

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
7/21/2025 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 Thorne
4. MINUTES
 - a. MINUTES for 04-21-2025.
5. CONDITIONAL USE PERMIT
 - a. MEDICAL AND TRADITIONAL SALON SERVICES LAND USE.
Consideration and possible approval of a medical and traditional salon services land use at 248 S Highway 55 (Main Street) within the Commercial 1 zone district, Revive and Thrive, Tiffany Noyes and Ailese Curtis.
6. GENERAL BUSINESS/DISCUSSION
 - a. INTRODUCTIONS. Miles Nelson, Price City Public Works Director, will introduce John Boyd, Price City Project Manager and Justin Orth, Deputy Public Works Director to the Planning Commission.
 - b. CLG COMMITTEE. Convene as the Certified Local Government (CLG) Committee.
7. PUBLIC COMMENT ON AGENDA ITEMS
8. UNFINISHED BUSINESS

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF APRIL 21, 2025**

PRESENT:

Commissioners:

Judy Beacco

David Black

Erroll Holt

Kyle Heffernan

Richard Root

Renee Swinburne

Todd Thorne

Jaci Adams, City Recorder

Nick Tatton, Administrative Director/via phone

EXCUSED: Commissioner Wood, Chair Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

In an excused absence of Chair Jan Young, Vice Chair Todd Thorne conducted the Planning and Zoning meeting.

1. PLEDGE OF ALLEGIANCE

Vice Chair Thorne called the meeting to order at 5:00 p.m. Vice Chair Thorne led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

City Recorder, Jaci Adams reminded everyone how to use a fire extinguisher with the P.A.S.S. acronym, which is pull the pin, aim at the base of the fire, squeeze the top handle or lever and sweep from side to side.

4. MINUTES of 02-24-2025.

MOTION.

Commissioner Root moved to approve the minutes for 02-24-2025. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any business.

6. GENERAL BUSINESS/DISCUSSION

a. STORAGE BUILDINGS EXPANSION. Consideration and possible approval of a site plan amendment for expansion of the storage buildings at 350 N Cedar Hills Drive within the commercial 1 zoning district, Cedar Hills Storage, Robert Etzel.

The Commissioners thoroughly discussed the site plan amendment for expansion of the storage buildings at 350 N Cedar Hills Drive with Robert Etzel and specifically addressed issues that mitigates potential negative impacts of the land use.

Discussion was held regarding the number of additional units, landscaping with curb and gutter, the same entrance will be used for access, a culvert will be installed for drainage, and there will be no tall trees planted in order to keep vision clear for traffic.

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

- 1. Exterior area lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures.**
- 2. 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. Min. distance between buildings of not less than twenty feet (20') or as required by the Price Fire Chief.**
- 3. Maintain current six foot (6') fencing surrounding property. Additional driveway approach permitted on 300 N Street at owners' option, must be not less than forty feet (40') from the intersection. Must maintain the triangle of safety at the intersection of 300 N and Cedar Hills Drive.**
- 4. Installation of a minimum of five percent (5%) area landscaping. Water wise landscaping requested.**
- 5. Installation of all public infrastructure on both 300 N and Cedar Hills Drive frontages of project site, including but not limited to curb, gutter, sidewalk, driveway approaches, roadway restoration. All public infrastructure to be installed meeting or exceeding Price City minimum standards. Restoration of any public infrastructure damaged during construction or missing from adjacent frontages. Completion of a Public Infrastructure Development Agreement with the Price City Public Works Department and submission of any required financial surety for installed public infrastructure.**
- 6. Garbage dumpster in an enclosure with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.**
- 7. Signage reviewed and approved by the Price City Planning Department prior to installation.**
- 8. Hard surfacing of access areas within expansion area for storage buildings.**

9. Completion of storm water management and engineering to retain and release flows from a 100-year storm event for a 1-hour duration to a qualified storm water conveyance. Storm water control plan to be reviewed and approved by Price City Public Works.

a. Obtain a building permit and all construction under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260. Completion of a geotechnical study for the subject property for building if required. Dust control and track out control required during construction. Submission of an elevation certificate (current or existing) for the development finding that it is adjacent to a flood way.

10. Restrictions:

a. Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties. No track out of mud or dirt onto 300 N or Cedar Hills Drive Street during construction. Use of track mats required.

b. No authorized on-street parking along public streets. Applies to construction and operation. No land uses other than the applied for storage building expansion. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy). No operation of businesses from storage units. No outdoor storage permitted on site. 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.

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 Heffernan moved to approve a site plan amendment for expansion of the storage buildings at 350 N Cedar Hills Drive within the commercial 1 zoning district, Cedar Hills Storage. Commissioner Black seconded and motion carried.

b. WAREHOUSING, PAINTING AND RELATED BUSINESS LAND USE. Consideration and possible approval of warehousing, painting and related land use located at 334 S 400 E within the manufacturing 1 (M1) zoning district, Mountain Heights Hardwood Flooring Company, Inc. Jan Worms.

The Commissioners thoroughly discussed the warehousing, painting and related land use located at 334 S 400 E, Mountain Heights Hardwood Flooring Company, Inc. with Jan Worms and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding what kind of work and the process of how they do it, how many employees, no customer traffic, parking, type of chemicals if any that will be used, no manufacturing, finishing the product only.

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

- 1. Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents within all parking and building access areas. Lighting to be angled away from and/or shielded from neighboring residential uses to mitigate light transference nuisances. Exterior lighting to be high efficiency LED fixtures.**
- 2. Maintain current six foot (6') fencing surrounding property and repair or replace as necessary.**
- 3. Installation of a minimum of five percent (5%) area landscaping as the site may allow. Water wise landscaping requested.**
- 4. Submission of an electrical load sheet to the Price City Electric Department regarding existing building and expansion area usage, including outdoor areas. Comply with electrical service requirements stemming from the load sheet. Owner responsible to obtain cost estimate from Rocky Mountain Power as needed.**
- 5. Installation of missing or damaged public infrastructure on 400 E frontage of project site, including but not limited to curb, gutter, sidewalk, driveway approaches, roadway restoration. All public infrastructure to be installed meeting or exceeding Price City minimum standards. Restoration of any public infrastructure damaged during construction or missing from adjacent frontages. Completion of a Public Infrastructure Development Agreement with the Price City Public Works Department and submission of any required financial surety for installed public infrastructure, if required.**
- 6. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and a copy to Price City. Compliance with all necessary requirements stemming from the survey including installation of any required sampling manhole and/or grease trap.**
- 7. Garbage dumpster in an enclosure on-site with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.**
- 8. Off street parking for not less than fourteen (14) vehicles, including ADA spaces as required. Off street parking to be located in the southeast portion of the site and not to impact the required fire lane and access.**
- 9. Fire Department access unencumbered to west property (behind structures) with turn-rounds complying with Appendix D (Fire Apparatus Access Roads) under the direction of the Price City Fire Chief, including red striping/signage for no parking in fire lanes.**
- 10. Completion of storm water management and engineering to retain and release flows from a 100-year storm event for a 1-hour duration to a qualified storm water conveyance. Storm water control plan to be reviewed and approved by Price City Public Works.**
- 11. Obtain a Price City Business License prior to operation of business activity from the site.**

12. Obtain a building permit and all construction under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260. Current building use subject to safety inspection by the Building Inspector and Fire Chief and compliance with all safety recommendations and requirements stemming from the safety inspection, including use of flammables cabinets, dust control, etc.

13. Restrictions:

- a. No unscreened outdoor storage at the subject property.**
- b. No new traffic patterns to be produced. No new site ingress/egress authorized.**
- c. No noises, odors, light or other nuisance matters to emanate beyond the property boundaries.**
- d. 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 Swinburne moved to approve the warehousing, painting and related land use located at 334 S 400 E within the manufacturing 1 (M1) zoning district, Mountain Heights Hardwood Flooring Company, Inc. Commissioner Heffernan seconded and motion carried.

c. CERTIFIED LOCAL GOVERNMENT COMMITTEE. Recess as the Price City Planning and Zoning Commission and Convene as the Certified Local Government Committee.

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

MOTION.

Commissioner Root moved to recess as the Price City Planning and Zoning Commission at 5:28 p.m. Commissioner Swinburne seconded and motion carried. Commissioner Swinburne moved to convene as the Certified Local Government Committee. Commissioner Beacco seconded and motion carried.

Nick Tatton, Administrative Director, via phone made everyone aware of available CLG grants. Vice Chair Thorne read over the Certified Local Government eligible projects noting that CLG's can apply for a grant every other year. Grant amounts are limited to a maximum \$10,000.

MOTION.

Commissioner Black moved to recess as the Certified Local Government Committee at 5:30 p.m. Commissioner Root seconded and motion carried. Commissioner Swinburne moved to convene as the Price City Planning and Zoning Commission. Commissioner Black seconded and motion carried.

8. UNFINISHED BUSINESS

Commissioner Root inquired about the vacant Pizza Hut building and what was going to be there. Vice Chair Thorne told him a Mexican food restaurant would be starting there soon.

Vice Chair Thorne 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 5:33 p.m.

APPROVED: _____

Vice Chair, Todd Thorne

ATTEST: _____

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

DALE EVANS
JUDY BEACCO
TODD THORNE
RICHARD ROOT
JADE POWELL
DAVID BLACK
ALTERNATE: DANIEL HINCKLEY
ALTERNATE: ERROLL HOLT

DATE: JULY 5TH, 2025

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – MEDICAL AND TRADITIONAL SALON SERVICES.

Please find attached a Conditional Use Permit (CUP) application submitted by Tiffany Noyes and Ailese Curtis to establish a medical and traditional salon services land use at 248 S Highway 55 (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: (1) medical clinics, a conditional land use based on Section 11.3.5.26 of the Code; (2) professional health care offices, a permitted use based on Section 11.3.5.32 of the Code; and, (3) beauty and barber shops, a permitted use based on Section 11.3.58 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):

Move to authorize final approval of a Conditional Use Permit (CUP) to develop and establish a medical and traditional salon services land use at 248 S Highway 55 (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) medical clinics, a conditional land use based on Section 11.3.5.26 of the Code; (2) professional health care offices, a permitted use based on Section 11.3.5.32 of the Code; and, (3) beauty and barber shops, a permitted use based on Section 11.3.58 of the Code, and subject to the following conditions of approval:

1. Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures.
2. Installation of a minimum of five percent (5%) area landscaping as the site will allow/accommodate. Water wise landscaping requested.
3. Garbage dumpster in an enclosure with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.

4. Not less than five (5) off-street parking spaces required.¹
5. Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation.
6. Complete a building safety inspection with the Building Inspector and the Price City Fire Chief and compliance with all recommendations stemming from a courtesy inspection. Obtain a building permit and all construction under the auspices of a building permit and inspection, if any. Contact the Carbon County Building Department at 435-636-3260.
7. Restrictions:
 - a. No land uses other than (1) medical clinics, a conditional land use based on Section 11.3.5.26 of the Code; (2) professional health care offices, a permitted use based on Section 11.3.5.32 of the Code; and, (3) beauty and barber shops, a permitted use based on Section 11.3.5.8 of the Code. Specifically, no pharmacy land use permitted.
 - b. No land uses that may require a sampling manhole or grease trap for protection of the waste water system.
 - c. Maintain appropriate and required DOPL licensing for employees and providers operating from the site.
 - d. No medical outpatient or inpatient services permitted. Medical oriented salon services only.
8. 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.
9. 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.

¹ 1740 sq ft x .80 net usable = 139*2 / 300 = 4.64, rounded to 5

Fee: \$100



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.

Applicant Information			
1. Applicant's Name: <u>Tiffany Noyes / Aileen Curtis</u>		2. Title: <u>Owner/Operator</u>	
3. Applicant's Mailing Address: <u>1200 E. 5500 S. / 1428 S. 1940 E</u>		4. Suite/Apt. No.:	
5. City: <u>Price</u>	6. State: <u>UT</u>	7. Zip Code: <u>84501</u>	
8. County: <u>Carbon</u>		9. Telephone: ()	
Project Information			
10. Name of Project (Business): <u>Revive n Thrive Wellness</u>			
11. Address of Proposed Project: <u>248 S. HWY 55 Price, VT 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 checked="" 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 checked="" 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: IV infusions, supplement injections (similar to Prime IV), Botox, Laser skin therapy, Hydrofacials

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

New Business, providing more & new options locally.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
27. Estimated Starting Date: 8 / 8 / 25	28. Estimated Completion Date: ongoing	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: _____

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 BUSINESS OCCUPANCY AND OPERATION OF A MEDICAL AND TRADITIONAL SALON SERVICES LAND USE AT 248 S HIGHWAY 55 (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 **TIFFANY NOYES AND AILESE CURTIS**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **A MEDICAL AND TRADITIONAL SALON SERVICES LAND USE AT 248 S HIGHWAY 55 (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 **TIFFANY NOYES AND AILESE CURTIS** (Applicant), for the property located **248 S HIGHWAY 55 (MAIN STREET).**

Term: the term of this agreement commences on **July 21st, 2025** 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:

- Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures.
- Installation of a minimum of five percent (5%) area landscaping as the site will allow/accommodate. Water wise landscaping requested.
- Garbage dumpster in an enclosure with a hard surface and a service and capacity to prevent accumulations or wind scatter of garbage, rubbish and debris.
- Not less than five (5) off-street parking spaces required.¹
- Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation.
- Complete a building safety inspection with the Building Inspector and the Price City Fire Chief and compliance with all recommendations stemming from a courtesy inspection. Obtain a building permit and all construction under the auspices of a building permit and inspection, if any. Contact the Carbon County Building Department at 435-636-3260.
- Restrictions:
- No land uses other than (1) medical clinics, a conditional land use based on Section 11.3.5.26 of the Code; (2) professional health care offices, a permitted use based on Section 11.3.5.32 of the Code; and, (3) beauty and barber shops, a permitted use based on Section 11.3.5.8 of the Code. Specifically, no pharmacy land use permitted. No land uses that may require a sampling manhole or grease trap for protection of the waste water system. Maintain appropriate and required DOPL licensing for employees and providers operating from the site. No medical outpatient or inpatient services permitted. Medical oriented salon services only.
- 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

TIFFANY NOYES AND AILESE CURTIS

ATTEST:

Jaci Adams, City Recorder

¹ 1740 sq ft x .80 net usable = 139*2 / 300 = 4.64, rounded to 5

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: MEDICAL HEALTH CARE
AND TRADITIONAL SALON/SPA LAND USE
LOCATED AT 248 S HIGHWAY 55 (MAIN
STREET) WITHIN THE C-1 ZONING 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 _____

PRICE CITY
185 E MAIN ST
PRICE, UT 84501
4356363161

Transaction **001976**

Total **\$250.00**
DEBIT CARD SALE **\$250.00**
VISA 9991

Retain this copy for statement
validation

30-Jun-2025 1:29:56P
\$250.00 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXX9991
VISA CARDHOLDER
Reference ID: 518100533820
Auth ID: 002561
MID: *****0884
AID: A0000000980840
AthNtwkNm: PAVD
RtInd: DEBIT
PIN VERIFIED

Online: <https://clover.com/p/ZZEN722DWYSV4>

***** REPRINT *****

Payment ZZEN722DWYSV4

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PRICE MUNICIPAL CORPORATION
185 EAST MAIN STREET
P. O. BOX 893
PRICE UT 84501 637-5010

Receipt No: 5.000200827 Jun 30, 2025

REVIVE N THRIVE WELLNESS

Previous Balance:	.00
LICENSE PERMIT FEES	
REVIVE N THRIVE WELLNESS	150.00
LICENSE PERMIT FEES	
CUP - REVIVE N THRIVE WELLNESS	100.00

Total:	250.00
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CREDIT CARD PAYMENT	250.00
Total Applied:	250.00

Change Tendered:	.00
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Duplicate Copy
06/30/2025 1:30 PM



The Utah Historic Preservation Tax Credit

<http://ushpo.utah.gov/shpo/financial-incentives/>

What is the Utah Historic Preservation Tax Credit?

A 20 % non-refundable state income tax credit for the rehabilitation of historic buildings that are used as owner-occupied residences or residential rentals. Twenty percent of all* qualified rehabilitation costs may be subtracted from taxes owed on your Utah income or corporate franchise tax.

Example: \$22,000 in qualified rehabilitation costs = \$4,400 state income tax credit

Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a residence(s) qualify. The credit is not available for any property used for commercial purposes including hotels or bed-and-breakfasts. (If the historic B&B is also owner-occupied, this portion of the rehabilitation may qualify.) The building does not need to be listed in the National Register at the beginning of the project, but a complete National Register nomination must be submitted when the project is finished. The property must be officially listed in the National Register within three years of the approval of the completed project. Staff of the Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.

*What rehabilitation work qualifies?

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. All of the proposed, on-going or completed work must meet the Secretary of the Interior's Standards for Rehabilitation (Standards) and be approved by the State Historic Preservation Office (SHPO). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:



before

after

- Repairing/upgrading windows
- Repointing masonry
- Repairing or replacing roofs
- New floor and wall coverings
- Pointing walls, trim, etc.
- Refinishing floors, handrails, etc.
- Electrical updates
- New furnace, A/C, boiler, etc.
- Plumbing repairs and fixtures
- Reconstructing historic porches
- Compatible new kitchens & baths
- Architectural, engineering, and permit fees

What work does not qualify?

- Purchase price of building
- New additions
- Work on outbuildings
- Purchase and installation of moveable furnishings (window coverings, rugs, furniture, etc.)
- Site work (landscaping, sidewalks, fences, driveways, etc.)

All of the work must meet the *Standards*, or the tax credit cannot be taken on any portion of the work. A complete application should be submitted to the SHPO as early as possible. The state law requires application and approval by the SHPO prior to completion of the project.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

It is strongly recommended that the application be submitted before starting work to ensure that it meets the *Standards*. Any work begun without prior SHPO approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive, or occasionally impossible to make.

How much money must I spend to qualify?

Total rehabilitation expenditures must exceed \$10,000. The purchase price of the building and any donated labor cannot be included. The project must be completed within 36 months of your project preapproval. (There is no limit to subsequent \$10,000+ projects; separate applications are required.)

When can I claim the credit?

The credit may be taken for the tax year in final approval is given by the SHPO. A unique certification number will be issued to the owner at that time. Credit amounts greater than the amount of tax due in that year may be carried forward up to five years.

Are there any restrictions placed on my building?

All work done to the building during the rehabilitation project, and for three years following the certification of the project, must meet the *Secretary of the Interior's Standards for Rehabilitation*. Please consult with the State Historic Preservation Office if you have any questions.

What if I already have approval from my local Landmarks Commission?

The local review process will be helpful to tax credit application process but state law requires application to the State Historic Preservation Office. Local preservation commissions sometimes have different requirements and other considerations than the *Secretary of the Interior's Standards for Rehabilitation*. To qualify for the state tax credit, all of the work must meet the *Standards* and receive state approval.

How do I claim the tax credit?

After the work is completed and certified, the SHPO will provide you with a TC-40H tax form with instructions for calculating your credit. Do not submit this form with your tax return; keep it and all related documents with your tax records. If you carryforward any excess tax credit, you must attach a copy of the original TC-40H form, with the new carryforward amount, to your subsequent tax return(s). Carryforward amounts must be applied against tax due before the application of any historic preservation tax credits earned in the current year and on a first-earned, first-used basis. Please consult with the State Tax Commission (801/297-2200) if you have any questions. Original records supporting the credit claimed must be maintained for three years following the date the return was filed claiming the credit.

For more information or a state tax credit application contact:

Amber Anderson (amberanderson@utah.gov or 801/245-7277)
Utah State Historic Preservation Office
3760 S. Highland Drive
Millcreek, UT 84106

Additional local preservation requirements may also apply.
Contact your city or county government for more information:

Salt Lake City Landmark Commission 801/535-6189 or
www.slccgov.com/ced/hlc
Park City Planning Department 435/615-5060
Ogden Planning Department 801/629-8930

For a list of preservation contractors see Preservation Utah's Directory:
<https://preservationutah.org/resources/tools-for-property-owners/ut-preservation-directory>



For tax-related questions contact:
Utah State Tax Commission
Technical Research Unit at 801/297-2200