

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF OCTOBER 25, 2021**

**PRESENT:**

Commissioners:

David Black  
Daniel Hinckley  
Jade Powell  
Todd Thorne

Sherrie Gordon, City Recorder  
Nick Tatton, Community/Human Resources Director via  
telephone conference call

**EXCUSED:** Commissioner Beacco, Commissioner Evans, Commissioner Root, Commissioner Young, and Commissioner Holt-Alternate

**STAFF/OTHERS PRESENT:** See Public Meeting Sign-In Sheet

1. Vice Chair Thorne called the meeting to order at 5:06 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Vice Chair Thorne talked about crossing the street safely. Be sure and look both ways and make eye contact before crossing the street..
4. MINUTES OF October 12, 2021  
**MOTION.** Commissioner Powell moved to approve the minutes for October 12, 2021. Motion seconded by Commissioner Black and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
6. GENERAL BUSINESS
  - a. PLANNING COMMISSION TRAINING. Introduction and Q&A with the new Price City Engineer, Daniel Hinckley.  
Daniel Hinckley introduced himself. He is the new Price City Engineer. Mr. Hinckley talked about his new responsibilities and is looking forward to working with the Commissioners.
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.  
A Conditional Use Permit (CUP) application was 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.The Commissioners discussed the application, land uses, restrictions and conditions of approval with the applicant. Vice Chair Thorne read aloud 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.

**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 Hinckley moved to approve a Conditional Permit for a special training and schooling land use located at 15 E Main Street, within the Commercial 1 zone district, Meaningful Mindz. Motion seconded by Commissioner Black and carried.

- 8. **UNFINISHED BUSINESS** – Sherrie Gordon reminded everyone of the Price City Planning and Zoning Commission Training Retreat scheduled for December 6, 2021.

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

**MOTION.** Commissioner Black moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Hinckley and carried.

Vice Chair Thorne stated that the regular Planning and Zoning Commission meeting was adjourned at 5:22 P.M.

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_

\_\_\_\_\_  
Vice Chair, Todd Thorne

\_\_\_\_\_  
City Recorder, Sherrie Gordon