

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Administrative Director
NICK TATTON

City Recorder
JACI ADAMS



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

**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
3/9/2026 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 Thorne
4. MINUTES
 - a. MINUTES for 02-23-2026 Planning and Zoning.
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS/DISCUSSION
7. CONDITIONAL USE PERMIT
 - a. PRODUCTS MANUFACTURING, WAREHOUSING-DRY GOODS, HARDWARE: PLUMBING, HEATING AND SUPPLIES LAND USE.
Consideration and possible approval of a products manufacturing, warehousing-dry goods, hardware: plumbing, heating and supplies land use located at 594 S Carbon Avenue withing the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen.
 - b. AUTO REPAIR AND SERIVCE AND PARTS LAND USE. Consideration and possible approval of an Auto Repair, Service, Parts land use to be located at 771 E Main Street within the commercial 1 (C-1) zoning district, Checks's Auto Repair, Todd Richardson
 - c. GROUP GATHERINGS LAND USE ADDITION. Consideration and possible approval of the addition of a group gatherings land use at 59 S 700 E within the commercial 1 (C-1) zoning district, Sandstone Psychology, Audrey Nixon.
8. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Recorders 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 FEBRUARY 23, 2026**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Erroll Holt

Renee Swinburne

Todd Thorne

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Knott-Jespersen, Commissioner Wood

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

Chair Young reminded everyone the safe way of spring cleaning, such as use of the ladder, lifting correctly, keeping walkways clear of clutter, not mixing household cleaning products and be careful when walking on wet surfaces.

4. MINUTES for 01-12-2026 Planning and Zoning.

MOTION. Commissioner Black moved to approve the minutes for 01-12-2026. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

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

6. GENERAL BUSINESS/DISCUSSION

a. PUBLIC HEARING. Public hearing to receive input regarding the potential vacation of the Price Business and Industrial Park Subdivision located along 1900 E Airport Road.

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 Heffernan seconded and motion carried.

Kim Martino requested that on behalf of herself and the other owners of the Price Business and Industrial Park Subdivision they would like to dissolve the lot lines within the subdivision and turn it back into 10-acre parcels and also vacate the plats. She stated that the reason for their decision is it would be too expensive to develop any further. Commissioner Thorne noted that Resolution No. 2026-3PZ states that it says “one” parcel, and asked if that should be corrected to say “two” since the roadway and drainage dedications bisect the parcel. Jeff Richens, Price River Improvement District commented that the subdivision had no connected service.

Since there were no other public comments, Chair Young asked for a motion to close the public hearing.

MOTION.

Commissioner Thorne moved to close the public hearing at 5:08 p.m. Commissioner Heffernan seconded and motion carried.

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.

MOTION.

Commissioner Thorne moved to approve Resolution No. 2026-3PZ vacating the Price Business and Industrial Park Subdivision located between Airport Road and 300 N at 1900 E Airport Road noting two parcels are identified and not one. Commissioner Swinburne seconded and motion carried.

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.

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

MOTION.

Commissioner Beacco moved to recess as the Price City Planning and Zoning Commission at 5:12 p.m. Commissioner Thorne seconded and motion carried. Commissioner Beacco moved to convene as the Certified Local Government Committee at 5:12 p.m. Commissioner Swinburne seconded and motion carried.

Nick Tatton, Administrative Director, informed everyone that there was information provided in the agenda packet regarding the benefits of the Utah Historic Preservation Tax Credit through the Certified Local Government Committee. Since no other discussion was held, Chair Young asked for a motion to close the Certified Local Government Committee and reconvene as the Price City Planning and Zoning Commission.

MOTION.

Commissioner Swinburne moved to close as the Certified Local Government Committee at 5:13 p.m. Commissioner Thorne seconded and motion carried. Commissioner Black moved to reconvene as the Price City Planning and Zoning Commission at 5:13 p.m. Commissioner Heffernan seconded and motion carried.

7. CONDITIONAL USE PERMIT

a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment to add a drive-up window for a restaurant with drive up land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods.

The Commissioners thoroughly discussed the site plan amendment to add a drive-up window for a restaurant with drive up land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods. Discussion was held regarding the seating area inside Lin's and also outdoors in the space where the barbeque smoker used to be. There was also discussion held about adequate parking stalls, placement of the kiosk, crossing against traffic in the parking lot to the drive-up window, proper signage, fire lane being highly visible and not blocked, some type of bollard or barrier to delineate a different area.

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

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 Management Code finding that properly maintained properties and structures protect area property values.

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 Thorne moved to approve a site plan amendment to add a drive-up window for a restaurant land use at 760 W Price River Drive, Beans and Brews Coffee Shop, Jed Waldron from Associated Foods, and in addition to the conditions identified in the prepared permit, adding installation of a row bollards or other physical barrier type to separate parking stalls from secondary vehicle stacking area to the conditional use permit. Commissioner Black seconded and motion acknowledging the added requirement for the barrier and the motion carried.

8. UNFINISHED BUSINESS

No unfinished business was reported or discussed.

Chair Young 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 5:42 p.m.

APPROVED: _____

Chair, Jan Young

ATTEST: _____

City Recorder, Jaci Adams

DRAFT



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 16TH, 2026

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: PRODUCTS MANUFACTURING, DRY GOODS WAREHOUSING, HARDWARE: PLUMBING, HEATING SUPPLIES LAND USE

Please find attached a Conditional Use Permit (CUP) submitted by Kelan Nielsen on behalf of Full Circle Filtration, LLC. to locate the business (land use) at 594 S Carbon Avenue 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Products Manufacturing, a conditional land use based on Section 11.4.7.4 of the Code, Dry Goods Warehousing, a conditional use based on Section 11.3.9.2 of the Code and Hardware: Plumbing, Heating and Supplies, a conditional land use based on Section 11.3.9.6 of the Code.

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 Kelan Nielsen on behalf of Full Circle Filtration, LLC. to locate the business (land use) at 594 S Carbon Avenue 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Products Manufacturing, a conditional land use based on Section 11.4.7.4 of the Code, Dry Goods Warehousing, a conditional use based on Section 11.3.9.2 of the Code and Hardware: Plumbing, Heating and Supplies, a conditional land use based on Section 11.3.9.6 of the Code, and subject to the following conditions of approval:
 - a. All exterior areas where customers and employee’s ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.

- b. All parking for group assembly (customers, staff, owners) to be in off-street lot associated with the subject location or the mid-block public lots finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.
- c. Interior access driveway loop to be improved and constructed to safely accommodate up to ¹70,000-pound emergency vehicle apparatus. Driveway loop and parking areas to be hard surfaced (asphalt, cement) within twenty-four (24) months of approval.
- d. Right turn only upon egress from site for safety finding that Carbon Avenue is a high-volume traffic roadway and right turn only upon egress mitigates the potential for accidents and injuries. Signage to be installed compliant with the MUTCD requirements.
- e. Fencing surrounding property, south, west and north sides, to be inspected and restored and any repairs made to ensure separation of uses and access finding that land use separations mitigate the potential for disputes and accidents.
- f. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
- g. Minimum off-street parking of not less than ten (10) spaces (including any required ADA spaces) pursuant to Section 6.4.13 of the Code.²
- h. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
- i. Completion of a building safety inspection, prior to occupancy and business operation by the Building Inspector and the Price City Fire Chief and compliance with all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.
 - i. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
 - ii. Building permit and building inspection required for any building renovations and work completed.
- j. Placement/installation of site landscaping complying with the Code minimum of 5%.
- k. No storm water flows from site to negatively impact surrounding private or public property. All storm water flows to be controlled and retained and released to a storm water conveyance, surface or subsurface, that accommodates a 100-year storm event for a 1-hour duration.
- l. Repair and replacement of any damaged or missing public infrastructure along Carbon Avenue site frontage, curb, gutter (storm water control), sidewalk, finding that quality public infrastructure mitigates the potential for accidents and injuries.
- m. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.
- n. Restrictions:
 - i. No new traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only.

¹ 24 months is the maximum temporary period allowed per the Code.

² Minimum of 4 spaces + 1 for each employee, estimated 6 employees = 10 spaces.

- ii. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses.
 - iii. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
 - iv. No land uses other than those indicated herein authorized.
 - o. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
 - p. 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. Any existing property or structure maintenance code violation to be mitigated prior to business operation.
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: \$150-



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: fcfiltration@gmail.com

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <u>Kelan Nielsen</u>	2. Title: <u>president</u>		
3. Applicant's Mailing Address: <u>1477 N 1100 W</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: <u>(435) 650-0518</u>	
Project Information			
10. Name of Project (Business): <u>Full Circle Filtration, LLC</u>			
11. Address of Proposed Project: <u>594 S Carbin Ave. 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 checked="" 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:

Leasing building @ 594 S Carbon Ave for my new business. Business will be distributing filters.

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

Business license required.

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

North
South
West behind

See attached for additional property owners.

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Kajak Enterprises LLC	NO assigned address	()
2. Edward Liddell Trust	568 S Carbon Ave Price, UT 84501	()
3. Deann Moosman	55 W 500 S Price, UT 84501	()

27. Estimated Starting Date:

28. Estimated Completion Date:

29. Has P.R.W.I.D. Sewer Survey Been Submitted? Yes No

Signature of Property Owner: Janet Roedel Clair Date: 2-10-26
 Please Print Name: Janet Roedel Clair Title: owner

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

Approve

Decline

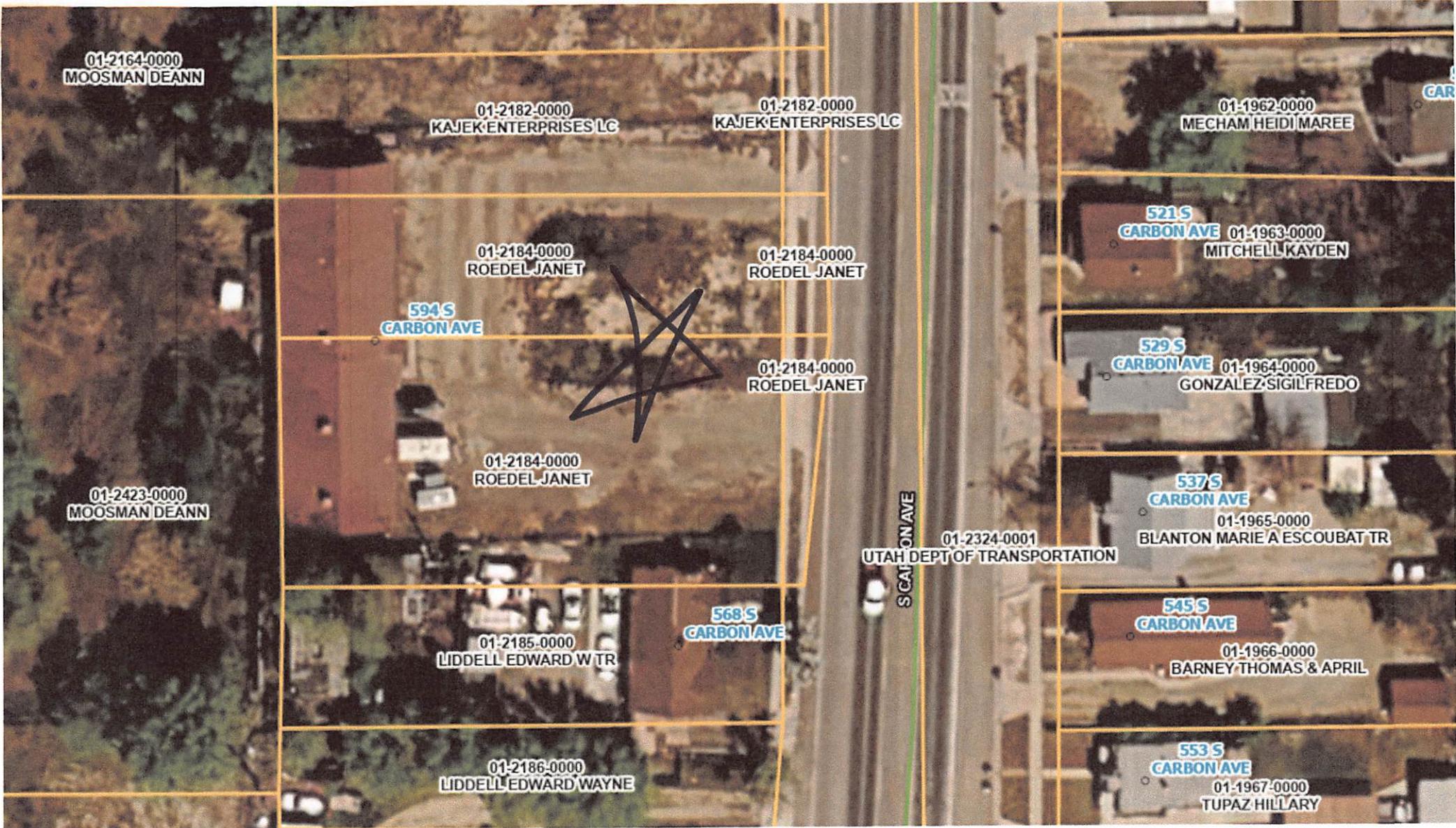
Comments:

Signature: _____

Date: _____

Requires:

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



01-2164-0000
MOOSMAN DEANN

01-2182-0000
KAJEK ENTERPRISES LC

01-2182-0000
KAJEK ENTERPRISES LC

01-1962-0000
MECHAM HEIDI MAREE

01-2184-0000
ROEDEL JANET

01-2184-0000
ROEDEL JANET

521 S
CARBON AVE 01-1963-0000
MITCHELL KAYDEN

594 S
CARBON AVE

01-2184-0000
ROEDEL JANET

529 S
CARBON AVE 01-1964-0000
GONZALEZ-SIGIL FREDO

01-2184-0000
ROEDEL JANET

01-2423-0000
MOOSMAN DEANN

01-2324-0001
UTAH DEPT OF TRANSPORTATION

537 S
CARBON AVE
01-1965-0000
BLANTON MARIE A ESCOUBAT TR

01-2185-0000
LIDDELL EDWARD W TR

568 S
CARBON AVE

545 S
CARBON AVE
01-1966-0000
BARNEY THOMAS & APRIL

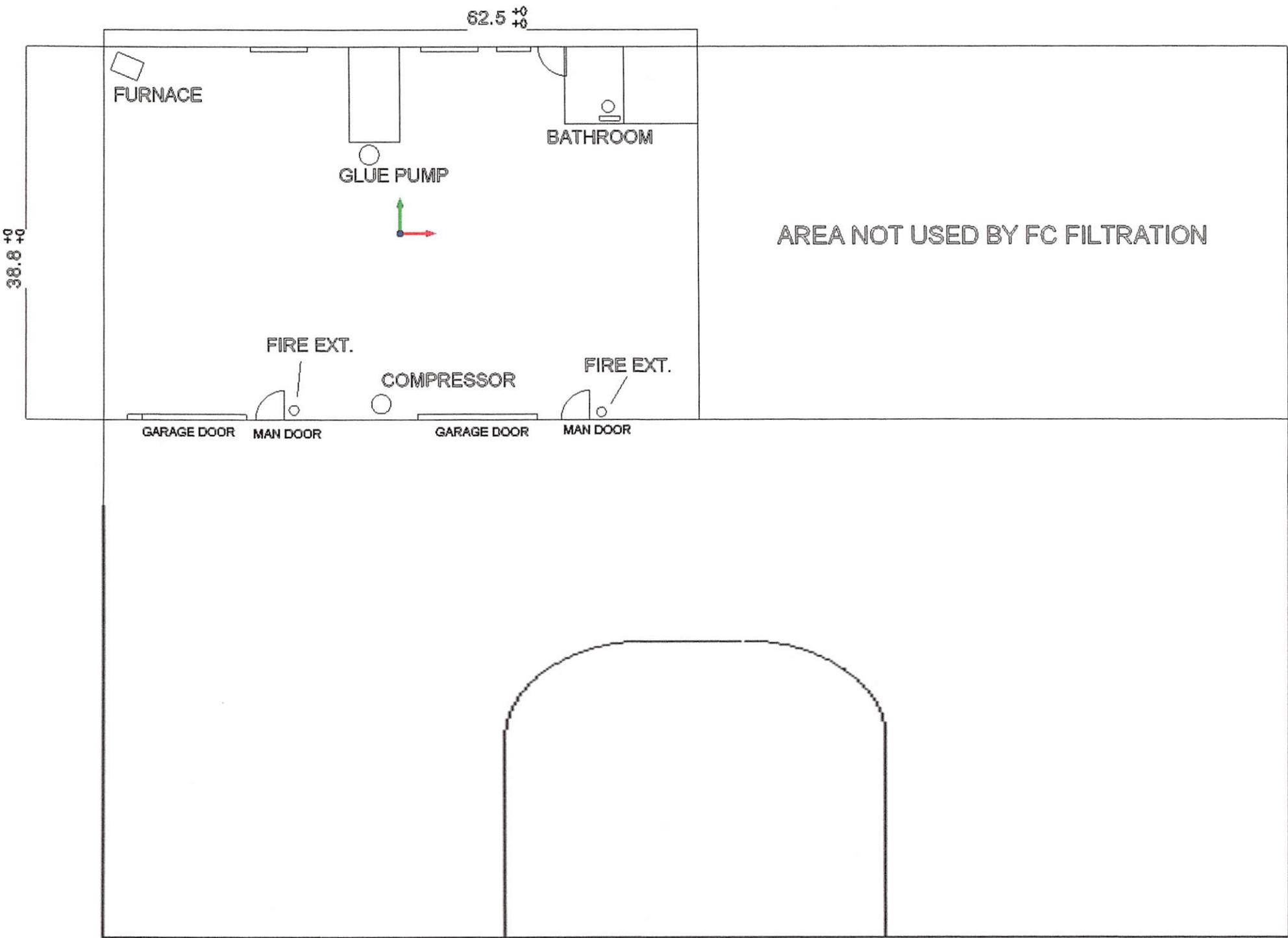
01-2186-0000
LIDDELL EDWARD WAYNE

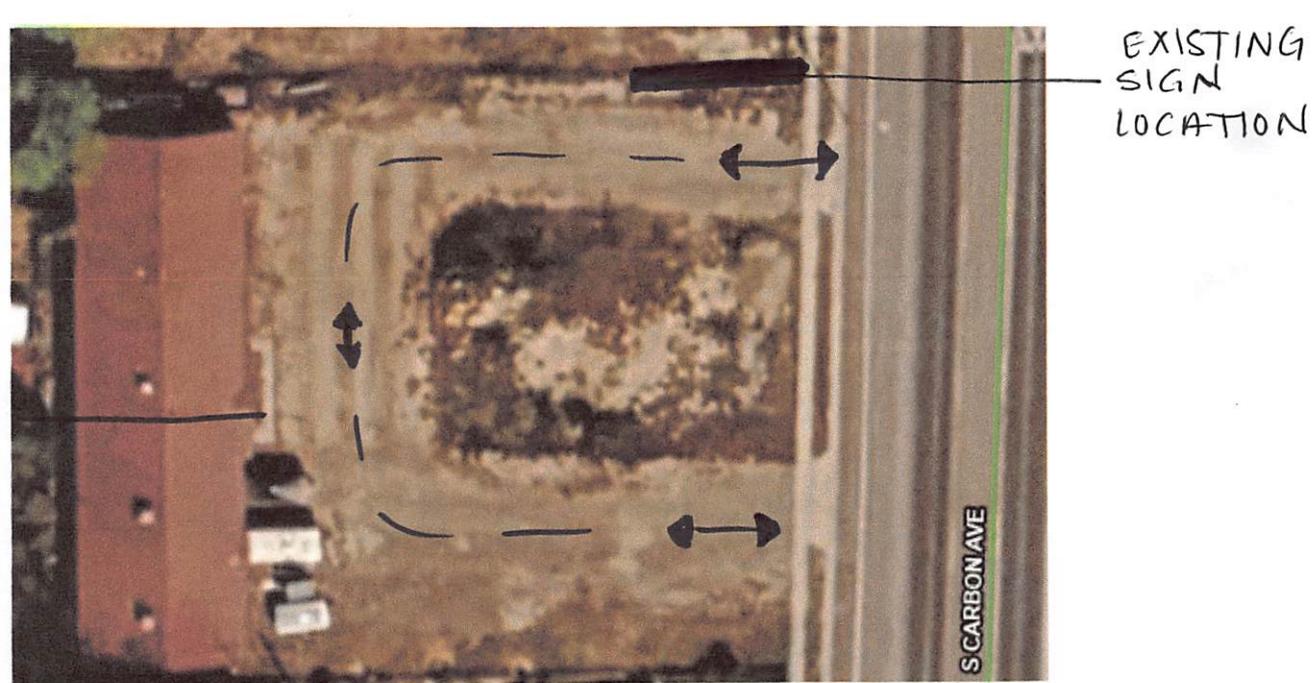
553 S
CARBON AVE
01-1967-0000
TUPAZ HILLARY

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.

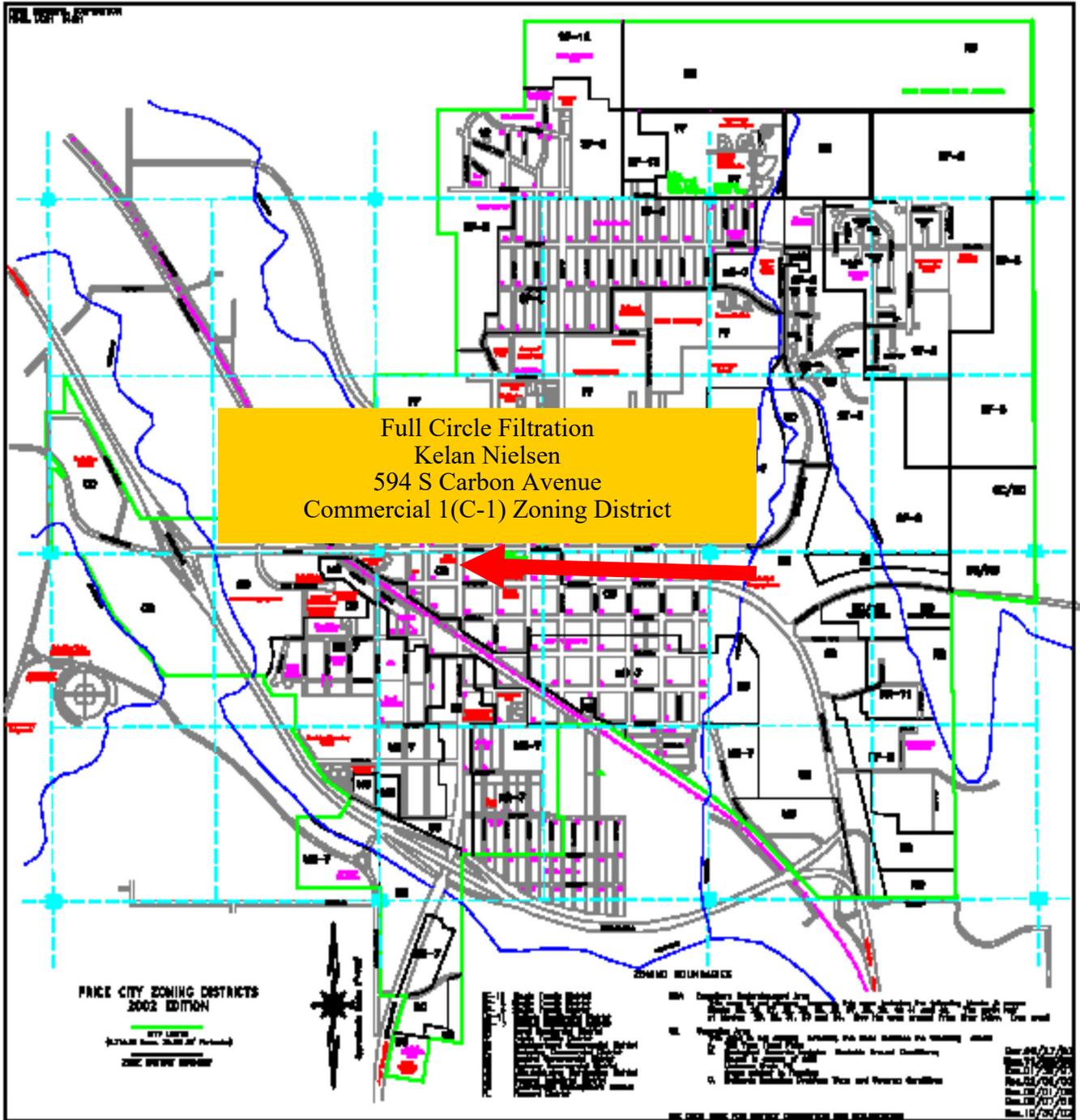
See separate sheet for
site plan.





2 EXIT / ENTRANCES ALREADY IN PLACE

MY BUSINESS WILL ONLY OPERATE / USE THE SOUTHERN HALF OF THE EXISTING BUILDING.



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 FILTER MANUFACTURING BUSINESS AT 594 S CARBON AVENUE 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 [KELAN NIELSEN](#), regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with [KELAN NIELSON, FULL CIRCLE FILTRATION AT 594 S CARBON AVENUE WITHIN THE COMMERCIAL 1 \(C-1\) ZONIGN DISTRICT.](#)

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and [KELAN NIELSON](#), (Applicant’s Agent), for the property located at: [594 S CARBON AVENUE](#).

Term: the term of this agreement commences on [MARCH 11, 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 areas where customers and employee’s ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
- Interior access driveway loop to be improved and constructed to safely accommodate up to 170,000-pound emergency vehicle apparatus. Driveway loop and parking areas to be hard surfaced (asphalt, cement) within twenty-four (24) months of approval.
- Right turn only upon egress from site for safety finding that Carbon Avenue is a high-volume traffic roadway and right turn only upon egress mitigates the potential for accidents and injuries. Signage to be installed compliant with the MUTCD requirements.
- Fencing surrounding property, south, west and north sides, to be inspected and restored and any repairs made to ensure separation of and uses and access finding that land use separations mitigate the potential for disputes and accidents.
- Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
- Minimum off-street parking of not less than ten (10) spaces (including ADA spaces) pursuant to Section 6.4.13 of the Code.
- Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
- Completion of a building safety inspection, prior to occupancy and business operation by the Building Inspector and the Price City Fire Chief (or designee) and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.
- No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity. Building permit and building inspection required for any building renovations and work completed.
- Placement/installation of site landscaping complying with the Code minimum of 5%.
- No storm water flows from site to negatively impact surrounding private or public property. Storm water flows to be controlled and retained, released to a storm water conveyance, surface/subsurface, that accommodates a 100-year storm event for a 1-hour duration.
- Repair and replacement of any damaged or missing public infrastructure along Carbon Avenue site frontage, curb, gutter (storm water control), sidewalk, finding that quality public infrastructure mitigates the potential for accidents and injuries.
- Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.
- Restrictions: No new traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No land uses other than those indicated herein authorized.
- All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed. 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. Any existing property or structure maintenance code violation to be mitigated prior to business operation.

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

[KELAN NIELSEN](#)

ATTEST:

Jaci Adams, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: PRODUCTS MANUFACTURING,
DRY GOODS WAREHOUSING, HARDWARE:
PLUMBING AND HEATING SUPPLIES LAND USES
LOCATED AT 594 S CARBON AVENUE 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 _____

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

Receipt No: 5.000204283 Feb 11, 2026

FULL CIRCLE FILTRATION

Previous Balance:	.00
LICENSE PERMIT FEES	
A/R - BUSINESS LIC.	150.00

Total:	150.00
	=====

Previous Balance:	.00
LICENSE PERMIT FEES	
CUP	150.00

Total:	150.00
	=====

CREDIT CARD PAYMENT	300.00
Total Applied:	300.00

Charge Tendered:	.00
	=====

Duplicate Copy
02/11/2026 8:52 AM



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 24th, 2026

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: AUTO PARTS AND NON-MEHCANICAL REPAIR, AUTO REPAIR AND SERIVCE LAND USE

Please find attached a Conditional Use Permit (CUP) submitted by Todd Richardson on behalf of Checks Auto Repair to locate an auto repair and service business (land use) at 771 East 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 located in Section 11.1.m of the Code. The applicable land uses are Auto Parts and Non-Mechanical Repair, a permitted use based on Section 11.3.4.1.5 and Auto Repair and Service, a conditional use based on Section 11.3.5.6 of the Code. Please note that the former land use(s) at the site were the same, however, due to a period of inactivity for more than 365 days, the approved land uses have expired and a new conditional use permit is required.

Please thoroughly discuss the land use/business operation and potential impacts on neighboring and surrounding businesses that may need to be mitigated 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.

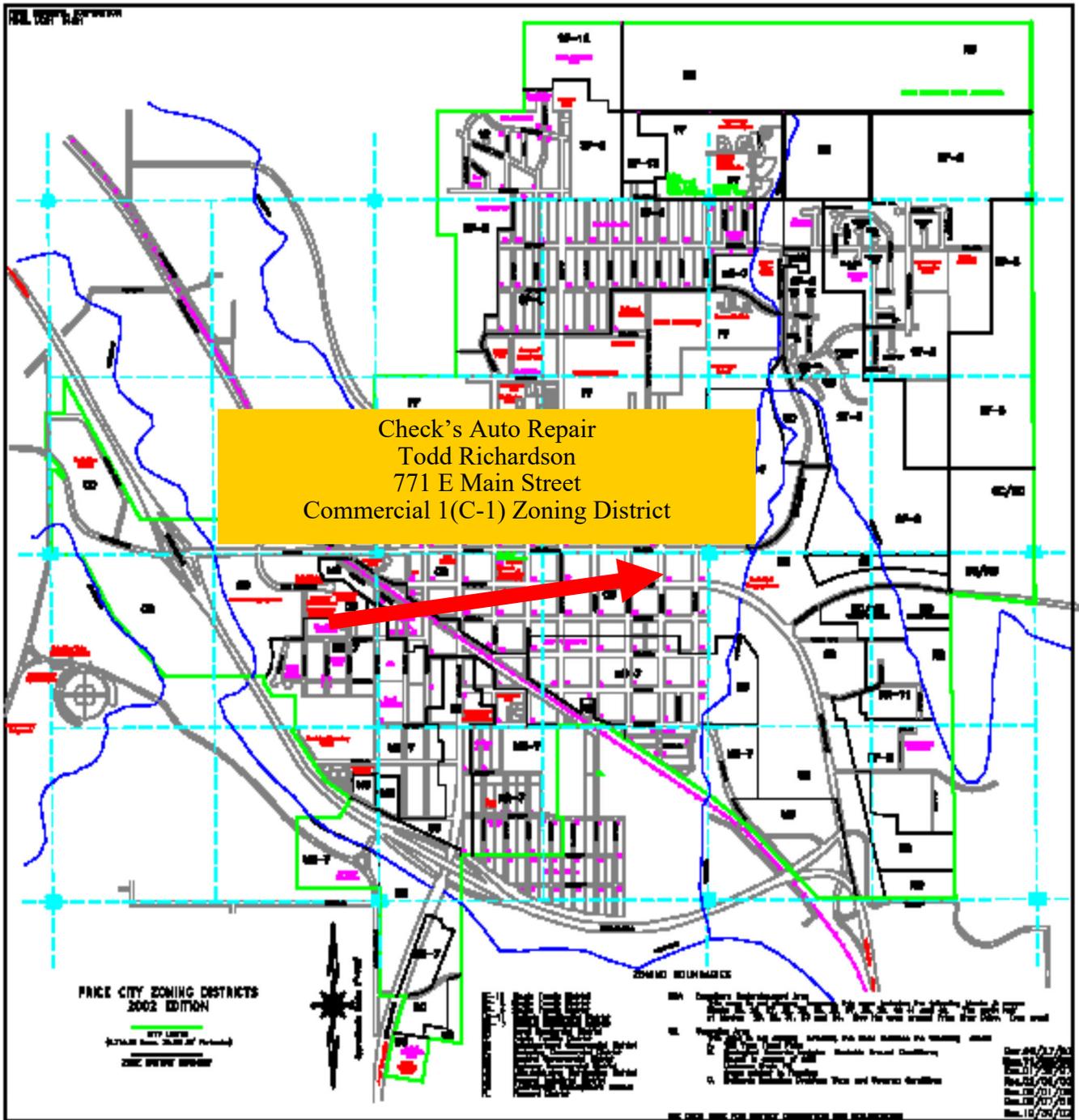
RECOMMENDED MOTION(S):

1. Move to authorize final approval for a Conditional Use Permit (CUP) submitted by Todd Richrdson on behalf of Checks Auto Repair to locate an auto repair and service business (land use) at 771 E Main Street 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Auto Parts and Non-Mechanical Repair, a permitted use based on Section 11.3.4.1.5 and Auto Repair and Service, a conditional use based on Section 11.3.5.6 of the Code, and subject to the following conditions of approval:
 - a. All exterior areas where customers and employee’s ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.

- b. All yard areas (not customer areas) to be fenced with a minimum six-foot (6') sight obscuring fence finding that land use separations with fencing and service yard screening mitigate the potential for disputes/accidents and screens work in progress improving the community aesthetic.
- c. All outdoor yard and storage areas to be hard surfaced finding that hard surfacing mitigates the potential for accidents and injuries and is consistent with the requirements of Section 6.7 Code.
- d. Right turn only upon egress from site for safety finding that Main Street is a high-volume traffic roadway, the proximity to the intersection of Main Street and 700 E is approximately only one-hundred eighty-six feet (186') and right turn only upon egress mitigates the potential for accidents and injuries. Signage to be installed by applicant compliant with the MUTCD requirements.
- e. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster enclosure preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
- f. Minimum off-street parking for customers and employees of not less than eleven (11) spaces (including any required ADA spaces) pursuant to Section 6.4.13 of the Code.¹
- g. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements and issuance of an approval to proceed with signage installation.
- h. Completion of a building safety inspection, prior to occupancy and business operation, by the Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.
 - i. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity.
 - ii. Building permit and building inspection required for any building renovations and work completed.
- i. Placement/installation of site landscaping complying with the Code minimum of 5%.
- j. No storm water flows from site to negatively impact surrounding private or public property. All storm water flows to be controlled and retained and released to a storm water conveyance, surface or subsurface, that accommodates a 100-year storm event for a 1-hour duration.
- k. Repair and replacement of any damaged or missing public infrastructure along Main Street site frontage, if any, including curb, gutter (storm water control), sidewalk, finding that quality public infrastructure mitigates the potential for accidents and injuries.
- l. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.
- m. Obtain a Price City Business License prior to operation of business from the site finding that property licensed and regulated businesses protect the health, safety and welfare of the community.
- n. Utilization of identified future expansion area/staging area requirements:

¹ Approx Shop: $6328 \text{ sq ft} / 600 \text{ sq ft} = 10.5$ rounded to 11. $11 \times .75$ (net usable factor) = 8 spaces. Approx Office: $750 \text{ sq ft} / 300 = 2.5$, rounded to 3. $8 + 3 = 11$ spaces required.

- i. May require parcel assembly of all subject parcels into one property parcel. Application for, payment of application fees, and approval of a property assembly plat by Price City Required.
 - ii. Future expansion area/staging area identified on site plan may be administratively authorized, as contemplated herein, for approval by the Price City Planning and Zoning Commission. Application for, payment of application fees, and approval of the expansion area site plan required prior to use or occupancy. Shall include all necessary and required development conditions of approval as applicable and authorized by the Code at the time of the administrative review and approval, including completion of an Infrastructure Development, Agreement with Price City and submission of any financial surety required, building permits as required, stormwater control engineering, geotechnical study, utility connection and capacity plans.
- o. Restrictions:
- i. No unscreened work in progress vehicles or equipment on site.
 - ii. No disposal of oils, greases or other hazardous or potentially hazardous materials on site.
 - iii. Work in progress, customer and employee vehicles and storage not to exceed the safe working capacity of the site as determined by the Building Inspector and Fire Chief.
 - iv. No new traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from Main Street frontage.
 - 1. No access to subject property on, through or over neighboring property to the east (restaurant) that is not compliant with any officially recorded easement or other cross-access agreement between the respective property owners. Copy of easement or cross-access agreement to be provided to Price City prior to operation of the business.
 - 2. No site access from 100 North Street finding that site plan approval and requirements have not been established for utilization of parcels between subject property and 100 N.
 - v. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses.
 - vi. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
 - vii. No land uses other than those indicated herein authorized.
 - viii. No nuisance noises or odors or other land use impacts to emanate from the property.
 - p. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
 - q. 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. Any existing property or structure maintenance code violation to be mitigated prior to business operation.
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

email: *checksautorepair@gmail.com*

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <i>Todd Richardson</i>		2. Title: <i>Member</i>	
3. Applicant's Mailing Address: <i>325 Covecrest St.</i>		4. Suite/Apt. No.:	
5. City: <i>Price</i>	6. State: <i>Utah</i>	7. Zip Code: <i>84501</i>	
8. County: <i>Carbon</i>		9. Telephone: (435) <i>630-8534</i>	
Project Information			
10. Name of Project (Business): <i>Check's Auto Repair</i>			
11. Address of Proposed Project: <i>771 E. Main Price, Utah</i>			
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: <i>(Attach preliminary and final to application)</i>	
		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project: General Auto Repair including maintenance Items - Oil changes, Fluid Exchanges, Tires, Alignment

25. Justification (Explain why this project is needed): Bring an old Building back to producing Auto Repairs. Build a family type business for hopeful generations to come!

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()

27. Estimated Starting Date: / / 28. Estimated Completion Date: / / 29. Has P.R.W.I.D. Sewer Survey Been Submitted? Yes No

Signature of Property Owner: Tony Basson Date: _____
 Please Print Name: _____ Title: _____

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):
 Approve
 Decline
 Comments: _____

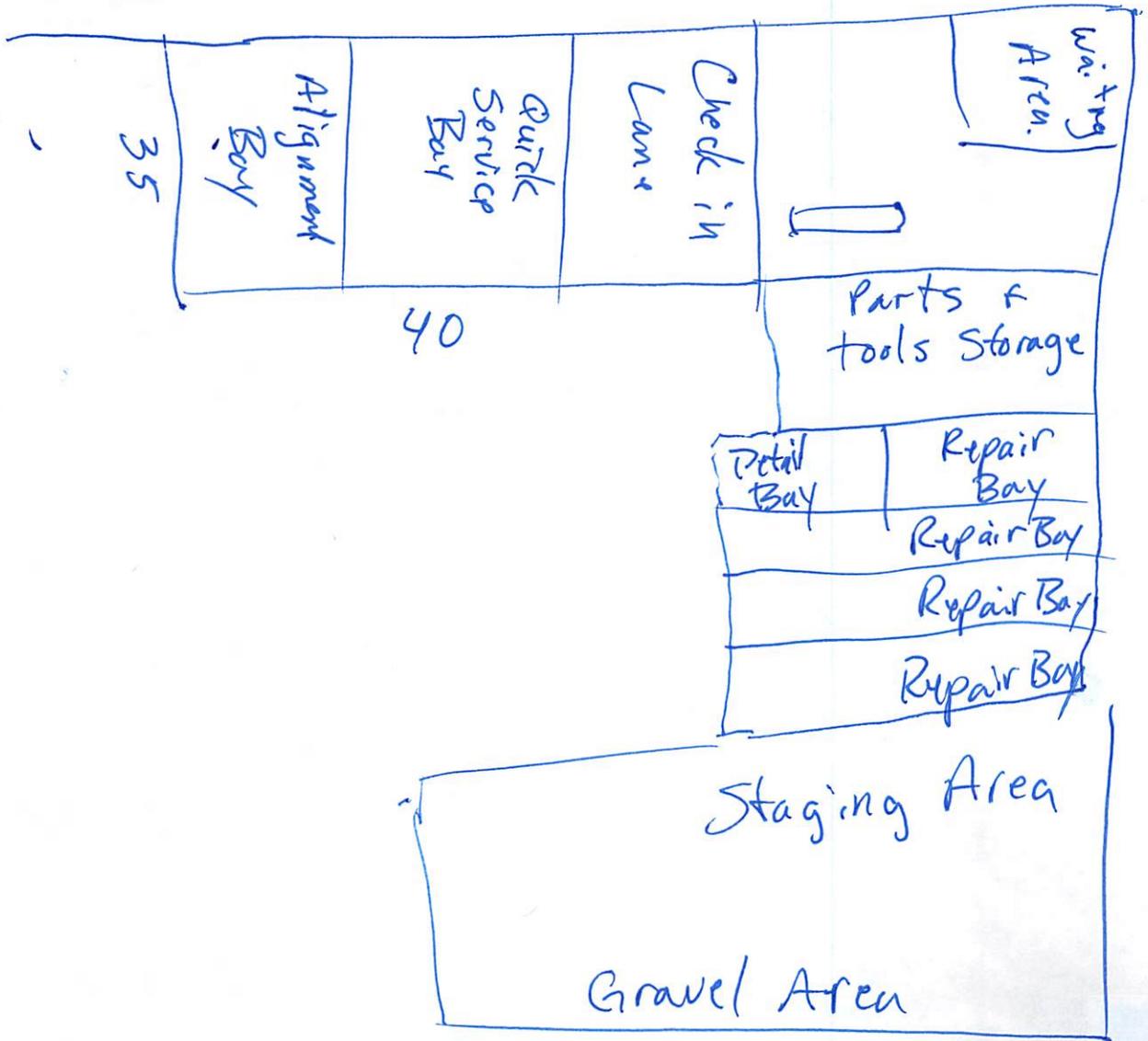
Signature: _____ Date: _____

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.

271 E. main Street



24. Brief Description of Project:

General Auto Repair including maintenance Items - Oil changes, Fluid Exchanges, Tires, Alignment

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

Bring an old Building back to producing Auto Repairs. Build a family type business for hopeful generations to come.

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

NAME	ADDRESS (City, St, Zip)	TELEPHONE
1.		()
2.		()
3.		()

27. Estimated Starting Date:

28. Estimated Completion Date:

29. Has P.R.W.I.D. Sewer Survey Been Submitted? Yes No

[Handwritten Signature] 7-20-26
 Signature of Property Owner Date
 Tony Busson
 Please Print Name Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- Approve
- Deny

Comments:

Signature:

Requires:

- Building Permit
- Conditional Use Permit
- Code Amendment
- Board of Adjustments Variance
- Final Plat Developers 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
LOCATING AN AUTOMOBILE REPAIR AND SERVICE LAND USE AT 771 E 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 **TODD RICHARDSON**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **TODD RICHARDSON, CHECKS AUTO REPAIR AT 771 E MAIN ST. 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 **TODD RICHARDSON, CHECKS AUTO REPAIR**, (Applicant's Agent), for the property located at: **771 E MAIN STREET_.**

Term: the term of this agreement commences on **MARCH 9, 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:

- All exterior areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
- All yard areas (not customer areas) to be fenced with a minimum six-foot (6') sight obscuring fence finding that land use separations with fencing and service yard screening mitigate the potential for disputes/accidents and screens work in progress improving the community aesthetic.
- All outdoor yard and storage areas to be hard surfaced finding that hard surfacing mitigates the potential for accidents and injuries and is consistent with the requirements of Section 6.7 Code.
- Right turn only upon egress from site for safety finding that Main Street is a high-volume traffic roadway, the proximity to the intersection of Main Street and 700 E is approximately only one-hundred eighty-six feet (186') and right turn only upon egress mitigates the potential for accidents and injuries. Signage to be installed by applicant compliant with the MUTCD requirements.
- Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster enclosure preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
- Minimum off-street parking for customers and employees of not less than eleven (11) spaces (including any required ADA spaces) pursuant to Section 6.4.13 of the Code.¹
- Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements and issuance of an approval to proceed with signage installation.
- Completion of a building safety inspection, prior to occupancy and business operation, by the Building Inspector and the Price City Fire Chief and compliance with all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Building permit and building inspection required for any building renovations and work completed.
- Placement/installation of site landscaping complying with the Code minimum of 5%.
- No storm water flows from site to negatively impact surrounding private or public property. All storm water flows to be controlled and retained and released to a storm water conveyance, surface or subsurface, that accommodates a 100-year storm event for a 1-hour duration.
- Repair and replacement of any damaged or missing public infrastructure along Main Street site frontage, if any, including curb, gutter (storm water control), sidewalk, finding that quality public infrastructure mitigates the potential for accidents and injuries.
- Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.

¹ Approx Shop: 6328 sq ft / 600 sq ft = 11. 11 X .75 = 8 spaces. Approx Office: 750 sq ft / 300 = 2.5, rounded to 3. 8 + 3 = 11 spaces required.

- Obtain a Price City Business License prior to operation of business from the site finding that property licensed and regulated businesses protect the health, safety and welfare of the community.
- Utilization of identified future expansion area/staging area requirements: May require parcel assembly of all subject parcels into one property parcel. Application for, payment of application fees, and approval of a property assembly plat by Price City Required. Future expansion area/staging area identified on site plan may be administratively authorized, as contemplated herein for approval by the Price City Planning and Zoning Commission. Application for, payment of application fees, and approval of the expansion area site plan required prior to use or occupancy. Shall include all necessary and required development conditions of approval as applicable and authorized by the Code, including completion of an Infrastructure Development, Agreement with Price City and submission of any financial surety required, building permits as required, stormwater control engineering, geotechnical study, utility connection and capacity plans.
- Restrictions: No unscreened work in progress vehicles or equipment on site. No disposal or oils, greases or other hazardous or potentially hazardous materials on site. Work in progress, customer and employee vehicles and storage not to exceed the safe working capacity of the site as determined by the Building Inspector and Fire Chief. No new traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from Main Street Frontage. No access to subject property on, through or over neighboring property to the east (restaurant) that is not compliant with any officially recorded easement or other cross-access agreement between the respective property owners. Copy of easement or cross-access agreement to be provided to Price City prior to operation of the business. No site access from 100 North Street finding that site plan approval and requirements have not been established for utilization of parcels between subject property and 100 N. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No land uses other than those indicated herein authorized. No nuisance noises or odors or other land use impacts to emanate from the property.
- All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
- 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. Any existing property or structure maintenance code violation to be mitigated prior to business operation.

Applicant Shall:

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

TODD RICHARDSON, CHECKS AUTO REPAIR

ATTEST:

Jaci Adams, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: AUTO PARTS AND NON-MECHANICAL REPAIR (PERMITTED) AND AUTO REPAIR AND SERVICE (CONDITIONAL) LAND USES LOCATED AT 711 E MAIN STREET WITHIN THE C-1 DISTRICT.

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.



SIGNATURE _____

DATE _____

1715

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

Receipt No: 1.000031137 Feb 20, 2026

TODD RICHARDSON

Previous Balance:	.00
LICENSE PERMIT FEES	
CUP - CHECK'S AUTO REPAIR	150.00

Total:	150.00
	=====
CHECK	
Check No: 1715	150.00
Total Applied:	150.00

Change Tendered:	.00
	=====

Duplicate Copy
02/20/2026 4:59 PM



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-JESPERS: ALTERNATE
ERROLL HOLT: ALTERNATE

DATE: FEBRUARY 25TH, 2026

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: MULTIPLE LAND USE CONDITIONAL USE PERMIT – SOCIAL SERVICE LAND USE WITH GATHERINGS

Please find attached a Conditional Use Permit (CUP) submitted by Audrey Nixon on behalf of Sandstone Psychology to locate the business (land use) at 59 S 700 E 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Public-Private-Quasi Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code, Special Training and Schooling, a conditional land use, listed in Section 11.3.10.3.1 of the Code and public assembly for miscellaneous purposes, a conditional land use, listed in Section 11.3.10.5.6 of the Code.

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 Audrey Nixon on behalf of Sandstone Psychology to locate the business (land use) at 59 S 700 E 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/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Public-Private-Quasi Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code, Special Training and Schooling, a conditional land use, listed in Section 11.3.10.3.1 of the Code and public assembly for miscellaneous purposes, a conditional land use, listed in Section 11.3.10.5.6 of the Cod, and subject to the following conditions of approval:

- a. All exterior areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
 - b. Parking for group assembly (staff, owners) to be in off-street lot associated with the subject location finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.
 - c. Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic.
 - i. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
 - d. Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
 - e. Completion of a building safety inspection, within thirty (30) days by the Price City Building Inspector and the Price City Fire Chief and compliance with all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community.
 - i. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
 - f. Placement/installation of site landscaping complying with the Code minimum of 5%.
 - g. Restrictions:
 - i. No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses.
 - ii. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use.
 - iii. No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval.
 - iv. No land uses other than those indicated herein authorized, including no on-site medical services, pharmacy dispensing, pharmacy disposal or patient care.
 - v. No cooking or food preparation finding that grease hoods, fire suppression, grease traps and sampling manhole are not installed servicing the site.
 - vi. No customer long-term, in-patient or overnight occupancy at location.
 - h. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
 - i. 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.

Applicant Information			
1. Applicant's Name: <i>Audrey Nixon</i>		2. Title: <i>COO</i>	
3. Applicant's Mailing Address: <i>95 S 100 E</i>		4. Suite/Apt. No.: <i>300</i>	
5. City: <i>Dayton</i>	6. State: <i>UT</i>	7. Zip Code: <i>84651</i>	
8. County: <i>Utah</i>		9. Telephone: (<i>801</i>) <i>368 0545</i>	
Project Information			
10. Name of Project (Business): <i>Sandstone Psychology</i>			
11. Address of Proposed Project: <i>59 S 700 E Price, UT 84501</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <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: <i>(Attach preliminary and final to application)</i>	
23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____			

24. Brief Description of Project: We are a mental health facility that provides individual, family, and group therapy. We provide medication management and testing services. We plan to have group session with 10-15 clients present.

25. Justification (Explain why this project is needed): Our mission is to provide services in rural communities. We feel that price can benefit from these services.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Big MOS	615 700 E Price, VT 84501	(435) 636 0451
2. Crossalis	53 S 700 E Price, VT 84501	(435) 637 5504
3.		()

27. Estimated Starting Date: / / 28. Estimated Completion Date: / / 29. Has P.R.W.I.D. Sewer Survey Been Submitted? Yes No

Signature of Property Owner: Audrey Nixon Date: 2/24/26
 Please Print Name: Audrey Nixon Title: COO

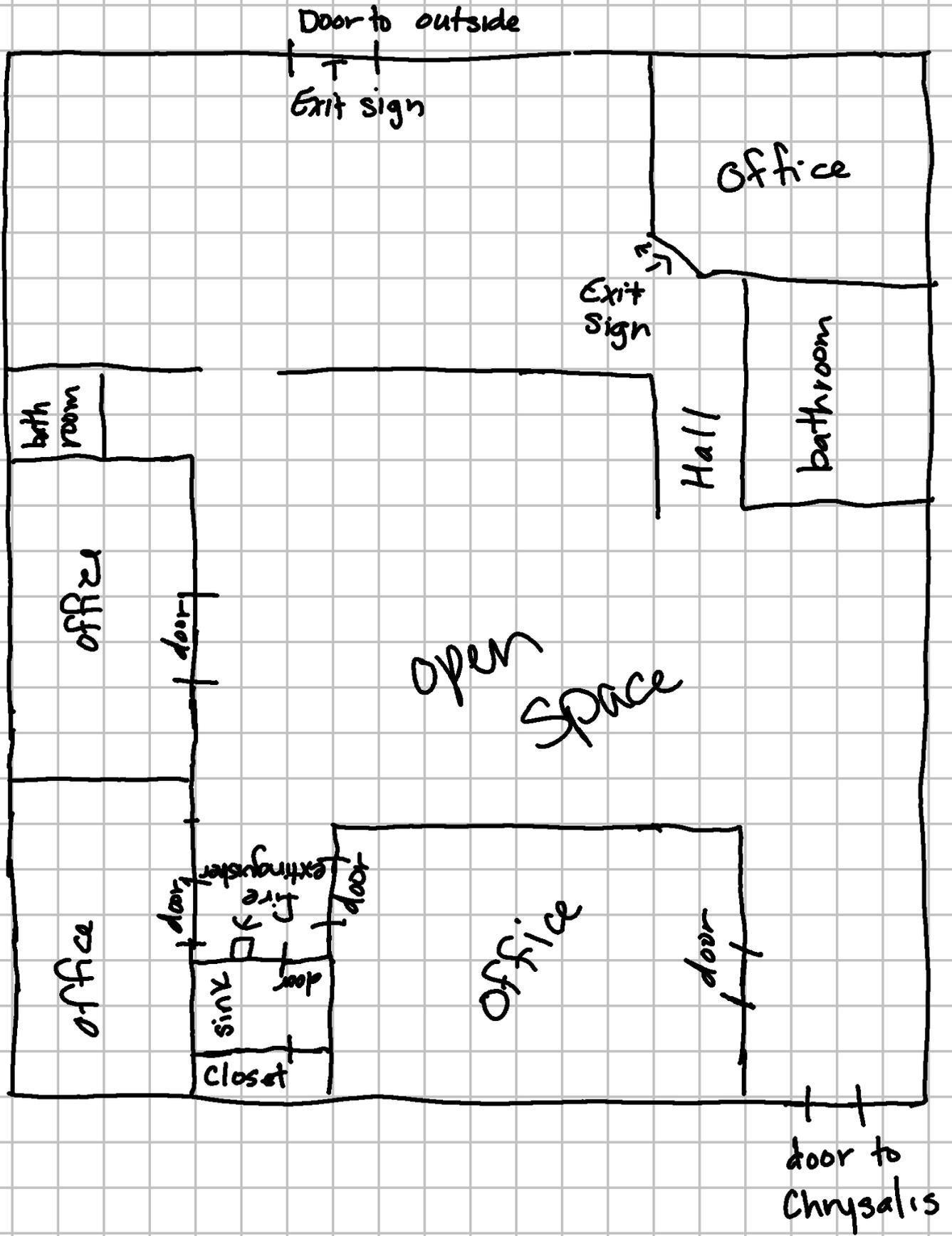
Office Use Only

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 LOCATING AN INDIVIDUAL, FAMILY AND GROUP PSYCHOLOGICAL COUNSELING BUSINESS AT 50 S 700 E 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 **AUDREY NIXON**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **AUDREY NIXON, SANDSTONE PSCHOLOGY AT 59 S 700 E 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 **AUDREY NIXON**, (Applicant's Agent), for the property located at: **59 S 700 E.**

Term: the term of this agreement commences on **March 9th, 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 areas where customers and employee's ingress or egress to be lighted at all dark times/hours finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
- Parking for group assembly (staff, owners) to be in off-street lot associated with the subject location or the mid-block public lots finding that off-street parking maintains open on-street parking for commercial and retail business within the zoning district.
- Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster preventing wind scatter or other accumulations of garbage, rubbish and debris finding that controlled garbage, rubbish and debris protect the community aesthetic. Garbage dumpster capacity and service frequency must be of sufficient capacity and frequency to prevent wind scatter or accumulations of garbage, rubbish or debris.
- Business signage to only be installed upon completion of a sign review by the Price City Planning Department for compliance with the sign code requirements.
- Completion of a building safety inspection, within thirty (30) days by the Price City Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection finding that safety inspections protect the health, safety and welfare of the community. No building occupancy in excess of that identified by the Price City Building Inspector and Price City Fire Chief as the maximum safe capacity.
- Placement/installation of site landscaping complying with the Code minimum of 5%.
- Restrictions: No loitering outside of the building by customers, owners or visitors to the business finding that restricted loitering mitigates potential conflicts with neighboring land uses. No smoking/vaping in violation of the Utah Indoor Clean Air Act associated with the business/land use. No provision or dispensing of medications or medical treatments permitted finding that those land uses require additional consideration and approval. No land uses other than those indicated herein authorized, including no on-site medical services, pharmacy dispensing, pharmacy disposal or patient care. No cooking or food preparation finding that grease hoods, fire suppression, grease traps and sampling manhole are not installed servicing the site. No customer long-term, in-patient or overnight occupancy at location.
- All bona-fide negative impacts of the land use on surrounding land uses to be mitigated by the applicant as needed, if needed.
- 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

AUDREY NIXON

ATTEST:

Jaci Adams, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: ADMINISTRATION OFFICES, PUBLIC
-PRIVATE-QUASI SOCIAL SERVICES ADMINISTRATION,
SPECIAL TRAINING AND SCHOOLING, PUBLIC
ASSEMBLY (GROUP THERAPY) LAND USES LOCATED
AT 59 S 700 E 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 _____