

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  
RENEE SWINBURNE  
TODD THORNE  
CHRIS WOOD  
JAN YOUNG  
ERROLL HOLT, ALT.  
AMY KNOTT-JESPERSEN, ALT.

**PLANNING AND ZONING AGENDA  
2/23/2026 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 Wood
4. MINUTES
  - a. MINUTES for 01-12-2026 Planning and Zoning
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
  - a. PUBLIC HEARING. Public hearing to receive input regarding the potential vacation of the Price Business and Industrial Park Subdivision located along 1900 E between Airport Road and 300 N.
  - b. RESOLUTION NO. 2026-3PZ Consideration and possible approval of a Resolution Recommending Vacating the Price Business and Industrial Park Subdivision Located Between Airport Road and 300 N at 1900 E Airport Road.
  - c. CERTIFIED LOCAL GOVERNMENT COMMITTEE (CLG). Recess at the Price City Planning and Zoning Commission and convene as the CLG committee. Review State of Utah Historic Preservation Tax Credits and Resources Available at the Land Use Academy of Utah. Close CLG Committee meeting and reconvene at the Price City Planning and Zoning Commission.
7. CONDITIONAL USE PERMIT
  - a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment to add a drive up window for an restaurant with drive up land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods.
8. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Records Office at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF JANUARY 14, 2026**

**PRESENT:**

**Commissioners:**

**Judy Beacco**

**David Black**

**Kyle Heffernan**

**Amy Knott-Jespersen**

**Renee Swinburne**

**Todd Thorne**

**Chris Wood**

**Jan Young**

**Jaci Adams, City Recorder**

**Nick Tatton, Administrative Director**

**EXCUSED: Commissioner Holt**

**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 Beacco reminded everyone to always be prepared for winter driving and keep an emergency kit in your vehicle such as; blankets, food, water, etc.**

**4. MINUTES for 10-06-2025.**

**MOTION. Commissioner Swinburne moved to approve the minutes for 10-06-2025. Commissioner Thorne seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment on agenda items was reported or discussed.**

**6. GENERAL BUSINESS/DISCUSSION**

**a. PUBLIC HEARING. Public Hearing to receive input on the 2026 updates to the Price City Land Use Management and Development Code.**

**Chair Young asked for a motion to open the Public Hearing.**

**MOTION.**

**Commissioner Thorne moved to open the Public Hearing at 5:03 p.m. Commissioner Heffernen seconded and motion carried.**

**Nick Tatton, Administrative Director reviewed what was updated in the Price City Land Use Management and Development Code. Commissioner Thorne requested that a table of contents section be added, which would make it quicker to find what you are looking for. Since there was no other discussion, Chair Young asked for a motion to close the Public Hearing.**

**MOTION.**

**Commissioner Beacco moved to close the Public Hearing at 5:06 p.m. Commissioner Wood seconded and motion carried.**

**b. RESOLUTION NO. 2026-1PZ. Consideration and possible approval of A Resolution of the Price City Planning Commission Supporting and Recommending Adoption of Certain Updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2026-1PZ of the Price City Planning Commission supporting and recommending adoption of certain updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council. Commissioner Black seconded and motion carried.**

**c. RESOLUTION NO. 2026-2PZ. Consideration and possible approval of A Resolution of the Price City Planning and Zoning Commission Affirming Compliance with the State Law Regarding Code of Conduct and Conflict of Interest Disclosure Individually and Collectively.**

**MOTION.**

**Commissioner Thorne moved to approve Resolution No. 2026-2PZ of the Price City Planning and Zoning Commission affirming compliance with the State law regarding Code of Conduct and Conflict of Interest Disclosure individually and collectively. Commissioner Swinburne seconded and motion carried.**

**d. CHAIR AND VICE CHAIR. Annual selection of the Price City Planning and Zoning Commission Chair and Vice Chair.**

**Chair Young asked for a nomination for the Planning and Zoning Commission Chair position.**

**MOTION.**

**Commissioner Black nominated Jan Young for the Planning and Zoning Commission Chair position. Acknowledging no other nominations, Commissioner Black moved to**

**close nominations for the Chair position and approve Jan Young as Commission Chair by acclamation. Commissioner Swinburne seconded and motion carried.**

**Chair Young asked for a nomination for the Planning and Zoning Commission Vice Chair.**

**MOTION.**

**Commissioner Beacco nominated Todd Thorne for the Planning and Zoning Commission Vice Chair position. Acknowledging no other nominations, Commissioner Beacco moved to close nominations for the Vice Chair position and approve Todd Thorne as Commission Vice Chair. Commissioner Wood seconded and motion carried.**

**7. CONDITIONAL USE PERMIT**

**a. ADMINISTRATION, SOCIAL SVC, SPECIAL TRAINING, PUBLIC ASSEMBLY LAND USE. Consideration and possible approval of an administrative office, private-public-quasi social services, special training and schooling and public assembly land use located at 59 S 700 E within the commercial 1 zoning district, Sandstone Psychology, Audrey Nixon.**

**The applicant was not in attendance to answer any questions the Planning and Zoning Commissioners had regarding the conditional use permit for Sandstone Psychology at 59 S 700 E and discussed what the options were as far as moving forward or tabling the item.**

**MOTION.**

**Commissioner Black moved to table the conditional use permit for Sandstone Psychology to the next regular scheduled 01-26-2026 Planning and Zoning meeting, in hopes that an applicant can be in attendance from Sandstone Psychology. Commissioner Heffernan seconded and motion carried.**

**8. UNFINISHED BUSINESS**

**Chair Young inquired the status regarding the Asian Bistro property on Main Street along with the electric vehicle charging station near Taco Bell. Chair Young also asked about the downtown business decorating contest that took place last year. The business owner that participated did not hear about it after the contest was over.**

**Chair Young asked for a motion to adjourn 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 5:26 p.m.**

**APPROVED:** \_\_\_\_\_  
**Chair, Jan Young**

**ATTEST:** \_\_\_\_\_  
**City Recorder, Jaci Adams**

DRAFT

**PUBLIC HEARINGS**

The Price City Planning & Zoning Commission will hold a public hearing on Monday, February 23<sup>rd</sup>, 2026 at 5:00pm in the Council Chambers of Price City, located at 185 East Main Street, to receive input regarding a request to vacate the undeveloped Price Business and Industry Park Subdivision located between Airport Road and 300 N at 1900 East Airport Road. Advance comments may be made to Nick Tatton at 435-636-3184 or [nickt@priceutah.gov](mailto:nickt@priceutah.gov)

The Price City Council will hold a public hearing on Wednesday, February 25<sup>th</sup>, 2026 at 5:30pm in the Council Chambers of Price City, located at 185 East Main Street, to receive input regarding a request to vacate the undeveloped Price Business and Industry Park Subdivision located between Airport Road and 300 N at 1900 East Airport Road. Advance comments may be made to Nick Tatton at 435-636-3184 or [nickt@priceutah.gov](mailto:nickt@priceutah.gov)

Published in the Emery Telcom News February 11, 18, 2026

RESOLUTION NO. \_\_\_\_\_

**AN RESOLUTION RECOMMENDING VACATING THE PRICE BUSINESS AND INDUSTRIAL PARK SUBDIVISION LOCATED BETWEEN AIRPORT ROAD AND 300 N AT 1900 E AIRPORT ROAD.**

**WHEREAS**, the private owner(s) of certain real property containing the Price Business and Industrial Park Subdivision (hereinafter referred to as “Subdivision”) have not experienced any development activity for over twenty (20) years; and,

**WHEREAS**, the private owner(s) of the Subdivision report that no development is planned or known to be imminent on any of the lots in the Subdivision; and,

**WHEREAS**, the private owner(s) of the certain real property containing the Subdivision have approached Price City, in agreement, to vacate the platted Subdivision; and,

**WHEREAS**, the Price City Land Use Management and Development Code identifies the procedural and administrative requirements for vacating a subdivision; and,

**WHEREAS**, the Price City Planning & Zoning Commission has determined that there is good cause for vacating the Subdivision located between Airport Road and 300 N at 1900 E Airport Road, Price, Utah; and,

**WHEREAS**, the Price City Planning & Zoning Commission has also determined that there are no underground facilities as defined in Section 54-8a-2, Utah Code Annotated, 1953, as amended, within the Subdivision located between Airport Road and 300 N at 1900 E Airport Road, in Price, Utah that will be negatively impacted by vacating the Subdivision; and,

**WHEREAS**, it has been evaluated and determined that vacating of the Subdivision will not be detrimental to the public interest; and,

**WHEREAS**, the result of vacating the Subdivision shall result in the (re)establishment of one parcel of privately owned real property with public dedication of the 1900 East Road Right-of-Way and the Public Drainage Way; and,

**WHEREAS**, the Price City Planning and Zoning Commission has held a public hearing to receive input regarding the recommendation to the City Council to vacate the subject Subdivision on Monday, February 23<sup>rd</sup>, 2026.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AS FOLLOWS:**

**SECTION 1. Vacate Recommended.** That the said Subdivision consisting of privately owned property, as identified in the map and legal description attached hereto as **Exhibit 1**, and which by this reference is made a part hereof, is recommended to be vacated by the Price City Council.

**SECTION 2. Dedication.** That it is recommended that Price City shall also accept the dedication of 1900 E Street Road Right of Way and the Public Drainage Way identified in **Exhibit 1**.

**SECTION 3. Repealer.** The provisions of other resolutions in conflict with this ordinance are hereby repealed.

**SECTION 4. Severability.** The provisions of this resolution and the provisions adopted or incorporated by reference are severable.

**PASSED AND ADOPTED BY THE PRICE CITY PLANNING AND ZONING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**By \_\_\_\_\_  
Jan Young, Chair**

**ATTEST:**

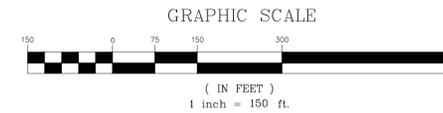
\_\_\_\_\_  
**Jaci Adams, City Recorder**

**EXHIBIT "1"**

**PLAT INCLUDING LEGAL DESCRIPTION OF SUBDIVISION  
TO BE VACATED**

# Vacation Plat for the Price Business & Industrial Park Subdivision Plat

Located in Section 15 and Section 22, T.14 S., R.10 E., S.L.B. & M.  
Carbon County, Utah



- LEGEND**
- SURVEYED BOUNDARY LINE
  - - - SECTION LINE
  - · - · - LOT LINE BEING VACATED
  - · - · - GAS EASEMENT LINE
  - ▨ STORM DRAIN EASEMENT
  - ✱ FOUND SECTION CORNER AS NOTED
  - ⊕ FOUND QUARTER SECTION CORNER AS NOTED

**SURVEY NOTES / NARRATIVE**

1. THE PURPOSE OF THIS SURVEY WAS TO PREPARE A VACATION PLAT FOR THE PRICE BUSINESS AND INDUSTRIAL PARK SUBDIVISION, CREATE A PARCEL ON THE EAST SIDE AND ON THE WEST SIDE OF 1900 EAST STREET, CREATE A DESCRIPTION OF 1900 EAST STREET AND TO DESCRIBE THE STORM DRAIN EASEMENT THAT IS PART OF EACH NEW PARCEL.

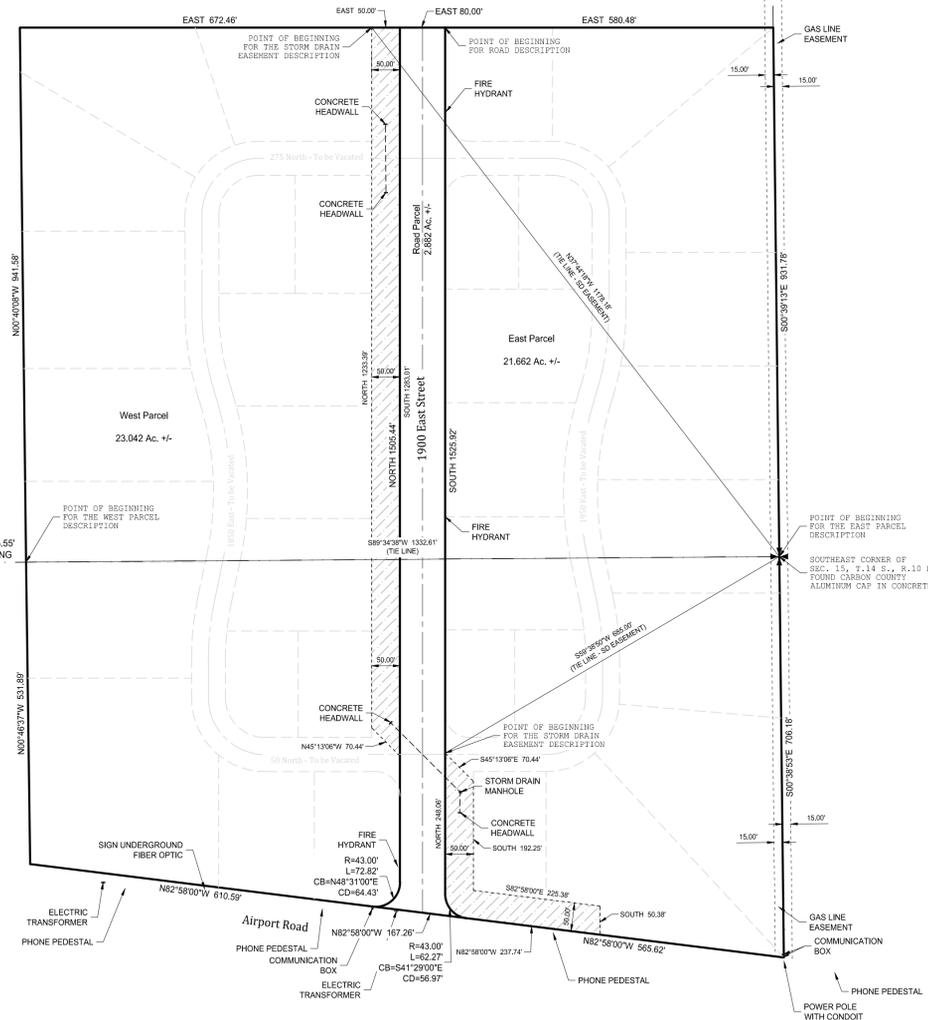
WE WERE CONTACTED BY KIM MARTINO WHO WANTED THE SURVEY COMPLETED.

2. BASIS OF BEARING IS N89°34'38"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M.

3. THE PRICE BUSINESS AND INDUSTRIAL PARK SUBDIVISION LOT LINES, THE PLANNED STREETS, AND THE STORM DRAINAGE EASEMENT WERE TAKEN FROM THE ORIGINAL SUBDIVISION PLAT FOUND IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NUMBER 124639 IN BOOK P5 ON PAGE 153 OR IN BOOK P651 ON PAGE 220.

EAST QUARTER CORNER OF SECTION 15, T.14 S., R.10 E. FOUND CARBON COUNTY ALUMINUM CAP IN CONCRETE

SOUTH QUARTER CORNER OF SECTION 15, T.14 S., R.10 E. FOUND CARBON COUNTY ALUMINUM CAP IN CONCRETE



**SURVEYED DESCRIPTION FOR WEST PARCEL (VANTAGE POINTE, LLC)**

BEGINNING AT A POINT LOCATED S89°34'38"W ALONG THE SOUTH LINE OF SECTION 15, T.14 S., R.10 E., S.L.B. & M., 1332.61 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE N00°40'08"W 941.58 FEET; THENCE EAST 672.46 FEET TO THE WEST LINE OF 1900 EAST STREET; THENCE ALONG THE SAID WEST LINE THE FOLLOWING COURSES: SOUTH 1505.44 FEET, AND AROUND A 43.00 FOOT RADIUS CURVE TO THE RIGHT, 72.82 FEET (CHORD BEARS S45°31'00"W 64.43 FEET) TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE N82°58'00"W ALONG THE SAID NORTH LINE, 610.59 FEET; THENCE N00°46'37"W 531.89 FEET TO THE POINT OF BEGINNING. CONTAINING 23.042 ACRES, MORE OR LESS.

SUBJECT TO A STORM DRAIN EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N37°44'18"W 1178.18 FEET FROM THE SOUTHEAST CORNER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M.; THENCE EAST 50.00 FEET TO THE WEST LINE OF 1900 EAST STREET; THENCE SOUTH ALONG THE SAID WEST LINE, 1283.01 FEET; THENCE N45°13'06"W 70.44 FEET; THENCE NORTH 1233.39 FEET TO THE POINT OF BEGINNING.

**SURVEYED DESCRIPTION FOR EAST PARCEL (DESERT CANYONS EAST, LLC)**

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, T.14 S., R.10 E., S.L.B. & M.; THENCE S00°38'53"E ALONG THE EAST LINE OF SECTION 22, T.14 S., R.10 E., S.L.B. & M., 706.18 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE N82°58'00"W ALONG THE SAID NORTH LINE, 565.62 FEET TO THE EAST LINE OF 1900 EAST STREET; THENCE ALONG THE SAID EAST LINE THE FOLLOWING COURSES: AROUND A 43.00 FOOT RADIUS CURVE TO THE RIGHT, 62.27 FEET (CHORD BEARS N41°29'00"W 56.97 FEET), AND NORTH 1525.92 FEET; THENCE EAST 580.48 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE S00°39'13"E ALONG THE EAST LINE OF SAID SECTION 15, 931.78 FEET TO THE POINT OF BEGINNING. CONTAINING 21.662 ACRES, MORE OR LESS.

SUBJECT TO A STORM DRAIN EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S59°38'50"W 685.00 FEET FROM THE NORTHEAST CORNER OF SECTION 22, T.14 S., R.10 E., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST LINE OF 1900 EAST STREET; THENCE S45°13'06"E 70.44 FEET; THENCE SOUTH 192.25 FEET; THENCE S82°58'00"E 225.38 FEET; THENCE SOUTH 50.38 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE N82°58'00"W ALONG THE SAID NORTH LINE, 237.74 FEET TO THE EAST LINE OF 1900 EAST STREET; THENCE ALONG THE SAID EAST LINE THE FOLLOWING COURSES: AROUND A 43.00 FOOT RADIUS CURVE TO THE RIGHT, 62.27 FEET (CHORD BEARS N41°29'00"W 56.97 FEET), AND NORTH 248.06 FEET TO THE POINT OF BEGINNING.

**1900 EAST ROAD DESCRIPTION**

BEGINNING AT A POINT LOCATED N00°39'13"W ALONG THE EAST LINE OF SECTION 15, T.14 S., R.10 E., S.L.B. & M., 931.78 FEET AND WEST 580.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 1525.92 FEET; THENCE AROUND A 43.00 FOOT RADIUS CURVE TO THE LEFT, 62.27 FEET (CHORD BEARS S41°29'00"E 56.97 FEET) TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE N82°58'00"W ALONG SAID NORTH RIGHT OF WAY LINE, 167.26 FEET; THENCE AROUND A 43.00 FOOT NON-TANGENT CURVE TO THE LEFT, 72.82 FEET (CHORD BEARS N48°31'00"E 64.43 FEET); THENCE NORTH 1505.44 FEET; THENCE EAST 80.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2.882 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, TROY W. GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PARCEL SURVEYED.

TROY W. GADD, P.L.S. #5561169 DATE

**CITY PUBLIC WORKS APPROVAL**

THIS PLAT WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_.

MILES NELSON  
PUBLIC WORKS DIRECTOR

**CITY PLANNING DEPARTMENT APPROVAL**

THIS PLAT WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_ BY THE PRICE CITY PLANNING DEPARTMENT.

ATTEST : \_\_\_\_\_  
SECRETARY

NICK TATTON  
ADMINISTRATIVE DIRECTOR

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE ADJUSTED AS SHOWN HEREON.

ELLIS PIERCE  
MANAGING MEMBER  
DESERT CANYONS EAST, LLC

KIM MARTINO  
MANAGING MEMBER  
VANTAGE POINTE, LLC

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, ELLIS PIERCE, MANAGING MEMBER OF DESERT CANYONS EAST, LLC AND KIM MARTINO, MANAGING MEMBER OF VANTAGE POINTE, LLC, OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## Vacation Plat for the Price Business & Industrial Park Subdivision Plat

	PROJECT NUMBER: 25-08-81 BLS
	FILE NAME: Pierce Vacation Survey.dwg
SURVEYED BY: T.W.G.	FIELD WORK: 04/28/2025
DRAWN BY: T.W.G.	
Baseline Land Surveying Roosevelt, Utah 84066 Baselinelandsurveying@gmail.com 435-979-3446	



# 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](http://www.slccgov.com/ced/hlc)  
Park City Planning Department 435/615-5060  
Ogden Planning Department 801/629-8930



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

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



# Land Use Academy of Utah

LUAU



# Welcome to the Land Use Academy of Utah

The Land Use Academy of Utah (LUAU) contains resources to train, inform, educate, and support staff, elected and appointed officials, and the general public in statutory land use issues, topics, and best planning practices.



## Resource Center

Access resources including templates, examples, definitions, and toolkits for all things land use and planning-related.

[Resources →](#)



## Training Zone

Access training materials and/or request training activities for your staff, agency officials, or the general public.

[Training →](#)



## Calendar

Keep track of scheduled land use trainings, meetings, conferences, events, grant application deadlines, and more.

[Calendar →](#)



## Blogs & News

Access various blogs and newsletters from LUAU partners and third-party organizations focused on land use, planning, and local government.



## About LUAU

Learn about the history of the Land Use Academy of Utah (LUAU), including stakeholders organizations and how you can also participate.



[News →](#)

[About →](#)

## Contact Database

Looking for a specific agency? Find contact information for state, regional, local, and stakeholder agencies involved in land use.

[Contacts →](#)

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state of Utah**

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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  
DAVE BLACK  
RENEE SWINBURNE  
CHRIS WOOD  
AMY KNOTT-JESPersen: ALTERNATE  
ERROLL HOLT: ALTERNATE

**DATE: FEBRUARY 4<sup>TH</sup>, 2026**

**TO: PRICE CITY PLANNING AND ZONING COMMISSION**

**FROM: NICK TATTON** 

**RE: EATING PLACES, FOOD CONSUMED ON PREMESIS, DRIVE IN RESTAURANT LAND USES, 760 W PRICE RIVER DRIVE (WITHIN CREEKVIEW SHOPPING CENTER), COMMERCIAL 1 ZONING DISTRICT**

Please find attached a Conditional Use Permit (CUP) submitted by Jed Waldron on behalf of Associated Foods to locate the a coffee shop land use (eating places-food consumed on premises and drive in restaurant) at 760 W Price River Drive within the Commercial 1 (C-1) zoning district within the Creekview Shopping Center. 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are 11.3.4.14 Eating Places-Food Consumed on Premises, a conditional use and 11.3.4.12 Drive In Restaurant, a conditional use.

Please thoroughly discuss the land use/business operation and potential impacts on neighboring and surrounding businesses with the applicant.

Upon satisfactory discussion surrounding mitigation of impacts of the land use with the applicant it is the recommendation of staff that the permit be approved.

**RECOMMENDED MOTION(S):**

1. Move to authorize final approval for a Conditional Use Permit (CUP) submitted by Jed Waldron on behalf of Associated Foods to locate a coffee shop land use (eating places-food consumed on premises and drive in restaurant) at 760 W Price River Drive within the Commercial 1 (C-1) zoning district within the Creekview Shopping Center, he 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are 11.3.4.14 Eating Places-Food Consumed on Premises, a conditional use and 11.3.4.12 Drive In Restaurant, a conditional use, and subject to the following conditions of approval:
  - a. All exterior customer and vehicle areas to be lighted during all dark hours finding that lighted customer access areas mitigate the potential for accidents and injuries. LED high efficiency fixtures required.

- b. No new shopping center ingress/egress or traffic patterns at Price River Drive finding that current shopping center ingress/egress and traffic patterns, coupled with the horizontal curve of Price River Drive do not safely allow additional ingress/egress and traffic patterns.
  - c. Business signage to be reviewed and approved by the Price City Planning Department prior to installation.
  - d. Site and development of land use to be in compliance with all documents submitted to Price City and any subsequent direction from Price City planning, public works and public safety staff.
  - e. Obtain a building permit and all structure renovations completed under the auspices of a building permit and safety inspection finding that properly permitted and inspected commercial property protect the health, safety and welfare of those accessing the property.
    - i. No drive up window awning without specific approval of the Price City Fire Chief and compliance with any review requirements.
  - f. Obtain a Price City business license prior to operation of the business.
  - g. Comply with the Common Area Management Agreement and Cross-Lot Access requirements for the Creekview Shopping Center. Conflicts will not be heard or administered by Price City.
  - h. Garbage dumpster in an enclosure and with a service frequency and capacity to prevent accumulations and wind scatter of garbage, rubbish and debris.
  - i. Site Plan Specifics Required:
    - i. Menu board to be located in the secondary vehicle staking area.
    - ii. Are between secondary vehicle stacking and primary area to be painted red for fire lane. Identified as “do no block” and “no parking”.
    - iii. Stop signage in an obvious manner at the location of the menu board in the secondary vehicle stacking area.
    - iv. Watch for Pedestrians signage in an obvious manner at the location of the menu board in the secondary vehicle stacking area.
  - j. Restrictions:
    - i. No loitering in the drive-up area by pedestrians or others.
    - ii. No smoking in the area in violation with the Utah Indoor Clean Air Act.
  - k. 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.
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.**

<b>Applicant Information</b>			
1. Applicant's Name: Jed Waldron		2. Title: Construction Project manager	
3. Applicant's Mailing Address: 1850 West 2100 South		4. Suite/Apt. No.:	
5. City: Salt Lake City	6. State: Utah	7. Zip Code: 84119	
8. County: Salt Lake		9. Telephone: (     ) 435-512-0727	
<b>Project Information</b>			
10. Name of Project (Business): Beans ands Brews			
11. Address of Proposed Project: 760 W Price River Driv, Prive, UT 84501			
12. Zone District (see attached zoning map):			
<b>Nature of Proposed Work (Check all applicable items in boxes 13 through 16)</b>			
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 checked="" type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input checked="" 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     \$ 30,000 _____ b) Buildings     \$ 200,000 _____ c) Other            \$ _____ Total            \$ _____		22. Electrical Load Sheet:  <i>(Attach preliminary and final to application)</i>	
23. Project Plans:  <input checked="" type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____			

24. Brief Description of Project:

We will be remodeling the north east corner of the current Lin's location to remove the existing Starbucks and add a Beans and Brews coffee shop. As part of this work we will add a drive-Thru window

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

Starbucks is moving to a new stand-alone location and Lin's would like to continue offering coffee at the store.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		( )
2.		( )
3.		( )
27. Estimated Starting Date: 02/ 01 /2026	28. Estimated Completion Date: 04/ 01 /2026	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: \_\_\_\_\_

## 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.









Scale: 1" = 30'

**Hatch Legend**

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (C3.1)
- 2 Const. Asphalt Paving (C3.1)
- 3 Const. Directional Arrows per MUTCD
- 4 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 5 Sawcut; Provide Smooth Clean Edge
- 6 Connect to Exist. Improvements and Match Grade Elevations
- 7 Const. 24" White Stop Bar
- 8 Const. Menu Sign
- 9 Const. 24"x30" Post Mounted Sign "DO NOT BLOCK TRAFFIC"
- 10 Const. 12" Concrete Curb Wall (C3.1)
- 11 Const. Concrete Paving (C3.1)
- 12 Const. 48" Concrete Water Way (C3.1)
- 13 Const. 6" Concrete Ballard (C3.1)

**General Site Notes:**

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

**Construction Survey Note:**

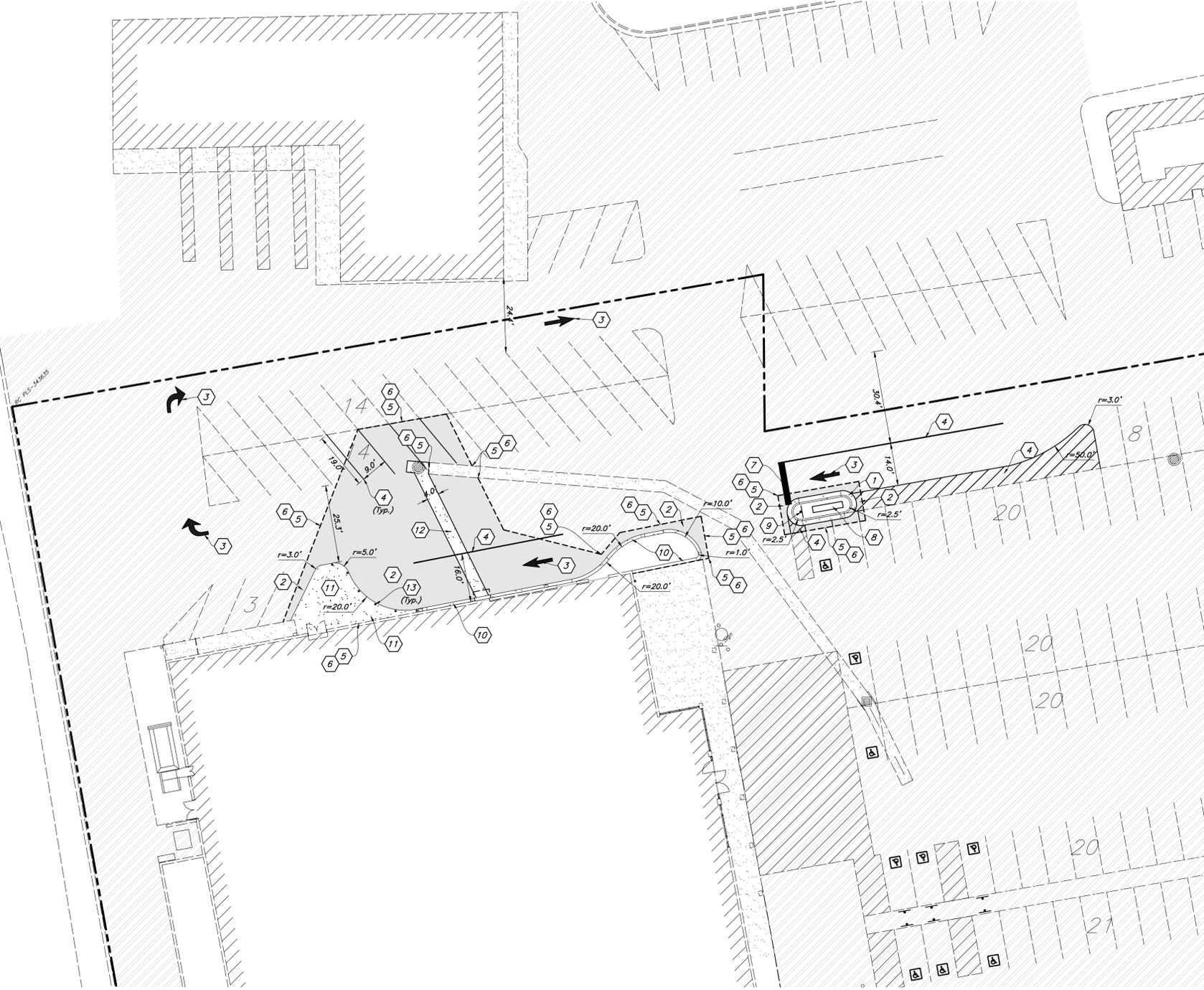
The Construction Survey Layout for this project will be provided by Anderson Wahlén & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**Survey Control Note:**

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlén and Associates ALTA Surveys or Anderson Wahlén and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Wahlén and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or an electronic data provided by Anderson Wahlén and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



REV.	DATE	DESCRIPTION

**CLIENT INFORMATION:**  
 Associated Food Stores

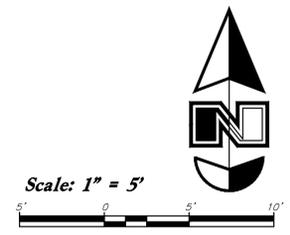
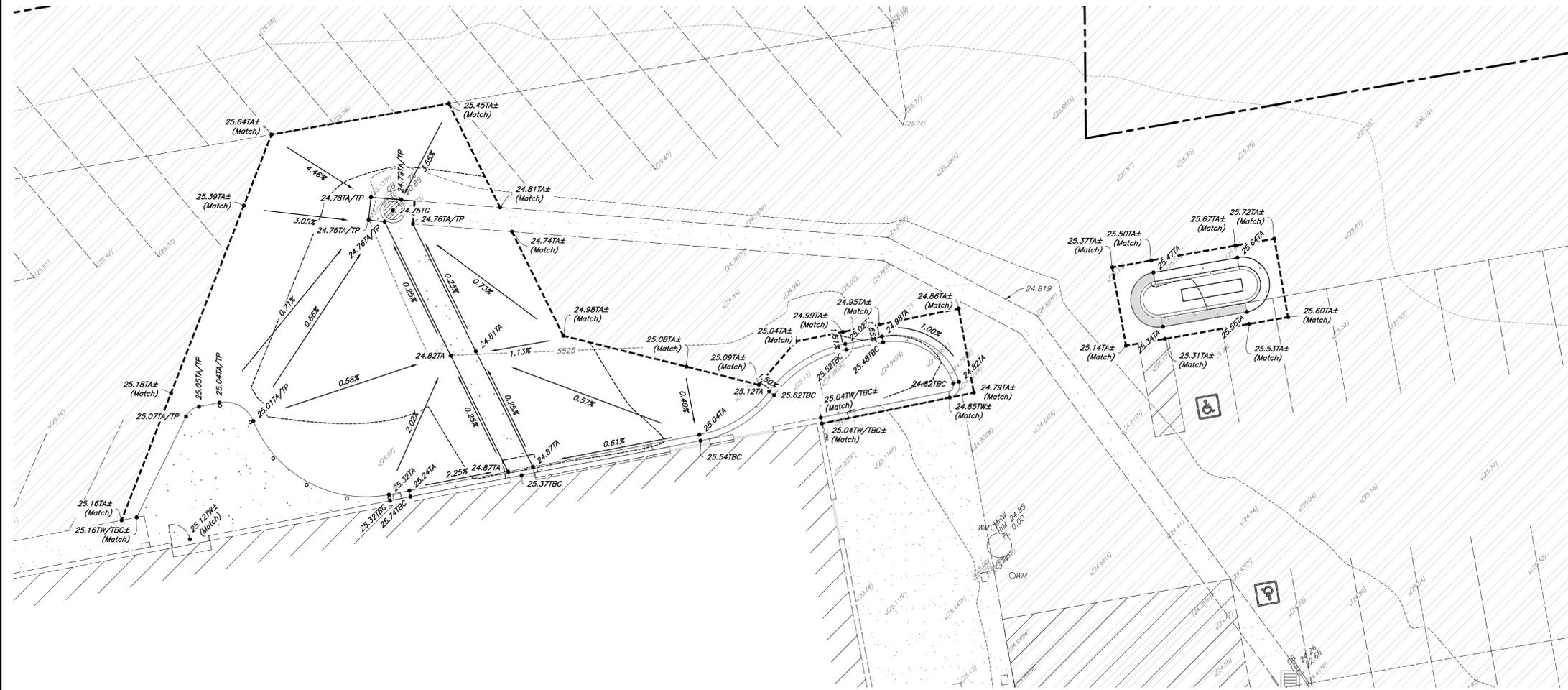
**CLIENT LOGO:**

**Site Plan**  
**AFS Price - Beans & Brew**  
 760 W. Price River Dr.  
 Price, Utah

Project No:	AFS Beans and Brew Price
Designer:	KF
PM:	SY
OCM:	XX
Final Review:	XX
AFS Beans and Brew Price SP	

2 Feb, 2026

SHEET NO.  
**C1.1**



**General Grading Notes:**

1. All grading shall be in accordance with the grading plan.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the grading plan for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
19. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

**AWA**  
 2010 North Redwood Road  
 Salt Lake City, Utah 84119  
 (801) 521-8520 - awaeng.com

REGISTERED PROFESSIONAL ENGINEER  
 No. 7895283  
 SHAUN R. YOUNG  
 2/2/26  
 STATE OF UTAH

NO.	DESCRIPTION	DATE	REV.

CLIENT INFORMATION:  
 Associated Food Stores

CLIENT LOGO:

**Grading Plan**

**AFS Price - Beans & Brew**  
 760 W. Price River Dr.  
 Price, Utah

Project No:	AFS Beans and Brew Price
Designer:	KF
PM:	SY
OCM:	XX
Final Review:	XX
AFS Beans and Brew Price GR	

2 Feb, 2026

SHEET NO.  
**C2.1**



**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 LOCATING AN EATING PLACES-FOOD CONSUMED ON PREMESIS AND DRIVE IN RESTAURANT LAND USE AT 760 W PRICE RIVER DEIVE 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 JED WALDRON, ASSOCIATED FOODS, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with AN EATING PLACES-FOOD CONSUMED ON PREMESIS AND DRIVE IN RESTAURANT LAND USE AT 760 W PRICE RIVER DEIVE 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 JED WALDRON, ASSOCIATED FOODS, (Applicant’s Agent), for the property located at: 760 W PRICE RIVER DRIVE.

**Term:** the term of this agreement commences on February 23<sup>th</sup>, 2026 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 customer and vehicle areas to be lighted during all dark hours finding that lighted customer access areas mitigate the potential for accidents and injuries. LED high efficiency fixtures required.
- No new shopping center ingress/egress or traffic patterns at Price River Drive finding that current shopping center ingress/egress and traffic patterns, coupled with the horizontal curve of Price River Drive do not safely allow additional ingress/egress and traffic patterns.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation.
- Site and development of land use to be in compliance with all documents submitted to Price City and any subsequent direction from Price City planning, public works and public safety staff.
- Obtain a building permit and all structure renovations completed under the auspices of a building permit and safety inspection finding that properly permitted and inspected commercial property protect the health, safety and welfare of those accessing the property. No drive-up window awning without specific approval of the Price City Fire Chief and compliance with any review requirements.
- Obtain a Price City business license prior to operation of the business.
- Comply with the Common Area Management Agreement and Cross-Lot Access requirements for the Creekview Shopping Center. Conflicts will not be heard or administered by Price City.
- Garbage dumpster in an enclosure and with a service frequency and capacity to prevent accumulations and wind scatter of garbage, rubbish and debris.
  - Site Plan Specifics Required: Menu board to be located in the secondary vehicle staking area. Area between secondary vehicle stacking and primary area to be painted red for fire lane. Identified as “do no block” and “no parking”. Stop signage in an obvious manner at the location of the menu board in the secondary vehicle stacking area. Watch for Pedestrians signage in an obvious manner at the location of the menu board in the secondary vehicle stacking area.
  - Restrictions: No loitering in the drive-up area by pedestrians or others. No smoking in the area in violation with the Utah Indoor Clean Air Act.
  - 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.

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

JED WALDRON

ATTEST:

Jaci Adams, City Recorder

# CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: DRIVE UP AND SIT DOWN  
COFFEE SHOP, EATING PLACES, ON SITE AND  
DRIVE IN RESTAURANT LAND USES LOCATED AT  
760 W PRICE RIVER DRIVE 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.

The logo for Price, Utah, featuring the word "Price" in a large, orange, cursive font, with "Utah" in a smaller, orange, sans-serif font positioned below and to the right of "Price".

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRICE CITY  
185 E MAIN ST  
PRICE, UT 84501

01/23/2026

10:23:42

CREDIT CARD  
VISA SALE

Card # XXXXXXXXXXXX0832  
SEQ #: 3  
Batch #: 1322  
INVOICE 4  
Approval Code: 083538  
Entry Method: Manual  
Mode: Online  
Tax Amount: \$0.00  
Cust Code: 1  
Avs Code: NYZ  
Card Code: M

SALE AMOUNT \$250.00

CUSTOMER COPY

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

637-5010

Receipt No: 1.000030560 Jan 23, 2026

Previous Balance:	.00
LICENSE PERMIT FEES	
CONDITIONAL USE PERMIT	250.00
Total:	250.00
CREDIT CARD PAYMENT	250.00
Total Applied:	250.00
Change Tendered:	.00

01/23/2026 10:24 AM