

Chairman  
JAN YOUNG

City Attorney  
ERIC JOHNSON

Administrative Director  
NICK TATTON

City Recorder  
JACI ADAMS



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**PRICE CITY  
PLANNING AND ZONING COMMISSION**

**Commission**

JUDY BEACCO  
DAVID BLACK  
KYLE HEFFERNAN  
RICHARD ROOT  
RENEE SWINBURNE  
TODD THORNE  
JAN YOUNG  
ERROLL HOLT, ALT.  
CHRIS WOOD, ALT.

**PLANNING AND ZONING AGENDA  
5/13/2024 5:00:00 PM**

**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 Beacco
4. MINUTES
  - a. MINUTES for 04-22-2024
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
7. CONDITIONAL USE PERMIT
  - a. AUTOMOBILE REPAIR AND SERVICE LAND USE. Consideration and possible approval of an automobile repair and service land use at 59 W 100 N within the C-1 zone district, Hanson Customs, Justin Miller.
8. UNFINISHED BUSINESS

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF APRIL 22, 2024**

**PRESENT:**

**Commissioners:**

**Judy Beacco**

**David Black**

**Kyle Heffernan**

**Renee Swinburne**

**Chris Wood**

**Jan Young**

**Jaci Adams, City Recorder**

**Nick Tatton, Community/Human Resources Director**

**EXCUSED: Commissioner Holt, Commissioner Root, Vice Chair 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 Wood reminded everyone with Spring activities beginning, wear and check appropriate gear, let someone know your destination, watch weather, etc.**

**4. MINUTES of 04-08-2024.**

**MOTION. Commissioner Heffernan moved to approve the minutes for 04-08-2024. Commissioner Beacco seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any business.**

**6. GENERAL BUSINESS/DISCUSSION**

**There was nothing reported or discussed for this item.**

**7. CONDITIONAL USE PERMIT**

**a. SITE PLAN AMENDMENT/RV AT INDIAN HILLS. Consideration and possible approval of a site plan amendment to include not more than ten (10) recreation vehicle spaces located within the existing trailer park located at 1101 S Carbon Avenue within the residential 2-7 (R2-7) zoning district, David Young, Agent for the Owner.**

**The Commissioners thoroughly discussed the site plan amendment/RV at Indian Hills with David Young, agent for the Owner of the trailer park and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the number of RV spaces, what utility services would be available, time limit, available parking pad for each space, gravel or cement pad, option of grass, etc.**

**Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.**

- 1. All site ingress and egress to be lighted for safety during all dark hours finding that property lighted recreational coach parking mitigates the potential for accidents and injuries. All exterior lighting to be high efficiency LED fixtures.**
- 2. Installation of a six-foot (6') sight obscuring fence on the west boundary between the new RV park spaces and the regular trailer park spaces finding that fencing between land uses mitigates the potential for conflict.**
- 3. No new ingress or egress points to the existing trailer park. Ingress for the RV park to be signed and only form the north ingress and egress from the south finding that one way traffic is required by Code for the RV park spaces and limiting traffic congestion via controlled ingress and egress mitigates the potential for accidents. One-Way Traffic: A minimum of fifteen (15) feet in width plus extra width as necessary for maneuvering recreational vehicles. Access: Each recreational vehicle park shall have at least two (2) accesses to public streets.**
- 4. Installation of RV park signage upon the approval of the Price City Planning Department finding that reviewed signage provides for consistency in the community.**
- 5. Installation of landscaping in all non-RV areas within the RV section as identified in Section 7.5.2.4 of the Code, water wise landscaping required. All areas not covered by recreational vehicles, hard surfacing, or buildings shall be landscaped and permanently maintained.**
- 6. No on-street parking outside of the overall trailer park or on interior roadways within the trailer park, no vehicle stacking onto Carbon Avenue or blocking emergency services access within the trailer park. All off-street parking spaces and driveways shall be hard surfaced before the adjacent recreational vehicle spaces may be occupied.**
- 7. Procurement of a building permit for installation and development of items under those auspices finding that properly permitted and inspected improvements protect the health, safety and welfare of the community.**
- 8. Obtain a Price City business license for operation of the RV park as required in Section 5.8.2 of the Code.**
- 9. Completion of storm water management in such a manner that all storm water flows are held on-site and released to a pre-development flow level for a 100-year storm event for a minimum of a 1-hour duration. Must provide Price City public works**

with storm water control engineered plans prior to use or occupancy of the RV spaces.

**10. Siting of a garbage dumpster within reasonable proximity to the RV spaces. Garbage dumpster to be in a screened enclosure with a hard surface. Garbage dumpster capacity and service frequency to be such that no accumulation or wind scatter of garbage, rubbish or debris occurs.**

**11. No unoccupied storage of RV vehicles, trailers or other items in the RV spaces.**

**12. No mobile homes, manufactured homes or modular homes to be placed in the identified RV spaces.**

**13. RV space duration of occupancy per unit per space in excess of ninety (90) days per calendar year as identified in Chapter 7 of the Code.**

**14. Not less than ten percent (10%) of the gross land space shall be set aside for the joint use or enjoyment of the occupants of the RV park spaces.**

**15. Sidewalks: thirty-six (36) inch minimum width sidewalks shall be installed on both sides of all main roadways within the development.**

**16. Utility Connection Requirements Prior to Use or Occupancy of the RV spaces: All utility connections to be underground pursuant to Section 7.5.3.4 of the Code. All RV Park utility (specifically electric) metering to be in the name and responsibility of the owner of the trailer park. All RV Park spaces to have upgraded utility pedestals (specifically electric) installed at the expense of the developer, per the inspection approval of the respective Price City utility departments. Submission of an electrical load sheet to the Price City electric department identifying the anticipated electric load in the RV park section. Installation of a main water shut off valve for the water which supplies the trailer park at the expense of the developer, per the inspection approval of the respective Price City utility departments. Valve to be downstream from the meter near the property line and per approval from the respective Price City utility department.**

**17. Other: All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion. Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license. No land uses other than the applied for 10 RV park spaces. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or RV unit occupancy). No conditions at the property or structure that violate the Price City Property Maintenance Code. *Removal and mitigation of any existing Property Maintenance Code violations present on the property within not more than sixty (60) days of this approval.***

**ACCEPTANCE:** The agent of the owner 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 Heffernan moved to approve a site plan amendment to include not more than ten (10) recreation vehicle spaces located within the existing trailer park located at 1101 S Carbon Avenue within the residential 2-7 (R2-7) zoning district. Commissioner Wood seconded and motion carried.**

**8. UNFINISHED BUSINESS**

**No unfinished business was discussed or reported.**

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

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

**The regular Planning and Zoning meeting was adjourned at 5:25 p.m.**

**APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_**  
**Chair, Jan Young City Recorder, Jaci Adams**




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**

KYLE HEFFERNAN  
JUDY BEACCO  
TODD THORNE  
RICHARD ROOT  
DAVE BLACK  
RENEE SWINBURNE  
CHRIS WOOD: ALTERNATE  
ERROLL HOLT: ALTERNATE

**DATE:** MAY 24<sup>TH</sup>, 2018  
**TO:** PRICE CITY PLANNING AND ZONING COMMISSION  
**FROM:** NICK TATTON   
**RE:** CONDITIONAL USE PERMIT – AUTOMOBILE REPAIR

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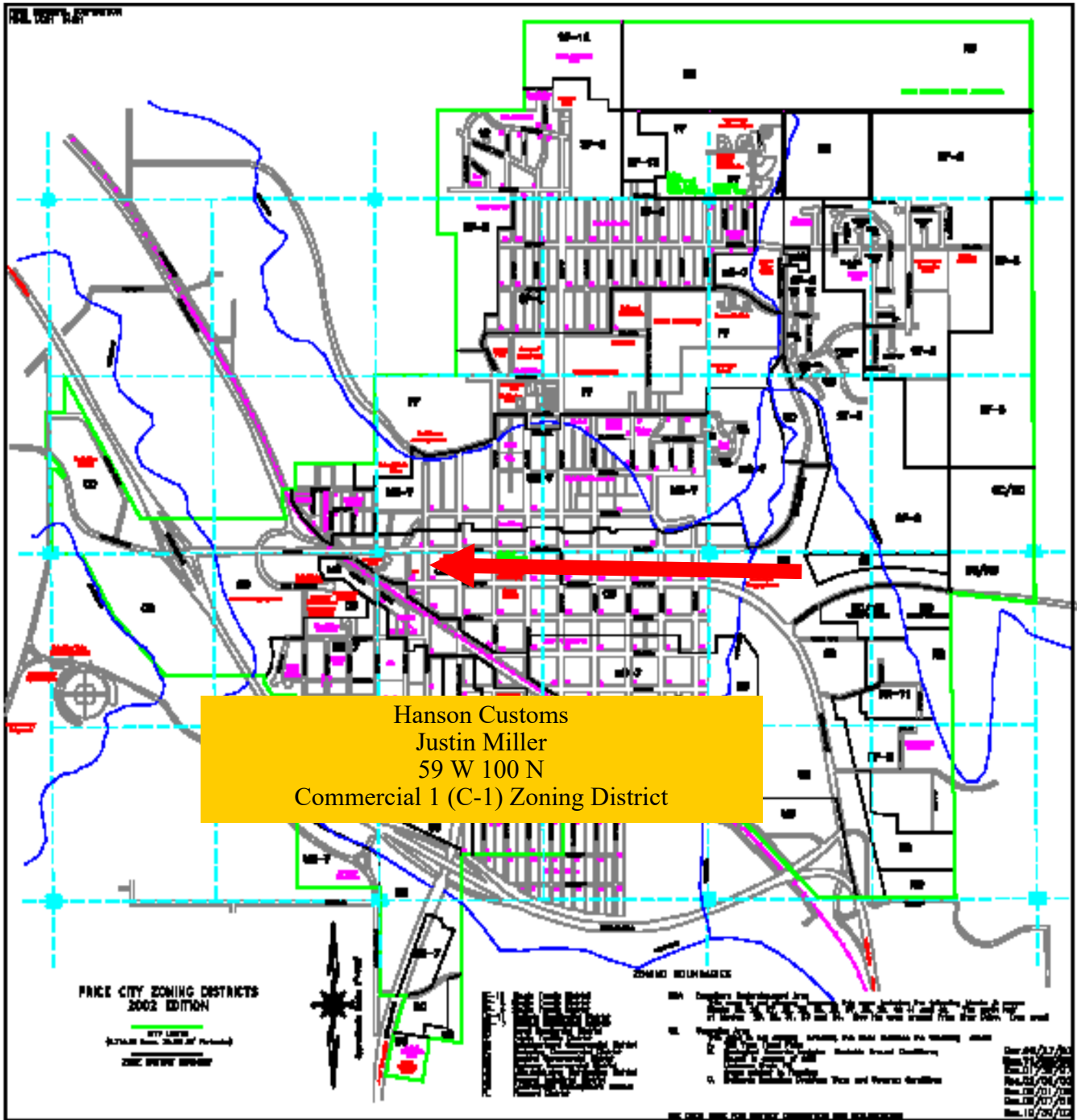
Please find attached a Conditional Use Permit (CUP) application submitted by Justin Miller (note that a letter from the property owner is included) to continue to locate a land use called Hanson Customs at 59 W 100 N within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria is listed in Section 11.1.m of the Code. The land use is conditional and identified in Section 11.3.5.6 of the Code, Automobile Repair and Services.

It is the recommendation of staff to thoroughly discuss the land uses and restrictions with the applicant and ensure complete understanding of the conditions of approval. Specifically, the restriction regarding discharges to the sewer system without a grease trap and sampling manhole installed.

**RECOMMENDED MOTION(S):**

1. Move to authorize final approval for a Conditional Use Permit (CUP), as applied for by Justin Miller, for an automobile repair and services land use business called Hanson Customs to be located at 59 W 100 N within the Commercial 1 (C-1) zoning district, based upon the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria is listed in Section 11.1.m of the Code and the Conditional land use of Code Section 11.3.5.6; Automobile Repair and Services, and subject to the following conditions of approval:
  - a. All exterior areas to be lighted during all dark hours when customers, employees may be accessing the building finding that properly lighted access areas mitigate the potential for accidents.
    - i. All exterior lighting to be high efficiency LED fixtures.
  - b. Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris. Garbage dumpster to be located in a screened enclosure with hard surface.
  - c. Installation of 5% minimum landscaping as the site can accommodate.

- d. Building and fire safety inspection for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community.
    - i. Occupancy limit for people and vehicles/equipment of the subject site not to exceed the safe occupancy level determined by the building inspector and fire chief.
    - ii. Compliance with all building safety direction provided by the building inspector and fire chief stemming from the safety inspections.
    - iii. Completion of any building renovations under the auspices of a building permit and inspection finding that properly permitted and inspected commercial building improvements protect the health, safety and welfare of the community.
    - iv. Price River Water Improvement District (PRWID) waste water survey completed and submitted to PRWID and copy to Price City. Compliance with all requirements stemming from the survey.
  - e. No on-street parking by owners or employees; all owners or employees must park off street and/or in public mid-block lots finding that open on-street parking facilitates community commercial activity.
  - f. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
  - g. Restrictions:
    - i. No accumulation or disposal of chemicals that may be considered harmful or hazardous.
    - ii. No service involving oils and greases that may enter the sewer system finding that no grease trap and sampling manhole are present. Floor drains not to drain to the sewer system.
    - iii. No unscreened outdoor storage of work in progress vehicles. May require site plan amendment approval and additional lot surfacing.
    - iv. No nuisance noise, odors, etc. to emanate beyond the facility to neighboring land uses.
  - h. No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.
2. Move to acknowledge that the applicant, applicant's agents and representatives are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.



Fee: \$ 100 - pd



### 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

email: hansoncustoms utah@gmail.com

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <u>Justin Miller</u>		2. Title: <u>OWNER</u>	
3. Applicant's Mailing Address: <u>446 Rose Ave</u>		4. Suite/Apt. No.:	
5. City: <u>Price</u>	6. State: <u>UTAH</u>	7. Zip Code: <u>84501</u>	
8. County: <u>CARBON</u>		9. Telephone: <u>(435) 299-5998</u>	
Project Information			
10. Name of Project (Business): <u>HANSON CUSTOMS</u>			
11. Address of Proposed Project: <u>59 W 100 N Price UT 84501</u>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> 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: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____			

24. Brief Description of Project: Automotive Repair AND FABRICATION

25. Justification (Explain why this project is needed):

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Altitude Cycle	82 N 1st W	( ) 435 637 2453
2. Marietti Monuments	45 W 100 N	( ) 435 637 4400
3.		( )

27. Estimated Starting Date:  
5 / 1 / 24

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: \_\_\_\_\_

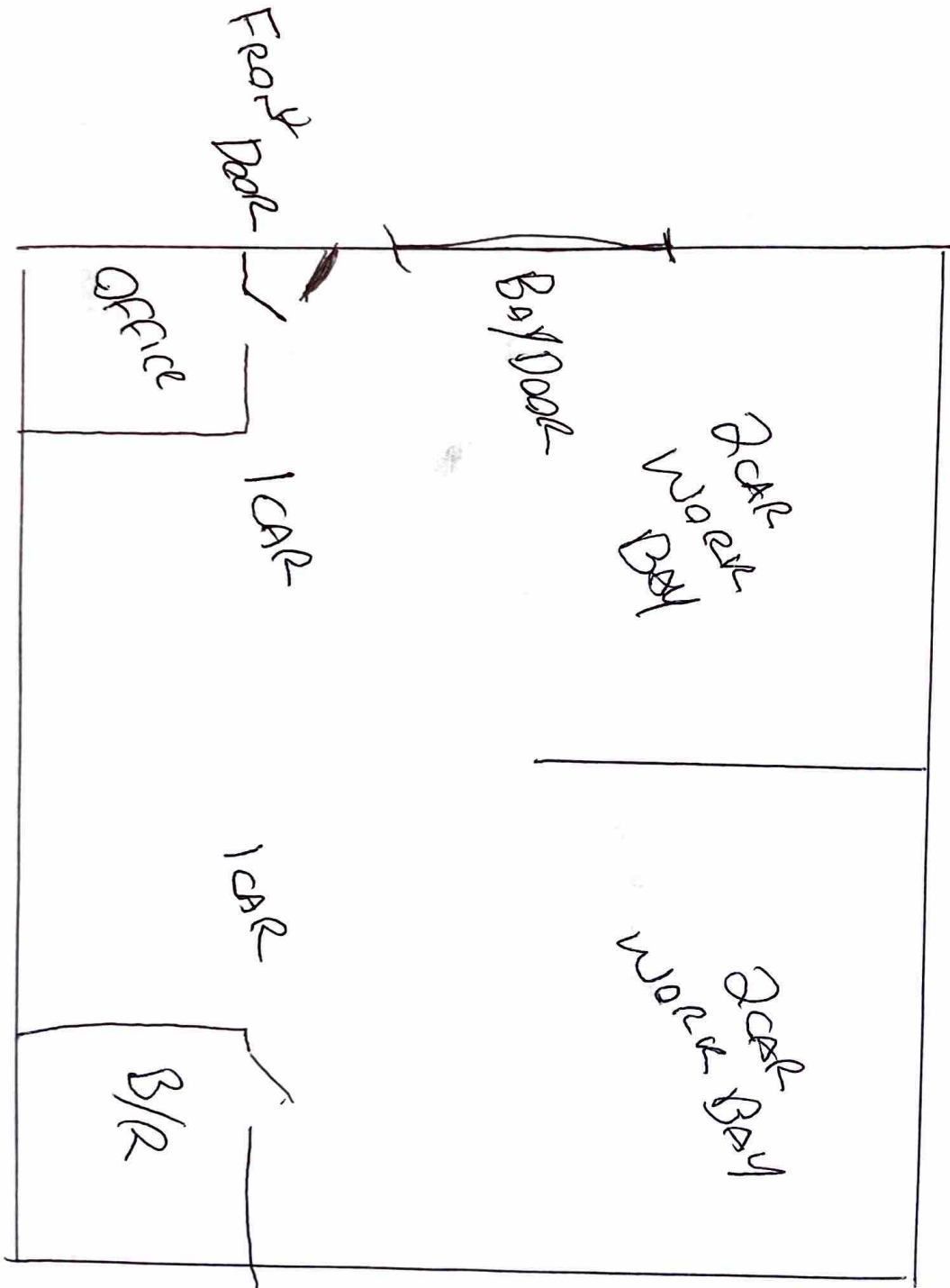
Date: \_\_\_\_\_

**Requires:**

- Building Permit  
 Conditional Use Permit  
 Code Amendment  
 Board of Adjustments Variance  
 Flood Plain Development Permit  
 Other: \_\_\_\_\_

# SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.



Jaci

PRICE MUNICIPAL CORPORATION  
185 EAST MAIN STREET  
P. O. BOX 893  
PRICE UT 84501 637-5810

Receipt No: 1.016367 Apr 10, 2024

HANSON CUSTOMS

Previous Balance:	.00
LICENSE PERMIT FEES	
CUP - HANSON CUSTOMS	100.00
LICENSE PERMIT FEES	
A/R - BUSINESS LIC. -	150.00
HANSON CUSTOMS	
Total:	250.00
=====	
CHECK	
Check No: 113	250.00
Total Applied:	250.00
=====	
Change Tendered:	.00
=====	

04/10/2024 10:29 AM

Landlord Permission Letter

City of Price

Re; Business Permission

I, Andrew Hillas as owner of the property located at 59 West 100 North Price Utah 84501, give my permission for Hanson Customs, to operate a business at the above address, in accordance with City regulations.

Andrew Hillas  
Signature of Owner

4-13-24  
Date

Andrew Hillas  
Owner

NAME OF BUSINESS <i>Hannon Custom</i>		NAME OF OWNER <i>Justin Miller</i>	
ADDRESS <i>59 West 100 North</i>		ADDRESS OF OWNER	
OCCUPANCY	MANAGER	BUS. PHONE <i>435 297 5999</i>	AFTER HOURS PHONE

BUILDING INFORMATION			TYPE OF CONSTRUCTION	
HEIGHT	AREA (sq.ft.)	ROOF COVERING	ORDINARY _____	FIRE RESISTIVE _____
			NON-COMB. _____	WOOD FRAME _____

GENERAL	YES	NO	N/A	REMARKS
1. PROPER EXITS				
2. STAIRS KEPT FREE				
3. AISLES KEPT FREE				
4. EXIT DOORS NOT BLOCKED				
ELECTRICAL	YES	NO	N/A	
5. PROPER WIRING				
6. PROPER USE OF EXTENSION CORDS				
7. ELECTRICAL SHUTOFF ACCESSIBLE				
8. CIRCUIT BREAKERS ADEQUATE				
HOUSEKEEPING	YES	NO	N/A	
9. GOOD HOUSEKEEPING-INTERNAL				
10. GOOD HOUSEKEEPING-EXTERNAL				
11. PROPER STORAGE OF RUBBISH				
12. PROPER STORAGE OF OIL RAGS & PAINT				
13. PROPER STORAGE OF HAZARDOUS LIQUIDS				
14. PROPER STORAGE OF HAZARDOUS GASES				
HEATING SYSTEMS	YES	NO	N/A	
15. GAS DEVICES VENTED PROPERLY				
16. SHUTOFF ACCESSIBLE				
17. PROPER PIPING				
18. COMBUSTIBLES NOT NEAR OPEN FLAME				
19. ADEQUATE COMBUSTION AIR				
PORTABLE EXTINGUISHERS	YES	NO	N/A	
20. CURRENTLY TAGGED				
21. PROPER TYPE FOR OCCUPANCY				
22. HYDROSTATIC TEST CURRENT				
EXTINGUISHING SYSTEMS	YES	NO	N/A	
23. SPRINKLER SYSTEM CURRENTLY TAGGED			/	
24. VALVES IN PROPER POSITION			/	
25. FIRE DEPT. CONNECTION			/	
26. HOOD & DUCT SYSTEM CURRENTLY TAGGED			/	
27. HOOD & DUCT FILTERS CLEANED REGULARLY			/	
DAYCARE FACILITY	YES	NO	N/A	
28. FIRE EXTINGUISHER PROPER SIZE			/	
29. FIRE EXTINGUISHER CURRENTLY TAGGED			/	
30. FIRE EXTINGUISHER MOUNTED			/	
31. SMOKE DETECTORS ADEQUATE & TESTED			/	
32. EXITS ADEQUATE & WORKING PROPERLY			/	

I, the undersigned, am in receipt of a copy of this inspection and am aware of the penalties for non-compliance of any orders listed hereon.

SIGNED: *[Signature]*  
INSPECTED BY: *[Signature]*

OWNER/MANAGER  
TITLE: *Chief*

DATE: *4/10/24*  
DATE: *4/10/24*

**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 THE CONDITIONAL LAND USE OF AUTOMOBILE REPAIR AND SERVICES AT 59 W 100 N 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 JUSTIN MILLER, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with HANSONS CUSTOMS, AND THE LAND USE OF AUTOMOBILE REPAIR AND SERVICE AT 59 W 100 N 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 HANSONS CUSTOMS, JUSTING MILLER, (Applicant’s Agent), for the property located at: 59 W 100 N.

**Term:** the term of this agreement commences on MAY 13, 2024 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:**

- All exterior areas to be lighted during all dark hours when customers, employees may be accessing the building finding that properly lighted access areas mitigate the potential for accidents. All exterior lighting to be high efficiency LED fixtures.
- Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris. Garbage dumpster to be located in a screened enclosure with hard surface.
- Installation of 5% minimum landscaping as the site can accommodate.
- Building and fire safety inspection for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community. Occupancy limit for people and vehicles/equipment of the subject site not to exceed the safe occupancy level determined by the building inspector and fire chief. Compliance with all building safety direction provided by the building inspector and fire chief stemming from the safety inspections. Completion of any building renovations under the auspices of a building permit and inspection finding that properly permitted and inspected commercial building improvements protect the health, safety and welfare of the community. Price River Water Improvement District (PRWID) waste water survey completed and submitted to PRWID and copy to Price City. Compliance with all requirements stemming from the survey.
- No on-street parking by owners or employees; all owners or employees must park off street and/or in public mid-block lots finding that open on-street parking facilitates community commercial activity.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
- Restrictions:
  - No accumulation or disposal of chemicals that may be considered harmful or hazardous.
  - No service involving oils and greases that may enter the sewer system finding that no grease trap and sampling manhole are present. Floor drains not to drain to the sewer system.
  - No unscreened outdoor storage of work in progress vehicles. May require site plan amendment approval and additional lot surfacing.
  - No nuisance noise, odors, etc. to emanate beyond the facility to neighboring land uses.
- No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.

**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

JUSTIN MILLER

ATTEST:

Applicant:

Jaci Adams, City Recorder

# CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: AUTOMOBILE REPAIR  
AND SERVICES LAND USE LOCATED AT  
59 W 100 N 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 \_\_\_\_\_