate safe drop-off and pick-up activity.
- c. All employee and owner parking to be in the mid-block lots finding that on-street parking along Main Street for customers and visitors increases the economic viability of the downtown area.
- d. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and increased commercial activity.
- e. Completion of a pre-occupancy safety inspection of the subject property by the Building Inspector and Fire Chief and compliance with safety recommendations stemming from the inspections finding that inspected and safe buildings protect the health, safety and welfare of the community.
 - i. Building occupancy not to exceed the maximum safe capacity of the building as identified by the Building Inspector and/or Fire Chief.
- f. Completion of any building renovations under the auspices of a building permit finding that property permitted and inspected building renovations protect the health, safety and welfare of the community.
- g. Garbage can / dumpster size and service frequency to prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish and debris finding that controlled disposal of garbage, rubbish and debris serves to improve the community aesthetic.
- h. Restrictions:
 - i. No overnight occupancy in the building.
 - ii. No outdoor activity (playgrounds, etc.)
- i. Obtain or retain a Price City business license (or licenses) as required prior to the commencement of business activity on site.
- j. 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

Janell Fiack, Meaningful Mindz

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: SPECIAL TRAINING
AND SCHOOLING, QUASI-PUBLIC LAND
USE LOCATED AT 15 E MAIN STREET
WITHIN THE C-1 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 _____