

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
City Recorder
SHERRIE GORDON
City Treasurer
SHARI MADRID
Finance Director
LISA RICHENS



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-7263
www.pricecityutah.com

City Council
WAYNE CLAUSING
RICK DAVIS
KATHY HANNA-SMITH
LAYNE MILLER
MILES NELSON

PUBLIC NOTICE OF MEETING

Public notice is hereby given that the City Council of Price City, Utah, will hold a Regular Meeting in the Council Chambers, 185 East Main, Price, Utah, at 5:30 PM on 09/30/2015. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs.

1. PLEDGE OF ALLEGIANCE
 2. ROLL CALL
 3. PUBLIC COMMENT
 4. COUNCILMEMBERS REPORT
 5. THE EASTERN UTAH TOURISM & HISTORY ASSOCIATION - Update on activities and Visitation Report.
 6. RESOLUTION NO. 2015-19 - Consideration and possible approval of a resolution approving the submission of application to the State of Utah designating commercial and industrial zones as recycling market development zones.
 7. RESOLUTION NO. 2015-20 - Consideration and possible approval of a resolution approving the submission of application to the State of Utah for renewal of the enterprise zone designation for Price City commercial and industrial zones.
 8. UTAH DIVISION OF WATER RESOURCES, GRANT AGREEMENT, \$300,000, LOWER ELEVATION RESERVOIR PROJECT - City will be reimbursed for the actual costs incurred. Agreement expiration is June 30, 2016; see copy attached.
 9. APPOINTMENT DIRECTOR PUBLIC WORKS - Consideration, advice and consent by the City Council of the Mayor's appointment to fill the office of Director, Public Works - Miles Nelson.
 10. PUBLIC HEARING - Public hearing to receive input regarding the potentially approved land use of sober living houses at 160 E 100 S and 178 E 100 S within the commercial 1 zoning district.
- PLANNING AND ZONING COMMISSION
11. Conditional Use Permit
 - a. SOBER LIVING HOUSES - Consideration and possible approval of a Conditional Use Permit for sober living houses located at 160 E 100 S and 178 E 100 S, within the Commercial 1 zoning district, Foundation for Family Life of Utah-Mentor Works, Mr. Joseph White.
 - b. LAND SUBDIVISION - Consideration and possible approval of a 23 lot subdivision for Parklane Townhomes, within a Planned Unit Development, located at approximately 450 North 1600 East, Georgetown Development, Mr. John Dester.
 - c. DAYCARE AND PRESCHOOL LAND USE - Consideration and possible approval of a daycare and preschool land use located at 130 N 200 E within the Commercial 1 zoning district, called Bedtime Stories 24 Hour Child Care Center, Joann Hagen.
 - d. ASSISTED LIVING FACILITY - Consideration and possible approval of concept approval only for an assisted living facility land use at 75 E 500 N within the Public Facilities (PF) zoning district,

Beehive Homes of Price - Memory Care Center, Richard Nuffer.

CONSENT AGENDA

12. MINUTES -
 - a. September 9, 2015 City Council Meeting
13. BUSINESS LICENSES - Authorization to approve business licenses for Foundation for Family Life/Mentor Works at 160 East 100 South, Foundation for Family Life/Mentor Works at 178 East 100 South, Bryner Photography at 585 East Main, Sodalicious Drinks & Snacks, LLC. at 430 South Carbon Avenue, BNL Landscaping at 830 North 100 East, and Infocus Technical Solutions, LLC.
14. NIELSON CONSTRUCTION INC., CLASS C ROAD CAPE SEAL PROJECT #6C-2015 - Main Street, Carbonville Road to 400 West. Change Order: Remove slurry seal <\$30,400>, Add Flush Coat +\$3,000. Payment #1 (final) \$41,000. Budget.
15. NIELSON CONSTRUCTION, INC. CLASS C ROAD PROJECT #6C-205, CAPE SEAL. Change order reducing the project by \$27,400 (delete slurry and add flush coat). Payment #1, final, \$41,000.
16. TRAVEL REQUEST -
Ron Brewer, 2015 Water Quality Technology Conference, American Water Works Association, November 16-18, 2015, Salt Lake City, UT.
17. COMMITTEES
 - a. WATER RESOURCES
 - b. EMERGENCY PLANNING
 - c. COMMUNITY PROGRESS-CULTURE CONNECTION
 - d. INTERNATIONAL DAYS
18. UNFINISHED BUSINESS
 - a. Recycling

I, Sherrie Gordon, the duly appointed and acting Recorder for Price City, hereby certify that the foregoing City Council Agenda was emailed to the Sun Advocate. The agenda was also posted in City Hall, the City's website at www.priceutah.net, and on the Utah Public Meeting Notice Website <http://www.utah.gov/pmn/index.html>. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

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



**The Eastern Utah
Tourism & History
Association**

www.eutha.org
435-630-3699

September 15, 2015

Hello! Please allow us to introduce ourselves! We are Darrin Teply and SueAnn Martell, also known as Bobcat and Kitty. We are the Directors of the Eastern Utah Tourism and History Association, a grassroots organization, created to preserve and promote the outstanding natural, cultural and prehistory of Eastern Utah, Western Colorado and the Intermountain West through education, advocacy and responsible tourism.

We also operate the **Eastern Utah Tourism and History Association Visitor Information and Interpretive Center** located at the top of the hill in Price on Main Street and 600 East (the old Dominos Pizza building). We have a combined 50 years of experience in the tourism and recreation industries in Utah and Colorado, and are award winning regional historians as well as the authors and publishers of several internationally distributed books.

We opened our doors to the public on June 6, 2014 and have hosted visitors from all over the United States and 13 foreign countries. Our Facebook page features a Sunday History Bite, a small piece of regional history that has developed quite a following. We have nearly 900 followers and our posts reach between 1,000 and 11,000 people throughout the world each week. Each History Bite has information on visiting the locations featured in the posts and many have commented that they are planning their vacations in the area based on the Bites.

Our Visitor Information and Interpretive Center offers:

- Maps and Brochures for ALL areas of Utah as well as Western Colorado
- Local History Books written and published by the Eastern Utah Tourism and History Association
- Local and Regional Books and DVDs with titles in
 - Archaeology
 - Paleontology
 - Geology
 - History
 - Outdoor and Recreation

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Store: 592 East Main • Price, Utah 84501 • P.O. Box 592 • Price, Utah 84501-0592
Phone: (435) 630-3699 • email@eutha.org • Follow us on Facebook.

- Cookbooks
- Ghost Stories
- Local area Photographs
- T-Shirts
- Rocks and Minerals
- Handmade Bags and Jewellery crafted locally
- Educational Books and Toys for the Kids

Coming in Winter 2015 we will be opening an exhibit area that will feature topics of interest for both residents and visitors. The exhibits will change every few months to keep things fresh. One of the first exhibits planned is a mine disaster exhibit to compliment and add more information to the new Miner's Memorial dedicated on Labor Day 2015.

We also offer scheduled educational tours complete with Old West era costumed tour guides. Our tours range from 2 hours to day and full day events and cover topics from ghost towns to railroads to outlaws and walking tours. Our widely popular Haunted Tours in the fall are always a hit, and some dates are already sold out. A full schedule of tours is coming later this Winter.

We do all of our own in-house graphic design and publishing and are producing our own books, postcards, brochures and guides for the region.

We receive no funding of any kind from any local, state or federal entity, nor are we affiliated with any of those organizations. All of our funding comes directly from sales in our Interpretive Center and fees from our educational tours. Information is always free, however donations are accepted!

We would like to invite you and your staff to come in and visit with us. We would also like to display your business' brochures or business cards for the convenience of our visitors and to let them know what we as a region have to offer.

The Eastern Utah Tourism and History Association is open:

April 1 - September 30

Thursday - Saturday 10:00 am - 7:00 pm

Sunday 12:00 - 5:00 pm

Monday 10:00 am - 7:00 pm

Closed Tuesday and Wednesday

October 1 - March 31

Friday - Saturday 11:00 am - 7:00 pm

Sunday 1:00 pm - 5:00 pm

Monday 11:00 am - 7:00 pm

Closed Tuesday, Wednesday and Thursday

You can also find us on the web at www.eutha.org, follow us on Facebook at Eastern Utah Tourism and History Association or call 435 630-3699.



**The Eastern Utah
Tourism & History
Association**

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435-630-3699

Visitation Report

Since we opened on June 6, 2014 to present day, September 15, 2015, the Eastern Utah Tourism and History Association has hosted 2,584 visitors from all 50 states and several foreign countries.

We have hosted visitors to Price from the following countries:

Germany
Canada
Italy
Iceland
United Kingdom
Switzerland
Australia
Belgium
France
Brazil
Norway
Spain
Austria

As anticipated, our busiest months have been May, June and September with visitation dropping off sharply in January then slowly increasing through February and March.

Surprisingly we didn't see as marked of a decline in visitation as we were expecting in October through December 2014. We also saw a surprising increase in visitation in February through April 2015. One possible reason for this increase was that out-of-state visitors who had planned Utah ski vacations still kept their travel plans even with the less than desirable snowfall. Visitors we spoke

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with flew into Salt Lake City, rented a vehicle and chose to visit the National Parks instead of skiing. Many of these visitors were also convinced to stay in Price and explore Nine Mile Canyon and the San Rafael Swell.

Some trends in visitation to Eastern Utah we have been seeing:

A large increase in Canadian visitors, mostly Eastern Canadian provinces.

Canadian visitors crossing the border, purchasing a used van or SUV, traveling the Western United States over the course of several months, returning to the U.S. Canadian Border and selling the vehicle.

A large increase in French visitors.

Visitors unable to book a room in either Moab or Green River or finding lodging rates in both cities too expensive are staying in Price and traveling from Price to Moab to see the Parks then staying in Price to visit Nine Mile Canyon and the San Rafael Swell.

Visitors are planning entire visits around rock art. Nine Mile Canyon is always a must see but they are unaware of the rock art sites in the San Rafael Swell. We have convinced many groups to stay in Price at least one more day and visit both areas.

Many foreign visitors have been to Utah before but this is their first time to Eastern Utah. Many were drawn here because of recent publicity on Nine Mile Canyon in their home countries.

Some highlights of visitation:

The entire Australian and Canadian national ski teams stopping for information after they were forced to drive from a match in Park City, Utah to Aspen, Colorado.

The only surviving original member of Quiet Riot stopping for information about the area that could be used in their up coming show in town. By the way, the group determined we were "too metal".

The lead signer of Steppenwolf and his wife stopping for information on Nine Mile Canyon.

Web Presence:

In 2014 the Eastern Utah Tourism and History Association launched its Facebook page and a regular feature called the Sunday History Bite. The Sunday History Bite features an article on local history, a place to visit or a ghost story or legend.

Since it's launching on June 29, 2014 we have produced 63 Sunday History Bites. Our Facebook page has nearly 800 page likes and each Bite averages approximately 2,000 unique reads per week with some posts reaching as high as 12,000 unique reads per week.

Our weekly followers breakdown as follows:

66% Women

33% Men

Main Age Categories: 25-44

Weekly followers from:

United States

Italy

Greece

South Africa

United Arab Emirates

Slovakia

Egypt

Trinidad and Tobago

Thailand

Mongolia

Puerto Rico

Ireland

Pakistan

Jamaica

Cambodia

Nicaragua

France

Uruguay

Poland

Hungary

India

Philippines

Indonesia

China

Out of these weekly followers many have contacted us for more information about the area and have planned vacations to the area based on things that they read in the Sunday History Bites.



The
Eastern Utah
Tourism & History
Association

www.eutha.org



Who are we?

The Eastern Utah Tourism and History Association is a fully registered non-profit group founded by local tourism professionals, industry leaders and interested citizens to promote, preserve and protect the outstanding natural, cultural and historic resources of Eastern Utah and the Intermountain West through education, advocacy and responsible tourism.

The Eastern Utah Tourism and History Association accomplishes these goals through public tours and by producing its own books, videos, media projects and other interpretive products.

Tours...

Every year, the Eastern Utah Tourism and History Association conducts a wide variety of historically accurate, costumed tours open to the public. These tours include outstanding historic mining areas such as Spring Canyon, Castle Gate and Kenilworth, outlaw tours that follow Butch Cassidy and his Wild Bunch through eastern Utah, tours of local historic cemeteries, and walking tours of Helper and Price highlighting each town's unique "badness and corruption". And of course, there are our widely popular ghost tours where we take you to sites of historical murders, mayhem and hauntings... recorders, cameras, EM detectors and such are encouraged. Tours are either announced and open to the public or by private booked tours.

Finally! Open Summer 2014...

The Eastern Utah Tourism and History Association opened an Interpretive Center at 592 East Main Street, Price, Utah (top of the hill in front of the Carriage House Hotel). Our Interpretive Center is open Thursdays - Mondays. Visitors to the Eastern Utah Tourism and History Association's Interpretive Center will also enjoy a rotating exhibit area with artifacts and photographs from Eastern Utah and the Intermountain West coming in early 2016.

This Interpretive Center features Destination Diversions, an educational bookstore and gift shop with Eastern Utah Tourism and History Association written and produced books, videos, driving tours and multi-media projects as well as a large selection of high quality books, videos and other gift items in the areas of history, archaeology, geology, paleontology, and other topics of regional interest.

An on-line store where you can buy the same merchandise delivered to your door! Look for www.imagereplicasmercantile.com coming soon.

Proceeds from the sale of merchandise through the Destination Diversions educational bookstore and gift shop will go directly to the Eastern Utah Tourism and History Association's preservation and promotion activities and projects. **We are not funded by any government entity, we receive zero monies from city, state or federal taxes!**

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UTAH'S CASTLE COUNTRY!!

City Council
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LAYNE MILLER
MILES NELSON

**PRICE CITY
CITY COUNCIL MEETING
AGENDA DOCUMENTATION**

Preparation Date: 9-11-15	Submitting Department: Community Development
Meeting Date: 9-30-15	Department Director: Nick Tatton
	Presenter: Nick Tatton
Regarding: Renewal of Enterprise Zone and Recycling Zone	

Subject:	Renewal of Enterprise Zone and Recycling Zone
Purpose Statement:	Every 3 years the enterprise zone and recycling zone within Price City needs to be renewed and approved by the State of Utah. Both expired months ago and must be renewed promptly to ensure that businesses in the area that apply for the tax credits are able to get them.
Background &/or Alternatives:	For many years and cycles Carbon County Economic Development has processed and handled the renewals. They have chosen not to help Price City with this anymore and it must be handled internally.
Attachments:	<ol style="list-style-type: none"> 1. Copy of Recycling Zone resolution. 2. Copy of Enterprise Zone resolution. 3. Copy of Enterprise Zone application.
Fiscal Impact:	None directly to Price City.
Staff Impact:	Limited, some time and effort beyond existing duties.
Legal Review:	Mr. Sampinos has reviewed the resolutions and approved as to form.
Recommendation:	It is the recommendation of staff that both resolutions be approved and the application submitted to the State of Utah.
Suggested Motion(s):	<ol style="list-style-type: none"> 1. Move to approve RESOLUTION NO. _____, A RESOLUTION APPROVING THE SUBMISSION OF APPLICATION TO THE STATE OF UTAH DESIGNATING COMMERCIAL AND INDUSTRIAL ZONES AS RECYCLING MARKET DEVELOPMENT ZONES. 2. Move to authorize the Mayor and City Recorder to sign the resolution on behalf of Price City. 3. Move to authorize staff to administer the Recycling Zone incentive within the community. 4. Move to approve RESOLUTION NO. _____, A RESOLUTION APPROVING THE SUBMISSION OF APPLICATION TO THE STATE OF UTAH DESIGNATING COMMERCIAL AND INDUSTRIAL ZONES AS ENTERPRISE ZONES. 5. Move to authorize the Mayor and City Recorder to sign the resolution on behalf of Price City. 6. Move to authorize staff to administer the Enterprise Zone incentive within the community.
Other Comments:	

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SUBMISSION OF APPLICATION TO THE STATE OF UTAH FOR RENEWAL OF THE ENTERPRISE ZONE DESIGNATION FOR PRICE CITY COMMERCIAL AND INDUSTRIAL ZONES.

WHEREAS, the State of Utah has authority to establish Enterprise Zones; and,

WHEREAS, the Enterprise Zone program will provide certain incentives and benefits for business qualifying for participation in the program; and,

WHEREAS, there are existing businesses in Price City that may benefit from their respective locations in designated Enterprise Zones; and,

WHEREAS, designation of an Enterprise Zone does not amend, alter, modify or change permitted or conditional uses of land within the community; and,

WHEREAS, the Price City Council finds that participation in the Enterprise Zone program will enhance the City's ability to retain and recruit businesses; and,

WHEREAS, the Price City Council finds that qualified business in all commercial and industrial zones in the City may benefit from incentives.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PRICE CITY COUNCIL AS FOLLOWS:

1. **THAT** the Mayor is authorized to submit an application to the State of Utah for designation of certain areas within Price City as Enterprise Zones.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2015.

PRICE MUNICIPAL CORPORATION

Joe L. Piccolo, Mayor

ATTEST:

Sherrie Gordon, City Recorder

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE SUBMISSION OF APPLICATION TO THE STATE OF UTAH
DESIGNATING COMMERCIAL AND INDUSTRIAL ZONES AS RECYCLING MARKET
DEVELOPMENT ZONES.**

WHEREAS, the State of Utah has authority to establish Recycling Market Development Zones; and,

WHEREAS, the Recycling Market Development Zone program will provide certain incentives and benefits for business qualifying for participation in the program; and,

WHEREAS, there are existing businesses in Price City that may benefit from their respective locations in designated Recycling Market Development Zones; and,

WHEREAS, designation of a Recycling Market Development Zone does not amend, alter, modify or change permitted or conditional uses of land within the community; and,

WHEREAS, the Price City Council finds that participation in the Recycling Market Development Zone program will enhance the City's ability to retain and recruit businesses that utilize recycled products; and,

WHEREAS, the Price City Council finds that qualified business in all commercial and industrial zones in the City may benefit from incentives.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PRICE CITY COUNCIL AS FOLLOWS:

1. **THAT** the Mayor is authorized to submit an application to the State of Utah for designation of certain areas within Price City as Recycling Market Development Zones.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2015.

PRICE MUNICIPAL CORPORATION

Joe L. Piccolo, Mayor

ATTEST:

Sherrie Gordon, City Recorder



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Q. VAL HALE
Executive Director

Utah Enterprise Zone

Utah Code: 63N-2-201

Application for Designation

Applicant PRICE MUNICIPAL CORPORATION (PRICE CITY)

Local Enterprise Zone Coordinator: Nick Tatton

Date of Application September 30, 2015

Telephone Number 435-636-3184

Fax Number 435-637-2905

E-mail Address nickt@priceutah.net

Mailing Address P.O. Box 893, Price, Utah 84501

What is your entity's population? Price City = 8,900

What is the population of your county? Carbon County = 23,000

Provide clear evidence of the need for development in the county and community? Price City and Carbon County have been disproportionately negatively affected by the regulatory restrictions for coal and energy resources. Tools that allow for increased commercial and industrial development, along with job growth, as well as economic diversification away from natural resource and energy dependence is necessary for the long term stability of the community.

Where is your proposed enterprise zone? Provide a map of those areas to be designated. (please submit map in shape file format). Within Price City all commercial and industrial zoned property is identified as enterprise zone.

Why did you select this area for your enterprise zone? Commercial and industrial zones present the greatest opportunity for job growth, business expansion and retention and business relocation in the area.

Describe the community support for business within the proposed enterprise. The Price City Mayor and Council fully support the enterprise zone establishment. The effort is further supported by various location economic development resources including:

BEAR; Carbon County Chamber of Commerce, SEUALG, BTAC, SEUCDC, Pro-Carbon.

What kind of businesses will your enterprise zone target over the next five years and how does this relate to your economic development goals? Businesses that serve to diversify the local economy, create or retain local employment, as well as industrial businesses within targeted NAICS codes consistent with the efforts of the BEAR program.

What total investment in new buildings, renovations and equipment do you reasonably hope to attract to your enterprise zone during the next five years? Price City anticipates up to \$20 million in new investment in plant and equipment in the enterprise zones over the next 5 years.

How many new jobs do you hope to create in your enterprise zone? It is estimated that one half (.5) FTE in the community will be created or retained for each \$110,000 average in plant and equipment investment. Total of 91 jobs estimated.

What is the average wage of the targeted jobs you reasonably hope to create in your enterprise zone? At a minimum of the area average per position as reported by DWS, however, incentive agreements will be structured to facilitate between 110% and 125% of area average per position as reported by DWS.

Please briefly list any specific kinds of jobs you are trying to develop. Job targets are those that have the highest probability of success to be created or saved. Included are those that are supported by the retail sales analysis study indicating opportunities for economic growth and investment as well as long term base industrial and manufacturing positions.

Please list the names of any companies that have made commitments to locate or expand in your enterprise zone. As of this writing: Castlevue Urgent Care; Mountain America Credit Union, Dairy Queen, Price Ford.

What specific steps will you take to assure the benefits of your enterprise zone extend to your local businesses? During the permitting and licensing process business developers and owners will be provided information regarding the enterprise zones. Information will also be disseminated via the BEAR program and proactive business visitation in the area.

Please list the names of any economic development plans that will be maintained on file with the local enterprise zone coordinator as part of this application that demonstrate coordination between the enterprise zone and overall community goals. Do not list more than three documents. BEAR program goals as reviewed and approved by the Price City Council. Price City General Plan and chapter regarding Economics (chapter 4). Price City Land Use Management and Development Code

(zoning ordinance) to accommodate efficient business expansion and development.

How will you measure the success of your plan to create jobs in your enterprise zone? Success may be measured in the following methods: (1) number of businesses made aware of enterprise zone benefits; (2) number of businesses that take advantage of enterprise zone benefits; (3) number of jobs created, retained, saved within the enterprise zone(s); (4) private and public investment within the enterprise zone.

Identify the local contributions meeting the requirements of Section [63N-2-205](#). Qualifying contributions may include but are not limited to:

- (a) simplified procedures for obtaining permits; Yes: per Price City Planning Dept.
- (b) dedication of available government grants; Yes: per Price City Easy Program.
- (c) dedication of training funds; Yes: per custom fit program in area.
- (d) waiver of business license fees; Yes: upon approval and as applicable as an job creation or investment incentive.
- (e) infrastructure improvements; Yes: per Price City CDA TIF funding.
- (f) private contributions; Yes: facilitated by Price City and the SEUCDC.
- (g) utility rate concessions; Yes: upon approval and as applicable as an job creation or investment incentive.
- (h) small business incubator programs; or Yes: via BTAC (building owned by Price City).
- (i) management assistance programs. Yes: via SBDC and BEAR program in area.

Attach a resolution of approval from the executive branch of government and minutes from public hearing about enterprise zones.
COPY ATTACHED.

Questions about the application process for enterprise zone designation should be directed to Jake Hardman, at jhardman@utah.gov or call 435-865-6541.

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
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**PRICE CITY
CITY COUNCIL MEETING
AGENDA DOCUMENTATION**

Preparation Date: 9-11-15	Submitting Department: Community Development
Meeting Date: 9-30-15	Department Director: Nick Tatton
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Regarding: Renewal of Enterprise Zone and Recycling Zone	

Subject:	Renewal of Enterprise Zone and Recycling Zone
Purpose Statement:	Every 3 years the enterprise zone and recycling zone within Price City needs to be renewed and approved by the State of Utah. Both expired months ago and must be renewed promptly to ensure that businesses in the area that apply for the tax credits are able to get them.
Background &/or Alternatives:	For many years and cycles Carbon County Economic Development has processed and handled the renewals. They have chosen not to help Price City with this anymore and it must be handled internally.
Attachments:	<ol style="list-style-type: none"> 1. Copy of Recycling Zone resolution. 2. Copy of Enterprise Zone resolution. 3. Copy of Enterprise Zone application.
Fiscal Impact:	None directly to Price City.
Staff Impact:	Limited, some time and effort beyond existing duties.
Legal Review:	Mr. Sampinos has reviewed the resolutions and approved as to form.
Recommendation:	It is the recommendation of staff that both resolutions be approved and the application submitted to the State of Utah.
Suggested Motion(s):	<ol style="list-style-type: none"> 1. Move to approve RESOLUTION NO. _____, A RESOLUTION APPROVING THE SUBMISSION OF APPLICATION TO THE STATE OF UTAH DESIGNATING COMMERCIAL AND INDUSTRIAL ZONES AS RECYCLING MARKET DEVELOPMENT ZONES. 2. Move to authorize the Mayor and City Recorder to sign the resolution on behalf of Price City. 3. Move to authorize staff to administer the Recycling Zone incentive within the community. 4. Move to approve RESOLUTION NO. _____, A RESOLUTION APPROVING THE SUBMISSION OF APPLICATION TO THE STATE OF UTAH DESIGNATING COMMERCIAL AND INDUSTRIAL ZONES AS ENTERPRISE ZONES. 5. Move to authorize the Mayor and City Recorder to sign the resolution on behalf of Price City. 6. Move to authorize staff to administer the Enterprise Zone incentive within the community.
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WHEREAS, the Enterprise Zone program will provide certain incentives and benefits for business qualifying for participation in the program; and,

WHEREAS, there are existing businesses in Price City that may benefit from their respective locations in designated Enterprise Zones; and,

WHEREAS, designation of an Enterprise Zone does not amend, alter, modify or change permitted or conditional uses of land within the community; and,

WHEREAS, the Price City Council finds that participation in the Enterprise Zone program will enhance the City's ability to retain and recruit businesses; and,

WHEREAS, the Price City Council finds that qualified business in all commercial and industrial zones in the City may benefit from incentives.

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PRICE MUNICIPAL CORPORATION

Joe L. Piccolo, Mayor

ATTEST:

Sherrie Gordon, City Recorder

RESOLUTION NO. _____

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WHEREAS, there are existing businesses in Price City that may benefit from their respective locations in designated Recycling Market Development Zones; and,

WHEREAS, designation of a Recycling Market Development Zone does not amend, alter, modify or change permitted or conditional uses of land within the community; and,

WHEREAS, the Price City Council finds that participation in the Recycling Market Development Zone program will enhance the City's ability to retain and recruit businesses that utilize recycled products; and,

WHEREAS, the Price City Council finds that qualified business in all commercial and industrial zones in the City may benefit from incentives.

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Joe L. Piccolo, Mayor

ATTEST:

Sherrie Gordon, City Recorder



State of Utah

GARY R. HERBERT
Governor

Q. VAL HALE
Executive Director

SPENCER J. COX
Lieutenant Governor

Utah Enterprise Zone

Utah Code: 63N-2-201

Application for Designation

Applicant PRICE MUNICIPAL CORPORATION (PRICE CITY)

Local Enterprise Zone Coordinator: Nick Tatton

Date of Application September 30, 2015

Telephone Number 435-636-3184

Fax Number 435-637-2905

E-mail Address nickt@priceutah.net

Mailing Address P.O. Box 893, Price, Utah 84501

What is your entity's population? Price City = 8,900

What is the population of your county? Carbon County = 23,000

Provide clear evidence of the need for development in the county and community? Price City and Carbon County have been disproportionately negatively affected by the regulatory restrictions for coal and energy resources. Tools that allow for increased commercial and industrial development, along with job growth, as well as economic diversification away from natural resource and energy dependence is necessary for the long term stability of the community.

Where is your proposed enterprise zone? Provide a map of those areas to be designated. (please submit map in shape file format). Within Price City all commercial and industrial zoned property is identified as enterprise zone.

Why did you select this area for your enterprise zone? Commercial and industrial zones present the greatest opportunity for job growth, business expansion and retention and business relocation in the area.

Describe the community support for business within the proposed enterprise. The Price City Mayor and Council fully support the enterprise zone establishment. The effort is further supported by various location economic development resources including:

BEAR; Carbon County Chamber of Commerce, SEUALG, BTAC, SEUCDC, Pro-Carbon.

What kind of businesses will your enterprise zone target over the next five years and how does this relate to your economic development goals? Businesses that serve to diversify the local economy, create or retain local employment, as well as industrial businesses within targeted NAICS codes consistent with the efforts of the BEAR program.

What total investment in new buildings, renovations and equipment do you reasonably hope to attract to your enterprise zone during the next five years? Price City anticipates up to \$20 million in new investment in plant and equipment in the enterprise zones over the next 5 years.

How many new jobs do you hope to create in your enterprise zone? It is estimated that one half (.5) FTE in the community will be created or retained for each \$110,000 average in plant and equipment investment. Total of 91 jobs estimated.

What is the average wage of the targeted jobs you reasonably hope to create in your enterprise zone? At a minimum of the area average per position as reported by DWS, however, incentive agreements will be structured to facilitate between 110% and 125% of area average per position as reported by DWS.

Please briefly list any specific kinds of jobs you are trying to develop. Job targets are those that have the highest probability of success to be created or saved. Included are those that are supported by the retail sales analysis study indicating opportunities for economic growth and investment as well as long term base industrial and manufacturing positions.

Please list the names of any companies that have made commitments to locate or expand in your enterprise zone. As of this writing: Castlevue Urgent Care; Mountain America Credit Union, Dairy Queen, Price Ford.

What specific steps will you take to assure the benefits of your enterprise zone extend to your local businesses? During the permitting and licensing process business developers and owners will be provided information regarding the enterprise zones. Information will also be disseminated via the BEAR program and proactive business visitation in the area.

Please list the names of any economic development plans that will be maintained on file with the local enterprise zone coordinator as part of this application that demonstrate coordination between the enterprise zone and overall community goals. Do not list more than three documents. BEAR program goals as reviewed and approved by the Price City Council. Price City General Plan and chapter regarding Economics (chapter 4). Price City Land Use Management and Development Code

(zoning ordinance) to accommodate efficient business expansion and development.

How will you measure the success of your plan to create jobs in your enterprise zone? Success may be measured in the following methods: (1) number of businesses made aware of enterprise zone benefits; (2) number of businesses that take advantage of enterprise zone benefits; (3) number of jobs created, retained, saved within the enterprise zone(s); (4) private and public investment within the enterprise zone.

Identify the local contributions meeting the requirements of Section [63N-2-205](#). Qualifying contributions may include but are not limited to:

- (a) simplified procedures for obtaining permits; Yes: per Price City Planning Dept.
- (b) dedication of available government grants; Yes: per Price City Easy Program.
- (c) dedication of training funds; Yes: per custom fit program in area.
- (d) waiver of business license fees; Yes: upon approval and as applicable as an job creation or investment incentive.
- (e) infrastructure improvements; Yes: per Price City CDA TIF funding.
- (f) private contributions; Yes: facilitated by Price City and the SEUCDC.
- (g) utility rate concessions; Yes: upon approval and as applicable as an job creation or investment incentive.
- (h) small business incubator programs; or Yes: via BTAC (building owned by Price City).
- (i) management assistance programs. Yes: via SBDC and BEAR program in area.

Attach a resolution of approval from the executive branch of government and minutes from public hearing about enterprise zones.
COPY ATTACHED.

Questions about the application process for enterprise zone designation should be directed to Jake Hardman, at jhardman@utah.gov or call 435-865-6541.

Grant Agreement

Grant
To
Price City
From
UTAH DEPARTMENT OF NATURAL RESOURCES,
DIVISION OF WATER RESOURCES

This GRANT is made and entered into upon the date of the last signature to this document, between the State of Utah, Department of Natural Resources, Division of Water Resources (DWRe) and Price City, for completion of the Price River Watershed Council's Lower Elevation Reservoir Project. Funded through 2015 State of Utah Senate Bill #3.

The terms and conditions of this Grant Agreement are as follows:

1. DWRe will grant Price City up to \$300,000 toward the completion of the Lower Elevation Reservoir Project for Price River Watershed Council. DWRe will reimburse Price City for the actual costs incurred.
2. Price City will complete the project as described in the attached letter. Price City will document and retain all supporting information associated with the work done under this grant.
3. Price City will provide a written description of the work completed and an itemization of cost expenditures as requested. The State of Utah reserves the right to audit the records that pertain to the performance of this grant. A final written itemized report will be submitted by Price City to DWRe when the project is complete.
4. DWRe will assist with project implementation as needed.
5. This agreement has an expiration date of June 30, 2016.

Joe L. Piccolo, Mayor
Price City

Date



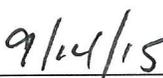
Division of Water Resources/Director



Date



Division of Water Resources/Financial Manager



Date

State of Utah/Division of Finance

Date



STATE OF UTAH
DEPARTMENT OF NATURAL RESOURCES

Copies:
DWRe
Consult

DIVISION OF WATER RESOURCES

Contract No.

Date _____

Vendor No. 04893D TIN 87-6000265

Vendor PRICE CITY

Address 185 EAST MAIN STREET, PO BOX 893

City PRICE State UTAH Zip 84501

c/o Gary D. Sonntag, Public Works Director Phone 435-637-5010

Commodity Code 99999 Payable X Receivable _____

Description PROVIDE FUNDS FOR COMPLETION OF THE LOWER ELEVATION
RESERVOIR PROJECT

Payment:	Receive:
Frequency <u>As Requested</u>	Frequency _____
Amount <u>Variable</u>	Amount _____
Total <u>\$300,000</u>	Total _____
Effective Date <u>7/1/2015</u>	Expiration Date <u>6/30/2016</u>

Fund	Dept	Unit	Approp Unit	Balance Sheet	Expend/ Revenue	Program	Phase	Activity	Total Amount
1000	560	6201	RPA		7501	R9101			\$300,000

Approved SGD SGD WEL WEL TDA TDA JE JE ELM EM CONT _____

BILL LEEFLANG
Monitor

WEL
Signature

Mayor
JOE L. PICCOLO
City Attorney
NICK SAMPINOS
**Human Resource &
Risk Management Director**
JOHN DANIELS, SPHR
Public Works Director
GARY D. SONNTAG, P.E.
City Engineer
RUSSELL L. SEELEY, P.E.
Streets & Fleet Supervisor
J. SCOTT OLSEN
Parks & Cemetery Supervisor
BRIANNA WELCH
Water & Sewer Supervisor
SAM WHITE



PRICE CITY DEPARTMENT OF PUBLIC WORKS
PRICE MUNICIPAL CORPORATION
PUBLIC WORKS COMPLEX
432 WEST 600 SOUTH * P.O. BOX 893, PRICE, UTAH 84501
PHONE (435) 637-5010 * FAX (435) 637-5031

City Council

WAYNE CLAUSING
RICK DAVIS
LAYNE MILLER
MILES NELSON
KATHY HANNA SMITH

www.priceutah.net

CENTENNIAL CITY 1911-2011
TRAIN TOWN USA 2013

August 6, 2015

Bill Leeflang, P.E., Chief Engineer
Utah State Division of Water Resources
1594 West North Temple, Suite 310
P.O. Box 146201
Salt Lake City, Utah 84114-6201

Re: Lower Elevation Reservoir; Price River Valley

Efforts are underway to address current and future water resources, water conservation and watershed management in the Price River Valley. A council of interested groups has been formed to explore, promote and pursue concerns over wise water use development. The Price River Watershed Council (PRWSC) is actively meeting in a forum to combine mutual interests, ideas and expertise towards the development of a lower elevation reservoir. A PRWSC Technical Committee was created to review important details and provide the overall Council with concise information. Most recently a Lower Elevation Reservoir Phase I Study was completed at a cost of \$8,000 funded by four entities of the PRWSC, namely, Price City, Price River Water Improvement District, Carbon County and the Price River Water Users Association. Price City is the fiscal agency and administrator for this phase.

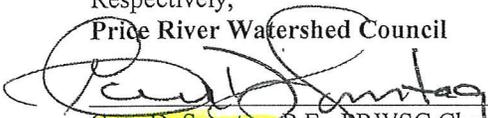
Lower Elevation Reservoir Phase I produced a list of potential reservoir sites, a decision matrix, rating and ranking, water right options, recommendations on future planning and future planning funding alternatives.

The cost to perform more detailed evaluations of short listed potential reservoir sites will require funding from either local supporting entities, state or federal funds. It is understood that there is good potential to secure State funds that may be available through appropriations assigned to the Division of Water Resources in the amount of \$300,000.

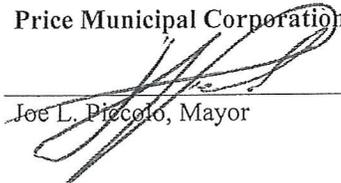
Price City will manage the Lower Elevation Reservoir project as the fiscal agent for the administration, receipt of funds and payment of expenditures. This is supported by the Price River Watershed Council and Price City Mayor and City Council.

We look forward to working with the Division of Water Resources.

Respectively,
Price River Watershed Council


Gary D. Sonntag, P.E., BRWSC Chair
Price City Public Works Director

Price Municipal Corporation


Joe L. Piccolo, Mayor

Cc. D. Hinkins, Utah State Senator
Price City Mayor & City Council
Price River Watershed Council
R. Seeley, City Engineer
L. Richens, Finance Director
N. Tatton, Community Director

GDS/jlp

NOTICE OF PUBLIC HEARING

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL CONDUCT A PUBLIC HEARING ON MONDAY, SEPTEMBER 28TH, 2015 AT 6:00PM IN THE CITY COUNCIL CHAMBERS LOCATED AT 185 EAST MAIN STREET TO RECEIVE INPUT REGARDING THE POTENTIAL LICENSING AND APPROVAL OF SOBER HOUSE LAND USES LOCATED AT 160 E 100 S AND 178 E 100 S.

THE PRICE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 30TH, 2015 AT 6:00PM IN THE CITY COUNCIL CHAMBERS LOCATED AT 185 EAST MAIN STREET TO RECEIVE INPUT REGARDING THE POTENTIAL LICENSING AND APPROVAL OF SOBER HOUSE LAND USES LOCATED AT 160 E 100 S AND 178 E 100 S.

COMMENTS MAY BE SUBMITTED IN ADVANCE TO NICK TATTON AT P.O. BOX 893, PRICE, UTAH, 84501 AND WILL BE PROVIDED TO THE PLANNING COMMISSION AND CITY COUNCIL.

PUBLISHED IN THE SUN ADVOCATE SEPTEMBER 17, 22, 2015

CONDITIONAL USE PERMIT AMENDMENT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: BOARDING HOUSE
LAND USE LOCATED AT 160 E 100 S
AND 178 E 100 S, WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT

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



SIGNATURE _____

DATE _____

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR A BOARDING HOUSE LAND USE TO BE LOCATED AT: (1) 160 E 100 S; AND, (2) 178 E 100 S. 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 JOSEPH WHITE, FOUNDATION FOR FAMILY LIFE OF UTAH/MENTOR WORKS, regarding the conditions of land use associated with **A BOARDING HOUSE LAND USE TO BE LOCATED AT: (1) 160 E 100 S; AND, (2) 178 E 100 S. WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT** as it is associated with JOSEPH WHITE, FOUNDATION FOR FAMILY LIFE OF UTAH/MENTOR WORKS.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and JOSEPH WHITE, FOUNDATION FOR FAMILY LIFE OF UTAH/MENTOR WORKS, (Applicant), for the property located at **(1) 160 E 100 S; AND, (2) 178 E 100 S.**

Term: the term of this agreement commences on SEPTEMBER 28TH, 2015 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:

- Acceptance and approval of a reasonable accommodation request finding that interpretation of the Code for the land use of a group home, a related land use to a rooming and boarding house, is restricted in the C-1 zoning district and a reasonable accommodation is warranted based on property availability within the community and the use is located in a residential structure within the C-1 zoning district and the group home standard provides a functional, reasonable and rational basis for the land use evaluation, conditions and permitting.
- No on-street parking by residents or house manager finding that restricted on-street parking mitigates the potential for vehicle and pedestrian accidents and congestion in the neighborhood.
 - No unusual traffic (delivery trucks, commercial vehicles, heavy equipment) permitted on or off site finding that restricted unusual traffic mitigates negative impacts in the neighborhood.
 - Total parking limited to two (2) traditional vehicles parked off street in the driveway for each location.
- Garbage collection and service frequency arranged so as to not permit accumulations of garbage beyond capacity of on-site receptacles and receptacle quantity and service frequency to be adjusted to avoid accumulations of garbage or other related nuisances in the neighborhood.
 - No unusual waste, debris, residential or otherwise to be generated, no unusual electronic interference generated, no unusual dust, smoke, odors, noise, discharge or other contamination generated finding that restricted unusual generation of potential nuisances conditions mitigates negative impacts in the neighborhood.
- No on-site individual or group counseling or medical treatments to be provided finding that the location is not licensed or permitted as a counseling or treatment center nor is it permitted as a Home Occupied Business for the provision of those services.
- Fire and building safety inspection of subject properties to be completed by the Price City Fire Chief and Price City Building Inspector and compliance with all safety requirements and recommendations stemming from the inspection(s) finding that fire and building safety improvements protect the health, safety and welfare of the community.
- Inspection of the subject properties by a qualified American's with Disabilities Act (ADA) inspection provider and compliance with all access and safety requirements stemming from the inspection finding that inspected and accessible housing ensures compliance with the ADA laws and is in the best interest of the potential residents occupying the structures.
- Maintain a minimum of one full-time, on-site house manager at all times at both 178 E 100 S and 160 E 100 S, respectively, finding that the nature of the housing occupancy necessitates full-time, on-site management to mitigate neighborhood impacts created by the occupancy type.
 - Occupancy limit on each home not to exceed six (6) total persons including full-time, on-site house manager finding that the occupancy limits for a large group home licensing provide a rational basis for approval of the land use and mitigate the potential for overcrowding in the structure or neighborhood and the physical bedroom and bathroom space in the structure does not support additional occupancy levels.
 - Occupancy to comply with Transitional Housing as defined in Section 1.13.278 of the Code: TRANSITIONAL HOUSING FACILITY. A facility owned, operated or contracted by a governmental entity or a charitable, not for profit organization, where, for no compensation, temporary housing (usually three to twenty four months, but in no event less than thirty days) is provided to homeless persons, while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility shall not include a shelter for the homeless, and a dwelling unit provided to a family for the exclusive use as part of a transitional housing program, for more than thirty days, shall not be considered to be a transitional housing facility.
- No persons to reside, visit, or congregate at the either home or property who are listed on any sex offender registry or who have committed a crime involving weapons or violence or persons known to currently be using drugs in an illegal manner finding that children may be present in the neighborhood and restricting registered sex offenders and those who have committed crime(s) involving weapons or violence from the location protects the health, safety and welfare of the community.
- Only persons originally or [formerly] permanently based in Carbon County for a minimum of a six (6) month period to reside in either home finding that limiting occupancy of the home to persons from Carbon County serves to mitigate the community concern regarding imported residents with criminal histories.

- Official supervision of each resident in the home to be provided by Adult Probation and Parole or, at Mentor Works expense for costs and reimbursement, the joint supervision by the Price City Police Chief and/or the Carbon County Sheriff, or through a court appointed private probation provider, finding that official law enforcement supervision increases the opportunity for success of the residents and mitigates potential issues within the neighborhood.
 - Supervisory visits to be completed at a minimum of weekly.
- No gathering in excess of ten (10) individuals at the home, inside or outside finding that restricting large gatherings of people mitigates disturbances within the neighborhood.
- No children under the age of eighteen (18) years of age permitted to enter either yard or home, regardless of relationship, connection to resident or status finding that restricting access by children protects the health, safety and welfare of the community.
- Conduct information dissemination and program operation meetings with members of the neighborhood, at a location within the neighborhood or immediately adjacent to the neighborhood, a minimum of annually, finding that interaction between the operation and the neighborhood limits misinformation and serves to mitigate misunderstandings as well as provide the basis for correction of problem situations in advance.
- Provision of a list of residents, managers, volunteers, updated from time-to-time as may be necessary, to the Price City Police Department, Carbon County Sheriff Department and any neighbors requesting finding that public safety knowledge of high-risk individuals or situations in the community mitigates the potential for criminal or civil violations.
 - Compliance with all community safety requirements or recommendations provided by the Price City Police Department finding that community safety directives protect the health, safety and welfare of the community.
- Certify, by way of accepting these conditions of approval, and the applicants acknowledgement, that: (1) all American's with Disability Act and Fair Housing Act requirements will be followed; and, (2) Certify, via the submission of the Conditional Use Permit Application, that no person will be placed or remain in either location whose prior or current behavior, actions and/or criminal incidents or convictions, has demonstrated that such person is or may be a direct threat to the health or safety of other individuals, or whose said behavior, actions and/or incidents or convictions has resulted in or may result in substantial physical damage to the property of others finding that such certifications protect the health, safety and welfare of the community.
 - Any violators to be removed from the home and the violation to be reported to the Price City Police Department within 24 hours.
 - Violators removed from home to be relocated to another home, facility by Mentor Works to ensure homeless situations are not created in the community.
- Provision of copies of all state licensing documents to Price City finding that properly licensed and registered businesses protect the health, safety and welfare of the community.
- Provision of a copy of the Department of Justice (DOJ) grant the Foundation for Family Life of Utah/Mentor Works is administering finding that local knowledge of the terms of the grant may help identify timing of management gaps of the project finding that a strong possibility of terminated, delayed or reduced management of the site by the Foundation for Family Life of Utah/Mentor Works may occur when the grant terminates.
 - Submission of a written plan to Price City detailing the approach the Foundation for Family Life of Utah/Mentor Works will take to ensure continued, ongoing and uninterrupted operation of the facility in a manner consistent with this approval should the DOJ grant status change.
- No installation of signage at either location finding that restriction of signage serves to maintain the residential character of the properties, although situated within the C-1 zoning district, and structure utilized to accommodate the land use.
- Submission to Price City on an annual basis certificates of liability insurance from the property owner and/or operations provider in the minimum amount of \$1,000,000 finding that insured operation's protect the financial interest of the community as well as protect the health, safety and welfare of the community.
- No violations of the Price City Property Maintenance Code as it relates to the property or the structure finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS _____ DAY OF _____, 20____.

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

JOSEPH WHITE
FOUNDATION FOR FAMILY LIFE OF
UTAH/MENTOR WORKS

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: A 23 LOT LAND SUBDIVISION,
PARKLANE TOWNHOMES, PLAT B, WITHIN A
PLANNED UNIT DEVELOPMENT (PUD), LOCATED
AT APPROXIMATELY 1600 E 450 N, WITHIN THE
RESIDENTIAL 1-6 (R1-6) ZONING DISTRICT

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



SIGNATURE _____

DATE _____

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR A 23 LOT LAND SUBDIVISION WITHIN THE PLANNED UNIT DEVELOPMENT CALLED PARKLANE TOWNHOMES LOCATED AT APPROXIMATELY 1600 E 450 N WITHIN THE RESIDENTIAL 1-6 (R1-6) ZONING DISTRICT

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and JOHN DESTER, PARKLANE TOWNHOMES, regarding the conditions of land use associated with A 23 LOT LAND SUBDIVISION WITHIN THE PLANNED UNIT DEVELOPMENT CALLED PARKLANE TOWNHOMES LOCATED AT APPROXIMATELY 1600 E 450 N WITHIN THE RESIDENTIAL 1-6 (R1-6) ZONING DISTRICT as it is associated with JOHN DESTER, PARKLANE TOWNHOMES.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and JOHN DESTER, PARKLANE TOWNHOMES, (Applicant), for the property located at APPROXIMATELY 1600 E 450 N.

Term: the term of this agreement commences on SEPTEMBER 14TH, 2015 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:

- Recording of the final plat with the Carbon County Recorder's office timely finding that properly approved and recorded plats and land records mitigate misunderstandings and serve to keep property records accurate.
- Completion of, or amendment to, a public infrastructure development agreement with the Price City Public Works Department and submission of the required financial surety finding the properly agreed to public infrastructure development and financial guarantees protect the financial interest of the community.
 - Development elements may include: curb, gutter, sidewalk, street lighting, fire hydrants, water lines, sewer lines, electric lines, ADA access, paint striping, street signage.
- Completion of, or amendment to, a private utility agreement with the Price City Public Works Department finding that properly agreed management and operation of private utility systems connected to the public system protect the health, safety and welfare of the community.
- Connection of all utilities to the development in compliance with direction from the respective utility providers including Price City Electric, Price City Water and Sewer and Price City Storm Water Management finding that properly connected and installed utility connections prevent service and maintenance issues.
- Completion of all storm water management plans and development consistent with plans submitted and with any direction from the Price City Engineer finding that properly controlled storm water flows mitigate the potential for flooding and property destruction.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS 14 DAY OF Sept, 2015.

Price City

Frankie Sacco
By Robert Oliver, Planning Commission Chair

Frankie Sacco

ATTEST

Sherrie Gordon
Sherrie Gordon, City Recorder

Applicant

John Dester
JOHN DESTER, PARKLANE TOWNHOMES



CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: DAYCARE AND
PRESCHOOL LAND USE, LOCATED AT
130 N 200 E EAST, WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT

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



SIGNATURE _____

DATE _____

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 A 24 HOUR CHILD DAYCARE FACILITY LOCATED AT 130 N 200 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 BEDTIME STORIES 24 HOUR CHILD CARE CENTER, JOANNA HAGEN, regarding the conditions of land use associated with A 24 HOUR CHILD DAYCARE FACILITY LOCATED AT 130 N 200 E WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT as it is associated with BEDTIME STORIES 24 HOUR CHILD CARE CENTER, JOANNA HAGEN.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and BEDTIME STORIES 24 HOUR CHILD CARE CENTER, JOANNA HAGEN, (Applicant), for the property located at 130 N 200 E.

Term: the term of this agreement commences on SEPTEMBER 28, 2015 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:

- Ensure that business operation and occupancy limited to the lesser of the identified safe occupancy load of the building as established and regulated by the Price City Building Inspector and Price City Fire Chief or the State of Utah permit maximum, finding that occupancy limits protect the health, safety and welfare of the building occupants and the overall community.
- Complete of building and fire safety inspection of structure by the Price City Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community and specifically protect the life safety of children at daycare or preschool.
 - Safety inspection must address: (1) building and structure in general; (2) kitchen and food prep area specifically; (3) use of lower level of structure specifically.
- Submit of a copy of State of Utah license to Price City finding that properly licensed and permitted businesses serve to protect the health, safety and welfare of the community.
- Complete all building renovations completed under the auspices of a Price City Building Permit and inspected by the Price City Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.
- Ensure that no additional structures located on the site without specific review and approval of an amended site plan finding that future uses, structures and development may require additional permitting and consideration by Price City.
- Ensure that children within the structure or in the outdoor playground area to remain under the direct supervision of a qualified Bedtime Stories adult employee at all times finding that qualified adult supervision mitigates the potential for malicious acts.
- Site to be renovated and improved consistent with site plan submitted and as indicated below finding that approved site plans protect the health safety and welfare of the community.
 - Parking Lot Surfacing: Parking lot to be hard surfaced on or before 9-1-17 as required by Section 6.7 of the Code. Parking lot may be temporary surfaced with gravel or asphalt millings. No debris or mud track out to city streets permitted. Minimum of twelve (12) off street parking spaces to be identified, including ADA spaces. Minimum of two (2) off street parking spaces identified for safe drop-off and pick-up of children.
 - Exterior Lighting: parking lot, drop-off and pick-up area and outside corridors and play areas to be lighted and fully visible during dark hours for safety. Light fixtures to be angled away from neighboring residential properties. All exterior lighting to be LED fixtures.
 - Garbage: Garbage cans and/or garbage dumpster to be maintained in off-street enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers.
 - Drop off and Pick Up: Must be maintained in off-street location for safety.
 - Fencing: Playground and outdoor play area to be secured with a six foot non-sight obscuring (6') secured fence. Fence to accommodate secured gate used for emergency purposes only. No egress by children or ingress by unauthorized persons through gate or fence. Six foot (6') sight obscuring fence along north and east site boundaries; three foot (3') for thirty feet (30') from each sidewalk line.
 - Landscaping: Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise.
- Complete a storm water management plan based on new impervious surface of parking lot and submission of plan to the Price City Engineer for review and concurrence finding that properly planned storm water flows prevent flooding and impact to property and life safety.
- Ensure that business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.
- Ensure that no conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated pursuant to Section 10.3.2.4 of the Code, Childcare, Nursery or Preschool, and the administrative approval therein authorized.

SIGNED THIS ____ DAY OF _____, 20__.

Price City

Applicant:

By Robert Oliver, Chair

JOANNA HAGEN, BEDTIME STORIES 24 HOUR CHILD CARE CENTER

ATTEST:

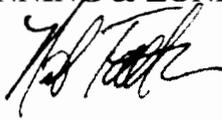
Sherrie Gordon, City Recorder

Mayor
JOE L. PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
GARY SONNTAG



DATE: SEPTEMBER 11TH, 2015

TO: PRICE CITY PLANNING & ZONING COMMISSION

FROM: NICK TATTON
PRICE CITY 

RE: ASSISTED LIVING CENTER

Please find attached a Conditional Use Permit (CUP) application submitted by Richard Nuffer for locating an assisted care living center business at 75 E 500 N, called Beehive Homes of Price – Memory Care Center, within the Public Facilities (PF) zoning district. The PF zone accommodates public and quasi public as well as private land uses and, per Section 14.2.4 of the Price City Land Use Management and Development Code (Code) utilizes the ‘most similar’ land use codes for permitting purposes. In this case it is the Commercial 1 (C-1) zoning district requirements. The land use evaluation criteria for the PF zone district are listed in the in Section 14.1, paragraphs 1 thru 7 of the Code, the general land use evaluation criteria for the C-1 zone district are in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist for the C-1 zone district are in Section 11.1.m of the Code. The actual land use, Assisted Living Facility, is conditional and listed in Section 11.3.2.1.5.7 of the Code. The site of the proposed development is currently owned by Price City and the surplus and sale process, including receipt of bids, is underway and expected to be completed in advance of final approval application.

It is the recommendation of staff to thoroughly discuss the land use and development plan with the applicant and provide concept approval only at this time.

RECOMMENDED MOTION(S):

1. Move to provide ***concept approval only*** for an Assisted Living Facility to be located at 75 E 500 N within the Public Facilities (PF) zoning district finding that the PF zone accommodates public and quasi public as well as private land uses and, per Section 14.2.4 of the Price City Land Use Management and Development Code (Code) utilizes the ‘most similar’ land use codes for permitting purposes, basing the concept approval on the land use evaluation criteria for the PF zone district listed in the in Section 14.1, paragraphs 1 thru 7 of the Code, the general land use evaluation criteria for the C-1 zone district in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist for the C-1 zone district in Section 11.1.m of the Code, and the conditional land

use, Assisted Living Facility, listed in Section 11.3.2.1.5.7 of the Code, and subject to the following conditions of concept approval:

- a. Obtain site control or ownership allowing unencumbered private development to occur.
- b. Final comprehensive site plan to be prepared and submitted consistent with the concept site plan submitted, and to include the following elements:
 - i. Utility connections for water, sewer, electric, natural gas detailed (size, location, etc.) including any required sampling manholes and grease traps.
 1. Procurement and submission of capacity and willingness to serve letters from each utility provider.
 2. Provide electrical load sheet to Price City electric department.
 3. Provide full details on solar installation to Price City electric department.
 - ii. Detail and location of retaining wall to support hillside and prevent storm water or debris flows from negatively impacting the development.
 - iii. Fencing: potentially required six foot (6') sight obscuring fencing on the west and north sides of the development. Location and details onto site plan.
 - iv. Review of development with the Price City Fire Chief and installation of fire safety water lines and hydrants as required. Locations to be indicated on final site plan.
 - v. Minimum of 12 off street parking spaces, including ADA spaces, to accommodate initial and future building at site. Consistent with Code Section 6.4.10 of 4 spaces + 1 space per 5 beds = 11 spaces. One (1) additional space for visitors.
 1. Parking lot and exterior area lighting to be high efficiency LED fixtures.
 2. Parking lot and exterior area lighting to be angled, shielded or on timers to not negatively impact neighboring residential uses with light transference.
 3. Right turn only upon exit from off street parking with signage. To be indicated on site plan.
 - vi. Garbage dumpster to be located and identified on final site plan in screened enclosure with gates.
 - vii. Detail on curb, gutter, sidewalk, street light, and other public infrastructure installations.
 - viii. Indicate minimum of 5% of area landscaping on site plan. Landscaping to be water wise.
 - ix. Indicate locations of business and way-finding signage proposed on final site plan.
- c. Completion of a geotechnical study and submission of the study to the Price City Engineer for review and concurrence and potential further development requirements and recommendations.
- d. Completion of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence and potential further development requirements and recommendations including on site detention.
- e. Completion of a private utility agreement with the Price City public works department as it relates to culinary water connection and service.
- f. Completion of a public infrastructure development agreement with the Price City public works department as it relates to the installation of public infrastructure

associated with the development and submission of the required financial surety as required.

- g. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission of the survey to PRWID with a copy to Price City.
 - h. Submission of building plans to the Price City building department for review and approval. All construction to be completed under the auspices of a Price City building permit.
 - i. Recommended that a pre-development meeting be held with Price City and area service providers prior to finalization of the site plan to be submitted for final approval.
 - j. Identification and recording of any necessary easements including existing water lines, storm water drainage, electrical lines.
 - k. Application and receipt of Price City business license prior to opening and operation at site.
 - l. Business signage to be submitted to the Price City planning department for review and potential approval prior to installation.
 - m. Completion and submission of a preliminary environmental site review consistent with Section 3.3.3 of the Code and any mitigation plans for conditions noted.
2. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Minutes of the Price City Council Meeting
City Hall
Price, Utah
September 9, 2015 at 5:30 p.m.

Present:

Councilmembers:

Kathy Hanna-Smith
Layne Miller
Miles Nelson
Rick Davis
Wayne Clausing

Kevin Droic-Chief of Police
Nick Sampinos-City Attorney
John Daniels-Human Resources Director
Gary Sonntag-Public Works Director
Nick Tatton-Community Director
Lisa Richens-Finance Director
Sherrie Gordon-City Recorder

Excused Absence: Mayor Piccolo and Bret Cammins-Customer Service Director

Present: Steve Swinburne, Alan J. Peterson, Debbie Marvidikis, Diane Lodeserto
Frank Markosek, Dennis Ardohain, Sara Braby, Danelle Tatton, Phil Roundy, Maegan with Emery Telcom
News, Ron Patterson, Willie Ellington, and Billy Coleman

MOTION. Councilmember Clausing moved for Councilmember Davis to serve as Mayor pro tempore in the absence of Mayor Piccolo. Motion seconded by Councilmember Hanna-Smith and carried.

1. Mayor pro tempore Davis called the regular meeting to order at 5:30 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –
Dennis Ardohain and Frank Markosek, representing the Miners Memorial Committee, addressed the Council. They thanked Price City for all of their many contributions toward the memorial. They stated that Price City went above and beyond what was asked for. They also thanked Mayor Piccolo, Councilmember Hanna-Smith, and Gary Sonntag, Public Works Director, for all of their efforts towards this project. The committee deemed Price City a platinum donor. They presented Price City with a commemorative miner safety lamp. Gary Sonntag accepted the miner safety lamp on behalf of Price City. The miner safety lamp will be placed in the show case at City Hall. A time capsule will also be placed in the show case at City Hall. The time capsule will be opened in 50-years.
4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated since the last Council meeting.
5. RESOLUTION 2015-17- Consideration and possible approval of Resolution 2015-17 adopting eligibility dates and waiting periods for group medical insurance and authorizing staff to implement the same as soon as practicable. Ref. Memo to City Council dated September 2, 2015.
MOTION. Councilmember Clausing moved to approve Resolution 2015-17. Motion seconded by Councilmember Miller and passed.
6. JONES AND DEMILLE ENGINEERING-PHASE 2 LOWER ELEVATION RESERVOIR PROJECT - Addendum #07-15, attached, to 2007 General Engineering Services Agreement. Phase 2 involves site selection, geo-technical review, storage analyses, facilities review, permitting review, technical report and public involvement planning. Estimated fees \$40,000.
Gary Sonntag, Public Works Director, reviewed the addendum with the Council. This is an addendum to the general engineering services agreement to hire Jones and DeMille Engineering to complete Phase 2 of the lower elevation reservoir project.
MOTION. Councilmember Hanna-Smith moved to approve Addendum #07-15, subject to receipt of funding from the State Division of Water Resources. Motion seconded by Councilmember Clausing.

7. PUBLIC HEARING - Public hearing to receive input on the proposed 2016-2017 Price City Capital Improvement Plan and the subsequent four (4) year proposed projects and purchases.
MOTION. Councilmember Clausing moved to open the public hearing at 6:33 p.m. Motion seconded by Councilmember Hanna-Smith and carried.
 Nick Tatton, Community Director, reviewed the annual Price City Capital Improvement Plan (CIP) and each individual project as listed below.

2016-2017 PRICE CITY CAPITAL IMPROVEMENT PLAN PURCFHASES AND PROJECTS

Project	City	CIB Grant	Other Grant	Loan
Streets:				
Class C Equipment Purch - C	155,000			
Class C road improvements - C	85,000			
Class C Bond Obligation- 300 West & 700 East-	46,000			
1900 East Design & Build - UDOT-SM URBN RDS	72,000		1,000,000	
Purchase Full Size Portable Stage	35,000			
Storm Water Utility:				
Maintenance of Canal Fence - SWU	10,000			
Vegetation Mitigation - SWU	12,000			
Staff, Equipment, Management - SWU	32,000			
Public Works:				
Town Square Enhancement Phase II, III, IV	20,000		210,000	
Police:				
Police vehicles	40,000			
Police vehicle lease payments	8,904			
Parks/Cemetery:				
Clfw Cmtry - New Sections	300,000			
DinoMine Park Upgrades-Z	118,000			
Backhoe Replacement-Lease	1,000			
Baseball Complex Bleachers - Z	15,000			
Replace Backhoe #5705	90,000			
Area-Vator Attachment for Water Mowers	8,400			

Purchase HD Equipment Trailer	4,000						
Post Hole Digger-Auger	3,000						
Electric:							
Emergency Generator - Public Works - Elect Fund	100,000						
Water & Sewer:							
Water distribution replacement Bonds:							
Bond Pmts: Trns Line & Tank	550,397						
Bond Payments - CIB - 2011 B	23,000						
PWC Roof Bond	17,000						
Sewer system replacement							
Bond Payments - CIB 2011 A	13,000						
In-House Water Line Rplcmnts	10,000						
In- House Sewer Line Rplcmnts	10,000						
DDW - Water Bond	117,029						
DWQ-Stimulus Funds - Sewer Bond	42,000						
Sewer Jet Vac Truck rplc #4920 - SEWR FND							80,000
Dumptruck Lease Payments - WATER FUND	28,573						
Lower Elevation Reservoir Participation	10,000						
Building Maintenance:							
Library Renovations-Upgrades- PER PLAN ONLY	25,000						

MOTION. Councilmember Hanna-Smith moved to close the public hearing at 6:46 p.m. Motion seconded by Councilmember Miller and carried.

- RESOLUTION - Consideration and possible approval of Resolution 2015-18 adopting the 2016-2017 Capital Improvement plan, including the proposed Storm Water Utility (SWU) rates.

MOTION. Councilmember Miller moved to approve Resolution 2015-18. Motion seconded by Councilmember Nelson and carried.

- PUBLIC HEARING - Public hearing to receive input on the potential contribution of the proceeds from the International Days Golf Tournament to local charitable groups and entities.

MOTION. Councilmember Clausing moved to open the public hearing at 6:00 p.m. Motion seconded by Councilmember Nelson and carried.

Nick Tatton, Community Director, stated that the International Days Golf Tournament Committee

recommended the proceeds of \$5,300 from the International Days Golf Tournament be given to the following community service groups and charities:

1. Price City International Days Fireworks Display (Internal) - \$1,250
2. Price City Local Educational Scholarship Program (Internal) - \$1,000
3. Carbon Miners Memorial Project - \$500
4. Hope Squad Suicide Prevention - \$250
5. Spencer's Wishes - \$250
6. Price Farmers Market - \$100
7. Castleview Hospital Kids Program - \$450
8. Price Chapel Entry Flag - \$900
9. USU Extension Water Conservation Program - \$100
10. Price American Legion Team - \$500

MOTION. Councilmember Hanna-Smith moved to accept the public comments and close the public hearing at 6:05 p.m. Motion seconded by Councilmember Miller and carried.

10. PRESENTATION OF INTERNATIONAL DAYS GOLF TOURNAMENT PROCEEDS TO LOCAL CHARITIES - Presentation of approved donations from the proceeds of the International Days Golf Tournament to local area charitable and civic projects.

Pursuant to the list discussed at the public hearing the Council agreed to provide funding of the International Days Golf Tournament proceeds to the charities indicated.

Councilmember Clausing presented each entity represented and approved with a certificate and with a check in the amount donated by Price City.

Danelle Tatton representing Castleview Hospital, Debbie Marvidikis and Sara Brady representing the Hope Squad Suicide Prevention, Ron Patterson representing Utah State University Extension-Water Conservation and Farmers Market, Phil Roundy representing Spencer's Wishes Charity, Steve Swinburne and Alan Peterson representing Price Chapel Entry Way Flag, Willie Ellington and Billy Coleman representing Price American Legion Team, and Dennis Ardohain and Frank Markosek representing the Miner's Memorial, thanked the Mayor and City Council for the City's donations to their respective entities.

CONSENT AGENDA – **MOTION.** Councilmember Hanna-Smith moved to approve consent agenda items 11 through 17, with conditions listed on item 16, Business Licenses, Blue Mountain Auto Sales, LLC. Motion seconded by Councilmember Clausing and carried.

11. MINUTES -

- a. August 26, 2015 City Council Meeting
- b. September 4, 2015 City Council Workshop

12. 1900 EAST PHASE I: AIRPORT ROAD TO 300 NORTH (Project 1C-2015)—Authorization to approve UDOT Local Government Contract Modification for additional construction engineering services from JUB Engineering for the additional work required to secure the rights of way for the project: \$13,894.32. New contract total: not to exceed \$128,994.16 (Budgeted).
13. BID RECEIPT AUTHORIZATION - Authorization to advertise and continue to receive real property purchase bids for the previously surplus real property located at approximately 75 East 500 North consistent with prior development plans.
14. BUILDING PERMIT FEE WAIVER - Consideration and possible approval of a fee waiver for a building permit for Carbon County relative to installation of a TV tower on Wood Hill. Building Permit still required, fee waiver only. Estimated fee waiver amount between \$400-\$500.
15. PRECISION CONCRETE CUTTING - It is proposed that the City enter into an Agreement to remove tripping hazards on selected City concrete sidewalks. Precision is a sole source provider for this type of service utilizing patented methods of concrete cutting. The City will pay to Precision, for services performed, the rate of \$26.95 per inch-foot, not to exceed a total of \$10,000 (budget). See agreement attached.
16. BUSINESS LICENSES – Authorization to approve business licenses for:
First & For Most at 44 West Main

Blue Mountain Auto Sales, LLC at 1375 South 100 East
Business License approved provisionally with the following conditions:

Required within 30-days:

1. Copy of Dealer Bond
2. Building and safety inspection
3. Signs approved before installation

Restrictions:

1. No service or repair of automobiles. Sales only.
2. No inoperable vehicles at location.

17. TRAVEL – Authorization to approve travel for:
Russell Seeley, 2015 American Public Works Association (APWA) Fall Conference and Storm Water Expo, October 6-7, 2015, Sandy, Utah.
18. COMMITTEES – Updates presented.
 - a. WATER RESOURCES
 - b. EMERGENCY PLANNING
 - c. COMMUNITY PROGRESS - CULTURE CONNECTION
 - d. INTERNATIONAL DAYS
19. UNFINISHED BUSINESS
 - a. Recycling – Councilmember Davis plans to attend a meeting on September 10, 2015 at 4:00 p.m.

The regular City Council meeting was adjourned at 7:03 p.m. by Mayor pro tempore Davis.

APPROVED:

ATTEST:

Rick Davis, Mayor pro tempore

Sherrie Gordon, City Recorder

Account No: _____
 Business Activity: _____
 Fee: _____



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

Renewal (check and show **changes only** on form below)

Business Information			
Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): Foundation for Family Life of Utah/ MentorWorks			
If Name Change, list previous name:			
Business Address: 178 East 100 South		Suite/Apt. No.:	
City: Price	State: UT	Zip Code: 84501	
Business Telephone: (801) 679-3921	Business E-mail:		Business Fax:
Mailing Address (if different) 1878 W 12600 S #230	City: Riverton	State: UT	Zip Code: 84065
Property Owner's Name: Gust Kalatzes		Property Owner's Telephone: (435) 650-1972	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> LLC (Include copy of name registration with the State of Utah) Non-Profit			
Type of Business: <input type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal			Building Occupancy Type:
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: 10/1/15 Business Hours: From _____ To _____ M T W TH F S SU (please circle)			
Detailed Description of Business: Sober living home for individuals in Carbon County who primarily have substance abuse related offenses and have expressed a sincere desire to change their lives. Each home will have a house manager, set of rules, p&p manual, and necessary DHS licensure from the state of Utah.			
Commercial Square Feet:		No. of Mobile Home Spaces:	
No. of RV Spaces:			
State Sales Tax I.D. No. (Include copy or proof of exemption): Exempt.. See Attached Letter		Federal Tax I.D. No. (Include copy, if applicable): 45-2396266	
State License No. (Include copy, if applicable): 8009822-0140		State License Type: Corporation-Domestic-Non-Profit	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.			
<input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			
NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/ Criminal History Check</u> form included with this application.			

Account No: _____
 Business Activity: _____
 Fee: _____



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Renewal (check and show **changes only** on form below)

Business Information			
Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): Foundation for Family Life of Utah/ MentorWorks			
If Name Change, list previous name:			
Business Address: 160 East 100 South		Suite/Apt. No.:	
City: Price	State: UT	Zip Code: 84501	
Business Telephone: (801) 679-3921	Business E-mail:		Business Fax:
Mailing Address (if different) 1878 W 12600 S #230		City: Riverton	State: UT Zip Code: 84065
Property Owner's Name: Gust Kalatzes		Property Owner's Telephone: (435) 650-1972	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> LLC (Include copy of name registration with the State of Utah) <input checked="" type="checkbox"/> Non-Profit			
Type of Business: <input type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal			Building Occupancy Type:
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: <u>10/1/15</u> Business Hours: From _____ To _____ M T W TH F S SU (please circle)			
Detailed Description of Business: Sober living home for individuals in Carbon County who primarily have substance abuse related offenses and have expressed a sincere desire to change their lives. Each home will have a house manager, set of rules, p&p manual, and necessary DHS licensure from the state of Utah.			
Commercial Square Feet:		No. of Mobile Home Spaces:	
No. of RV Spaces:			
State Sales Tax I.D. No. (Include copy or proof of exemption): Exempt.. See Attached Letter		Federal Tax I.D. No. (Include copy, if applicable): 45-2396266	
State License No. (Include copy, if applicable): 8009822-0140		State License Type: Corporation-Domestic-Non-Profit	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.			
<input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			
NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.			

If applicant is a SOLE PROPRIETOR, complete this section.

Owner's Name:

Owner's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Owner's Telephone:
()

Owner's E-mail:

Owner's Fax:

Owner's Birth Date:

Owner's Drivers License No. (include state & provide copy):

Manager Information (if applicable)

Manager's Name:

Manager's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Manager's Telephone: ()

Manager's E-mail:

Manager's Fax:

Manager's Birth Date:

Manager's Drivers License No. (include state):

If applicant is a CORPORATION, PARTNERSHIP, OR LLC, complete this section.

ALL OFFICERS (First/Middle/Last)

HOME ADDRESS (City, ST, Zip)

HOME TELEPHONE

1. Joseph Michael White

12239 Lampton View Dr
Riverton, UT 84065

(801) 750-5398

2.

()

3.

()

TITLE

DATE OF BIRTH (MM/DD/YYYY)

DRIVERS LICENSE NO. (Include copy)

1. Executive Director

03 / 26 / 1963

150920675 ST UT

2.

/ /

ST

3.

/ /

ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Signature of Owner/Agent

Date

Joseph M White

Executive Director

Please Print Name

Title

Please allow at least 10 working days for your application to be processed.

Office Use Only

Approvals:

Business Licensing: _____
Police: _____

Fire: _____
P & Z: _____

Inspection: _____
Other: _____

Date Approved: _____

Account No: 3178
 Business Activity: 711
 Fee: \$100 PP



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

Renewal (check and show changes only on form below)

Business Status: <input type="checkbox"/> New Business <input checked="" type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>DBA: Bryner Photography / LLC name Photography by Marie Bryner-Bowles</u>			
If Name Change, list previous name:			
Business Address: <u>585 E Main</u>		Suite/Apt. No.:	
City: <u>Price</u>	State: <u>UT</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 630 0136</u>		Business E-mail: <u>brynerphoto@gmail.com</u>	
Business Fax: <u>---</u>			
Mailing Address (if different): <u>Same</u>		City: <u>---</u>	State: <u>---</u> Zip Code: <u>---</u>
Property Owner's Name: <u>Kerry Krampel</u>		Property Owner's Telephone: <u>(435) 650 7193</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal		Building Occupancy Type:	
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: <u>Oct 1 2015</u> Business Hours: From <u>10</u> To <u>5</u> <u>M</u> <u>T</u> <u>W</u> <u>TH</u> <u>F</u> <u>S</u> <u>SU</u> (please circle)			
Detailed Description of Business: <u>Photography Studio</u> <u>In-studio & Outdoor portrait & family photography</u>			
Commercial Square Feet: <u>1,675</u>		No. of Mobile Home Spaces: <u>---</u>	
No. of RV Spaces: <u>---</u>			
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>13832343-002-STC</u>		Federal Tax I.D. No. (Include copy, if applicable): <u>EIN 46-4938698</u>	
State License No. (Include copy, if applicable): <u>N/A</u>		State License Type: <u>N/A</u>	
<p>THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.</p> <p><input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business</p> <p style="text-align: right;">NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.</p>			

Account No: 3109
 Business Activity: 7222
 Fee: \$100



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY. **Renewal** (check and show changes only on form below)

Business Status: <input type="checkbox"/> New Business <input type="checkbox"/> Location Change <input checked="" type="checkbox"/> Name Change <input checked="" type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>SODALicious Drinks + Snacks LLC</u>			
If Name Change, list previous name:			
Business Address: <u>430 South Callan Avenue</u>		Suite/Apt. No.:	
City: <u>Price</u>	State: <u>UT</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 749-2607</u>		Business E-mail:	
Business Fax:		Business Fax:	
Mailing Address (if different)		City:	State: Zip Code:
Property Owner's Name: <u>Rick Kromple</u>		Property Owner's Telephone: ()	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal		Building Occupancy Type:	
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: _____ Business Hours: From <u>7:00a</u> To <u>10:00 p</u> <u>M T W T F S S U</u> (please circle)			
Detailed Description of Business: <u>Drink + snack shop - drive thru</u>			
Commercial Square Feet:		No. of Mobile Home Spaces:	
No. of RV Spaces:			
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>15S010914</u>		Federal Tax I.D. No. (Include copy, if applicable): <u>47-4667736</u>	
State License No. (Include copy, if applicable):		State License Type:	
<p>THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.</p> <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			
<p>NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.</p>			

Account No: 3180
 Business Activity: 54120
 Fee: \$100



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY. **Renewal** (check and show changes only on form below)

Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>BNL Landscaping</u>			
If Name Change, list previous name:			
Business Address: <u>830 NORTH 100 EAST</u>			Suite/Apt. No.:
City: <u>Price</u>	State: <u>UTAH</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 299-0704</u>	Business E-mail:	Business Fax:	
Mailing Address (if different)	City:	State:	Zip Code:
Property Owner's Name: <u>Allison Lucero</u>		Property Owner's Telephone: <u>(435) 650-9893</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal			Building Occupancy Type:
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input checked="" type="checkbox"/> Other:			
Opening Date: _____ Business Hours: From <u>7 AM</u> To <u>7 PM</u> <input checked="" type="checkbox"/> M <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> F <input type="checkbox"/> S <input type="checkbox"/> SU (please circle)			
Detailed Description of Business: <u>LANDSCAPE, LAWN CARE, SNOW REMOVAL</u>			
Commercial Square Feet:		No. of Mobile Home Spaces:	
No. of RV Spaces:			
State Sales Tax I.D. No. (Include copy or proof of exemption):		Federal Tax I.D. No. (Include copy, if applicable):	
State License No. (Include copy, if applicable):		State License Type:	
<p>THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.</p> <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			
<p>NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.</p>			

Owner's Name: Brayden Lucero		
Owner's Address: 830 North 100 East		Suite/Apt. No.:
City: Provo	State: Utah	Zip Code: 84501
Owner's Telephone: (435) 297-0704	Owner's E-mail:	Owner's Fax:
Owner's Birth Date: 11/02/1987	Owner's Drivers License No. (include state & provide copy): 171466628	

Manager's Name:		
Manager's Address:		Suite/Apt. No.:
City:	State:	Zip Code:
Manager's Telephone: ()	Manager's E-mail:	Manager's Fax:
Manager's Birth Date:	Manager's Drivers License No. (include state):	

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1.		()
2.		()
3.		()

TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (include copy)
1.	/ /	# ST
2.	/ /	# ST
3.	/ /	# ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Brayden Lucero *Brayden Lucero* *9-17-15*
 Signature of Owner/Agent Date
Brayden Lucero
 Please Print Name Title

Please allow at least 10 working days for your application to be processed.

Account No: 3111
 Business Activity: 236
 Fee: \$ 100



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

Renewal (check and show changes only on form below)

Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>Infocus Technical Solutions LLC</u>			
If Name Change, list previous name:			
Business Address: <u>692 E. 400 N. Price</u>		Suite/Apt. No.:	
City: <u>Price</u>	State: <u>Utah</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(435) 229-3505</u>	Business E-mail: <u>warren.benson.Db@gmail.com</u>	Business Fax: <u>N/A</u>	
Mailing Address (if different)	City:	State:	Zip Code:
Property Owner's Name: <u>John Cardon</u>		Property Owner's Telephone: <u>(435) 650-4603</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal		Building Occupancy Type:	
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: <u>Aug 15, 2015</u> Business Hours: From <u>12pm</u> To <u>8pm</u> (<u>M T W T H F S</u>) <u>SU</u> (please circle)			
Detailed Description of Business: <u>Handyman services in tile, roofing, framing, plumbing etc.</u>			
Commercial Square Feet:		No. of Mobile Home Spaces:	
No. of RV Spaces:			
State Sales Tax I.D. No. (Include copy or proof of exemption): <u>14055154-004-STC</u>		Federal Tax I.D. No. (Include copy, if applicable): <u>411-4453805</u>	
State License No. (Include copy, if applicable):		State License Type:	
<p>THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply.</p> <p><input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business</p> <p style="text-align: right;">NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.</p>			

Owner's Name:		
Owner's Address:		Suite/Apt. No.:
City:	State:	Zip Code:
Owner's Telephone: ()	Owner's E-mail:	Owner's Fax:
Owner's Birth Date:		Owner's Drivers License No. (include state & provide copy):

Manager's Name:		
Manager's Address:		Suite/Apt. No.:
City:	State:	Zip Code:
Manager's Telephone: ()	Manager's E-mail:	Manager's Fax:
Manager's Birth Date:		Manager's Drivers License No. (include state):

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1. <i>Warren James Benson</i>	<i>62E 400 N Provo UT 84501</i>	<i>(435) 229-2505</i>
2. <i>Hailee Sue Benson</i>	<i>"</i>	<i>(801) 349-5700</i>
3.		<i>()</i>

TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (include copy)
1. <i>Member / Agent</i>	<i>02 / 04 / 1989</i>	<i># 173004862 ST UT</i>
2. <i>Member</i>	<i>09 / 06 / 1991</i>	<i># 175829103 ST UT</i>
3.	<i>/ /</i>	<i># ST</i>

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Warren Benson *8/1/15*
 Signature of Owner/Agent Date
Warren Benson *Agent / Owner*
 Please Print Name Title

Please allow at least 10 working days for your application to be processed.