

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
6/8/2026 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 Swinburne
4. MINUTES
 - a. MINUTES for 03-09-2026.
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
7. CONDITIONAL USE PERMIT
 - a. PUBLIC GATHERING, MISCELLANEOUS PURPOSES LAND USE. Consideration and possible approval of a site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way.
 - b. MOTOR VEHICLE DEALER LAND USE. Consideration and possible approval of a motor vehicle dealer land use at 295 E Main Street within the commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams.
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 MARCH 09, 2026**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Erroll Holt

Renee Swinburne

Todd Thorne

Chris Wood

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Knott-Jespersen, Chair Young

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Vice Chair Thorne reminded everyone that resources are readily available in the community for mental health.

4. MINUTES for 02-23-2026 Planning and Zoning.

MOTION. Commissioner Swinburne moved to approve the minutes for 02-23-2026. Commissioner Heffernan 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

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 within the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen.

The Commissioners thoroughly discussed the products manufacturing, warehousing-dry goods, hardware: plumbing, heating and supplies land use located at 594 S Carbon Avenue within the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen. Discussion was held regarding the types of filters that would be manufactured, sold, and distributed, if there would be a store front, which there will not be to date and required parking spaces.

Vice Chair Thorne 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 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 1 70,000-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.**

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 Black moved to approve products manufacturing, warehousing-dry goods, hardware: plumbing, heating and supplies land use located at 594 S Carbon Avenue within the Commercial 1 zoning district, Full Circle Filtration, Kelan Nielsen. Commissioner Wood seconded and motion carried.

b. AUTO REPAIR AND SERVICE 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, Check's Auto Repair, Todd Richardson.

The Commissioners thoroughly discussed the auto repair, service and parts land use located at 771 E Main Street within the commercial 1 (C-1) zoning district, Check's Auto Repair, Todd Richardson. Discussion was held regarding having 3 full time and 3 or 4 part time employees, services offered will be oil changes, tire rotations,

alignments, any general repair, oil leaks, etc. Students from the college will have the opportunity to work and learn also. April 1, 2026 is the tentative opening day, inspections are in progress, working on staging area, if needed; future expansion area behind building.

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

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 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 (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.**
- **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.

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 Beacco moved to approve an auto repair, service and land use located at 771 E Main Street within the Commercial 1 zoning district, Check's Auto Repair, Todd Richardson. Commissioner Black seconded and motion carried.

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.

The Commissioners thoroughly discussed 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. Discussion was held regarding group gatherings consisting of 10 to 12 clients, group gatherings help with community therapy such as grief, social skills, etc., adequate parking, day and evening sessions held in evening.

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

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.**

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.

Commissioner Heffernan moved to approve 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. Commissioner Swinburne seconded and motion carried.

8. UNFINISHED BUSINESS

Commissioner Wood noticed some street lights in the city that need to be checked and noticed the Asian Bistro building on Main Street has siding that has been added to it. Commissioner Swinburne inquired about ground clearing in North Price.

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

MOTION. Commissioner Wood moved to close the regular Planning and Zoning meeting. Commissioner Beacco seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:38 p.m.

APPROVED: _____
Vice Chair, Todd Thorne

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-JESPERSSEN: ALTERNATE
ERROLL HOLT: ALTERNATE

DATE: MAY 15TH, 2026
TO: PRICE CITY PLANNING AND ZONING COMMISSION
FROM: NICK TATTON 
RE: PUBLIC ASSEMBLY, MISCELLANEOUS PURPOSES LAND USE

Please find attached a Conditional Use Permit (CUP) submitted by Keisha Way on behalf of Hand Candy Tattoo, to add a gathering pavilion to the existing tattoo shop business (land use) at 80 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 use is Public Assembly, Miscellaneous Purposes, a conditional land use based on 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. Discuss safety of individuals attending gathering at the pavilion also.

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 Keisha Way on behalf of Hand Candy Tattoo, to add a gathering pavilion to the existing tattoo shop business (land use) at 80 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 use is Public Assembly, Miscellaneous Purposes, a conditional land use based on Section 11.3.10.5.6 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 times used finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
 - b. 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.
- c. Parking minimum for off-street parking to comply with Section 6.4.15 of the Code: sufficient parking to assure maximum utilization of the facility will not unduly impose on neighbors' rights in the vicinity; that in the future if there is a change of use that the parking is adequately related to the site so that a new use has a reasonable chance to provide satisfactory off-street parking.
 - i. Not less than ten (10) spaces (including any required ADA spaces) determined necessary finding that maximum occupancy for the land use is reasonably determined to be addressed with 10 spaces.
 - 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, 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, including safe ingress/egress requirements and emergency egress requirements, finding that safety inspections protect the health, safety and welfare of the community. Completion of all construction under the auspices of a building permit and building inspection.
 - i. No occupancy in excess of that identified by the Carbon County Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Maximum safe capacity not to exceed thirty-five (35) people to be posted on site and controlled by property owner. Posting of exit and egress pathways by property owner required.
 - ii. Building permit and building inspection required for any building renovations and work completed. Building permit and building inspection required for any building renovations and work completed.
 - f. Placement/installation of site landscaping complying with the Code minimum of 5%.
 - g. 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.
 - h. Restrictions:
 - i. No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only.
 - 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.
 - i. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
 - j. 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: \$250



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: Keisha Way dba Hand Candy Tattoo and Piercing		2. Title: Owner	
3. Applicant's Mailing Address: 80 S Carbon Ave.			4. Suite/Apt. No.:
5. City: Price	6. State: UT	7. Zip Code: 84501	
8. County: Carbon		9. Telephone: (435) 650-5866	
Project Information			
10. Name of Project (Business): Hand Candy Tattoo Backyard small event area			
11. Address of Proposed Project: 80 S Carbon Ave, Price			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input checked="" type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input checked="" 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 \$ 42000 _____ 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:

Adding a low deck- stage to the back of the tattoo shop building and a carport style cover over the top of the full back yard that will measure 26'*46'

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

We have been working with the Price Downtown District and have received a grant to build a space that will encourage more activity for downtown Price. We will be hosting small concerts, paint nights, pottery nights, art classes, and small events such as small weddings.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Greek Streak	84 S Carbon Ave. Price	(435)637-1930
2. Bookcliff Sales	74 S Carbon Ave. Price	(435)637-5926
3.		()
27. Estimated Starting Date: 6 / 15 / 26	28. Estimated Completion Date: 9 / 30 / 26	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Keisha Way 5/13/26
 Signature of Property Owner Date
 Keisha Way Owner
 Please Print Name Title

Office Use Only

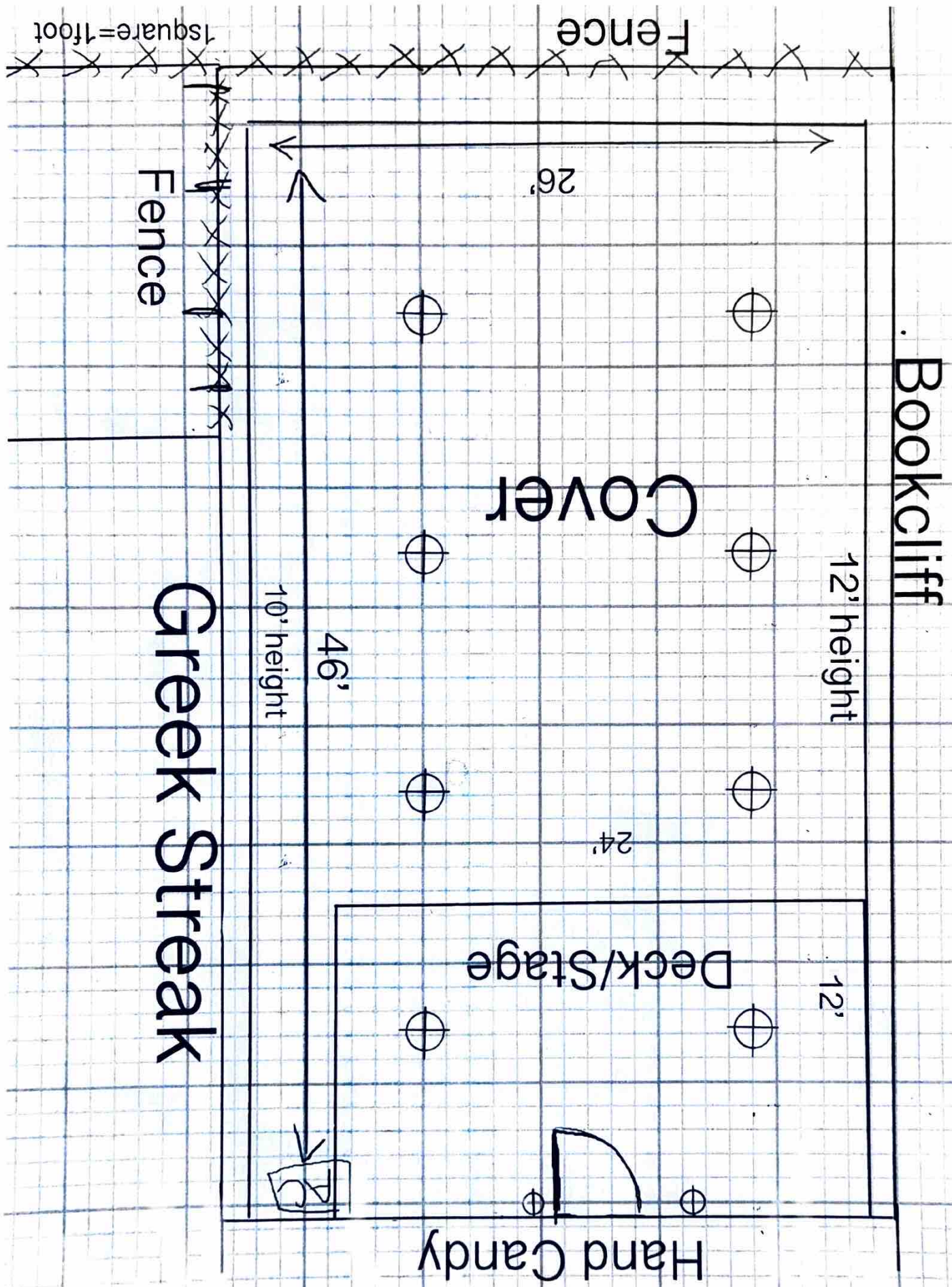
Recommendation of Planning and Zoning Administrator (Community Director):
 Approve
 Decline
Comments:

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.





24'

26'

12'

46'

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 A PUBLIC ASSEMBLY, MISCELLANEOUS PRUPOSES LAND USE AT 80 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 KEISHA WAY, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with KEISHA WAY, HAND CANDY TATTOO AT 80 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 KEISHA WAY, (Applicant’s Agent), for the property located at: 80 S CARBON AVENUE.

Term: the term of this agreement commences on JUNE 8TH, 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 times used finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
- 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.
- Parking minimum for off-street parking to comply with Section 6.4.15 of the Code: sufficient parking to assure maximum utilization of the facility will not unduly impose on neighbors’ rights in the vicinity; that in the future if there is a change of use that the parking is adequately related to the site so that a new use has a reasonable chance to provide satisfactory off-street parking. Not less than ten off street (10) spaces (including required ADA spaces) determined necessary finding that maximum occupancy for the land use is reasonably determined to be addressed with 10 spaces.
- 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 and compliance will all safety recommendations and requirements stemming from the inspection, including safe ingress/egress requirements and emergency egress requirements, finding that safety inspections protect the health, safety and welfare of the community. Completion of all construction under the auspices of a building permit and building inspection. No occupancy in excess of that identified by the Carbon County Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Maximum safe capacity not to exceed thirty-five (35) people to be posted on site and controlled by property owner. Posting of exit and egress pathways by property owner required.
- Building permit and building inspection required for any building renovations and work competed.
- 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 or subsurface, that accommodates a 100-year storm event, 1-hour duration.
- Restrictions: No new vehicle or pedestrian 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

KEISHA WAY

ATTEST:

Jaci Adams, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:



**A LAND USE OF: PUBLIC ASSEMBLY,
MISCELLANEOUS PURPOSES LAND USE
LOCATED AT 80 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.

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 _____

Date Called In: 05-19-2026		Carbon County 751 E. 100 N Price, Utah 84501 PHONE # (435) 636-3260 todd.thorne@carbon.utah.gov COMPLIANCE INSPECTION REPORT	
Date Inspect On: 05-20-2026 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM			
OWNER NAME NAME: Keisha Way		OWNER NAME email:	
PROJECT NICKNAME/CONTRACTOR/ BUILDER: Hand Candy- / na		Requested by: keisha way	
ADDRESS: 80 S Main , Price		Phone #:	
Permit #: BL26-0021		Email:	
Description: Business License		Permit Type: Business License Inspection-ST Rentals	
INSPECTION OF ITEMS LISTED BELOW:			
Business Inspections 1. <input checked="" type="checkbox"/> Business License 2. <input type="checkbox"/> Other - Passed: 05/20/26			
CONDITION OF INSPECTION:			
<input checked="" type="checkbox"/> PASS _____ <u>1</u>		<input type="checkbox"/> PARTIAL PASS _____	<input type="checkbox"/> NO PASS _____
ITEMIZED AND DESCRIBED AS FOLLOWS:			
Business License Egress required from back fence			
<u>2026-05-20 09:36:29</u> DATE & TIME		 SIGNATURE _____ PECTOR _____	

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

637-5010

Receipt No: 1.000032637

May 13, 2026

HAND CANDY TATTOO

Previous Balance:	.00
LICENSE PERMIT FEES	
CUP - HAND CANDY TATTOO	250.00

Total:	250.00
--------	--------

CREDIT CARD PAYMENT	250.00
Total Applied:	250.00

Change Tendered:	.00
------------------	-----

Duplicate Copy
05/13/2026 3:00 PM

MOTOR VEHICLE DEALER LAND USE

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 DEALERSHIP LAND USE AT 295 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 GUS AND AMBER ADAMS, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with GUS AND AMBER ADAMS, REDLINE MOTORS, LLC. AT 295 E MAIN ST. 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 GUS AND AMBER ADAMS, REDLINE MOTORS, LLC, (Applicant's Agent), for the property located at: 295 E MAIN STREET_.

Term: the term of this agreement commences on June 8th, 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.
- All outdoor yard and vehicle sales 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. Resurface within twelve (12) months of this approval date required.
- Repair or replace any missing or damaged public infrastructure located on the 300 E and Main Street frontages of the site finding that operable and functional public infrastructure serves to protect the health, safety and welfare of the community.
- 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 four (4) spaces (including any required ADA spaces) pursuant to Section 6.4.15 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 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 (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%.
- 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.
- 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.
- Restrictions: Vehicles for sale not to exceed the safe capacity of the location and no impedance of site ingress/egress or fire access areas. No mechanical repairs to be conducted on site. No parking of vehicles or displays within the forty-foot (40') safety triangle at the NW corner of the 300 E, Main Street. No parking of vehicles within the area between the sidewalk and the curb. No additional structures placed or constructed on the site finding that the submitted site plan does not identify any additional structures. No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from 300 E and Main Street frontage. Vehicles displayed inside the structure shall not contain more than twenty-five percent (25%) or five (5) gallons of gasoline, whichever is less and all batteries must be disconnected. No land uses other than those indicated herein authorized. Car dealership identified in the conditional use permit application. No storage of oils, fuels or chemicals on site. No inoperable motor vehicles on site. No impound yard activity. No nuisance noises or odors or other land use impacts to emanate from the property. No changes to storm water flow, control or management originating on the subject 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.

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

Gus and Amber Adams

ATTEST:

Jaci Adams, City Recorder

¹ Approx size of building: 2,600 sq. ft. 2,600 x .8 net suable = 2,080 sq. ft. 2,080 / 600 = 3.467, rounded up to 4 spaces required.




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: MAY 27TH, 2026
TO: PRICE CITY PLANNING AND ZONING COMMISSION
FROM: NICK TATTON 
RE: MOTOR VEHICLE SALES LAND USE

Please find attached a Conditional Use Permit (CUP) submitted by Gus and Amber Adams on behalf of Redline Motors, LLC to locate an auto sales business (land use) at 295 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 Administrative and Business Office, a permitted use based on Section 11.3.5.1 of the Code; Motor Vehicle Dealers, a permitted use based on Section 11.3.4.35 of the Code; Vehicle Accessory Sales, a conditional use based on Section 11.3.9.8 of the Code.

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 Gus and Amber Adams on behalf of Redline Motors, LLC to locate an auto sales business (land use) at 295 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 Administrative and Business Office, a permitted use based on Section 11.3.5.1 of the Code and Motor Vehicle Dealers, a permitted use based on Section 11.3.4.35 of the Code, Vehicle Accessory Sales, a conditional use based on Section 11.3.9.8 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 outdoor yard and vehicle sales 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. Resurface within twelve (12) months of this approval date required.

- c. Repair or replace any missing or damaged public infrastructure located on the 300 E and Main Street frontages of the site finding that operable and functional public infrastructure serves to protect the health, safety and welfare of the community.
- d. 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.
- e. Minimum off-street parking for customers and employees of not less than four (4) spaces (including any required ADA spaces) pursuant to Section 6.4.15 of the Code.¹
- f. 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.
- g. 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 competed.
- h. Placement/installation of site landscaping complying with the Code minimum of 5%.
- i. 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.
- j. 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.
- k. Restrictions:
 - i. Vehicles for sale not to exceed the safe capacity of the location and no impedance of site ingress/egress or fire access areas.
 - ii. No mechanical repairs to be conducted on site.
 - iii. No parking of vehicles or displays within the forty-foot (40') safety triangle at the NW corner of the 300 E, Main Street. No parking of vehicles within the area between the sidewalk and the curb. Vehicles displayed inside the structure shall not contain more than twenty-five percent (25%) or five (5) gallons of gasoline, whichever is less and all batteries must be disconnected.
 - iv. No additional structures placed or constructed on the site finding that the submitted site plan does not identify any additional structures.
 - v. No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from 300 E and Main Street frontage.
 - vi. No land uses other than those indicated herein authorized. Car dealership identified in the conditional use permit application. No storage of oils, fuels or

¹ Approx size of building: 2,600 sq. ft. 2,600 x .8 net suable = 2,080 sq ft. 2,080 / 600 = 3.467, rounded up to 4 spaces required.

- chemicals on site. No inoperable motor vehicles on site. No impound yard activity.
- vii. No nuisance noises or odors or other land use impacts to emanate from the property.
 - viii. No changes to storm water flow, control or management originating on the subject property.
 - 1. All bona-fide negative impacts of the land use on surrounding land uses to be fully mitigated by the applicant as needed, if needed.
 - m. 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.