

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



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

**PRICE CITY
PLANNING AND ZONING COMMISSION**

Commission

JUDY BEACCO
DAVID BLACK
DALE EVANS
JADE POWELL
RICHARD ROOT
TODD THORNE
JAN YOUNG
DAVID HINCKLEY, ALT.
ERROLL HOLT, ALT.

**PLANNING AND ZONING AGENDA
12/06/2021**

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 5:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS - Commissioner Beacco
4. MINUTES of November 22, 2021
5. PUBLIC COMMENT ON AGENDA ITEMS
6. CONDITIONAL USE PERMIT
 - a. RESTAURANT LAND USE. Consideration and possible approval of a restaurant land use at 355 East Main Street within the Commercial 1 zoning district, Chunsong Lin, Asian Bistro.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF NOVEMBER 22, 2021**

PRESENT:

Commissioners:

Judy Beacco

Dale Evans

Jade Powell

Todd Thorne

Jan Young

Sherrie Gordon, City Recorder

Nick Tatton, Community/Human Resources Director

EXCUSED: Commissioner Black, Commissioner Hinckley, Commissioner Root, and Commissioner Holt-Alternate

STAFF/OTHERS PRESENT: See Public Meeting Sign-In Sheet

1. Chair Young called the meeting to order at 5:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Chair Young recommended that when pets are outside they be on a leash. This can prevent unfavorable incidents.
4. MINUTES OF October 25, 2021

MOTION. Commissioner Evans moved to approve the minutes for October 25, 2021. Motion seconded by Commissioner Evans and carried.

5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
7. CONDITIONAL USE PERMIT
 - a. SMALL ENGINE REPAIR AND RETAIL SALES LAND USE. Consideration and possible approval of a conditional use permit for a small engine repair and retail sales land use at 314 S Main Street (Highway 55) within the Commercial 1 zoning district, Cycle Savers, Cory Vogrinec.

A Conditional Use Permit (CUP) application was submitted by Cory Vogrinec to locate a small engine repair business at 314 S Main Street (Highway 55) in an existing building within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use.

The Commissioners thoroughly discuss the land use(s) with the applicant. Chair Young read aloud the following Conditions of approval:

- Site requirements:
 - Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - Maintain a minimum of 4 off-street parking spaces for customers and employees.
 - Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
 - No unscreened outside storage of work in progress, materials, inventory, supplies.
- No on-site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community. Completion of a PRWID Waste Water Survey and compliance with the direction based on the survey.
- Inspection of the structure by the Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.

- All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
- Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
 - Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.

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

MOTION. Commissioner Thorne moved to approve a Conditional Permit for a small engine repair and retail sales land use at 314 S Main Street (Highway 55) within the Commercial 1 zoning district, Cycle Savers. Motion seconded by Commissioner Powell and carried.

8. UNFINISHED BUSINESS – Kyle Heffernan, the new Planning & Zoning Commissioner introduced himself. He will take office beginning January 10, 2022. Nick Tatton reminded everyone of the Price City Planning and Zoning Commission Training Retreat scheduled for December 6, 2021.

Chair Young called for a motion to close the regular Planning and Zoning Commission meeting.

MOTION. Commissioner Evans moved to close the regular Planning and Zoning Commission meeting. Motion seconded by Commissioner Beacco and carried.

Chair Young stated that the regular Planning and Zoning Commission meeting was adjourned at 5:15 P.M.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon



PRICE MUNICIPAL CORPORATION
185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905

CHAIR
JAN YOUNG

COMMISSIONERS

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

DATE: OCTOBER 2, 2012

TO: PRICE CITY PLANNING & ZONING COMMISSION

FROM: NICK TATTON 

RE: RESTAURANT LAND USE ~ 355 EAST MAIN STREET

Please find attached a Conditional Use Permit (CUP) application submitted by Chunsong Lin, Asian Bistro, to (re)establish the restaurant land use at 355 East Main Street within the Commercial 1 (C-1) zoning district. The land use was previously authorized but expired as the property and structure were vacant for over 365 days as indicated in Section 5.5 of the Price City Land Use Management and Development Code (Code) regarding Pre-Existing Provisions. The restaurant land use is conditional and found in Section(s) 11.3.4.12 – Drive-In Restaurants and 11.3.4.14 Easting Places, food consumed on premises. The general evaluation criteria for the land use are listed in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code.

It is the recommendation of staff that the planning commission recommend the Price City Council provide final approval for the land use as applied.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provide final approval and issue a CUP for (re)establishment of a restaurant land use at 355 East Main Street within the C-1 zoning district based on the general evaluation criteria listed in Section 11.1 of the Code and the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code, the conditional land uses of Drive-In Restaurants in Section 11.3.4.12 and Easting Places, food consumed on premises in Section 11.3.4.14 and subject to the following conditions of approval:
 - a. All building renovations and signage installations, if any, to be completed under the auspices of a valid building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community;
 - b. Must apply and receive a valid Price City Business License finding that properly licensed business entities protect the health, safety and welfare of the community;
 - c. All signage to be presented to the Price City Planning Department for compliance review prior to installation and no signage beyond existing locations finding that properly reviewed, approved and installed business signage promotes consistency in the community and increased commercial activity;
 - i. All unused site signage location must be removed.
 - d. Existing site, including lighting, fencing, ingress, egress, dumpster location, landscaping, parking, grease trap, etc. to remain unchanged from previous site plan

approval finding that existing approved site plans are in compliance with Code requirements including storm water management, traffic and pedestrian safety;

- e. No conditions at the property or structure that place the property or structure in violation of the Price City Property Maintenance Code finding that properly maintained real property and structures protects area property values and is consistent with the Price City General Plan.
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.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☒ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information					
1. Applicant's Name: <u>CHUNSONG LIN</u>		2. Title: <u>President</u>			
3. Applicant's Mailing Address: <u>868 N 1400 E</u>		4. Suite/Apt. No.:			
5. City: <u>LEHI</u>	6. State: <u>UT</u>	7. Zip Code: <u>84043</u>			
8. County: <u>Utah</u>		9. Telephone: <u>(385) 335-9910</u>			
Project Information					
10. Name of Project (Business): <u>Asian Bistro</u>					
11. Address of Proposed Project: <u>355 E. Main St., Price, UT 84501</u>					
12. Zone District (see attached zoning map):					
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)					
13. ☐ Sign ☒ Commercial ☐ Residential	14. ☐ Zone Change ☐ Storm Drainage ☐ Street Work ☐ Road Dedication ☐ Water ☐ Sewer	15. ☐ Excavation ☐ Fill Work ☐ Building ☐ Subdivision ☐ Apartments ☐ Electrical	16. ☐ Industrial ☐ Annexation ☐ Flood Plain ☐ Recreation ☐ Street Opening ☐ Demolition		
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:		
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ <u>15000</u> c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)		23. Project Plans: ☐ Plans Included ☐ Attachments (Number) _____	

Install new hood
clean up
new paint

NAME	ADDRESS (City, St, Zip)	TELEPHONE
1. CHUNSONG LIN	868 N 1400 E LEHI, UT 84043	(385) 335-9910
2.		()
3.		()
27. Estimated Starting Date: Now open ' / '	28. Estimated Completion Date: Now open ' / '	29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☒ No

Chun Song

Date 11/16/12
President

☐ Approve
☐ Decline

Comments:

Signature _____

Date _____

Requires:

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

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

I hereby certify that the above information is accurate, true, and correct to the best of my knowledge and understanding. I also understand that falsification and/or failure to provide information herein will be grounds for revoking my Home Occupied Business License.

I have read the Home Occupied Businesses regulations, Chapter 13.90 of the Land Use Development and Management Code of the Price City Municipal Code, included herein, and I understand and will comply with this ordinance. Any violations of this ordinance can result in the revoking of my Home Occupied Business License.

Chun Song

Signature of Applicant

11/10/21

Date

Planning and Zoning Commission Approval

Date

City Council Approval

Date

PRICE MUNICIPAL CORPORATION

HOME OCCUPIED BUSINESS

PROPERTY OWNER'S SIGNATURE REVIEW FORM

250 FOOT RADIUS

DEFINITION OF HOME OCCUPATION: An occupation of a person or family where they reside and which occupation is clearly incidental and secondary to the use of the structure for dwelling and residential purposes, and does not change the residential character of the dwelling or the neighborhood, and in connection with which there is no display and/or stock of merchandise. The home occupation shall not involve the use of an accessory building, either attached or detached, which substantially changes the character of the dwelling or of the neighborhood.

I, the undersigned, have reviewed with the applicant, _____, the proposed Home Occupied Business located at _____ for the defined purpose of conducting the following business within the home as described below:

I fully understand the nature of this request and (approve) _____ (disapprove) _____ this application.



Signature of Property Owner

Address of Property Owner

Date



Price City
185 E Main St | PO Box 893
Price, UT 84501
(435) 636-3161
sharim@priceutah.net

XBP Confirmation Number: 109949040

► Transaction detail for payment to Price City.	Date: 11/16/2021 - 2:27:11 PM MT
Transaction Number: 160701773PT VisaXXXX-XXXX-XXXX-1515 Status: Successful	

Account #	Item	Quantity	Item Amount
3592	Business License Renewal Form	1	\$150.00

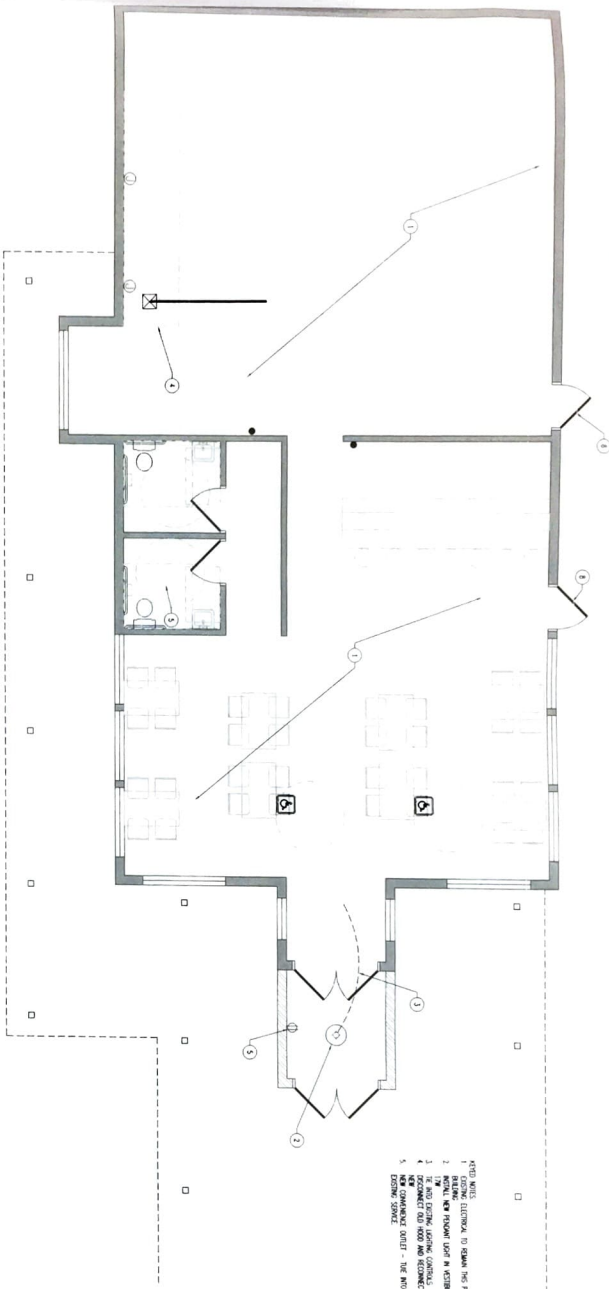
Notes: Account Information:
Company Name: ASIAN BISTRO
Owner Name: CHUNSONG LIN
Business Address:
Mailing Address:
City, State, Zip: , ,
Phone:
Email:
Notes/Comments:
Date/Time: 2021-11-16 14:26:30

Price City appreciates your business and hopes that the new year is prosperous. Price City's business license ordinance requires that fees are paid by January 1st for the upcoming business year. Thank you.

TOTAL: \$150.00

Billing Information
ASIAN BISTRO CHUNSONG LIN
, 84501

Transaction taken by: Sharim



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

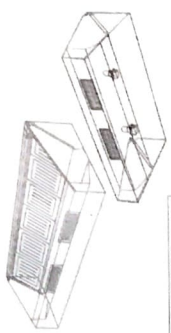
IRON BOND METAL



HOOD SPECIFICATION

Length	W	H	Exhaust Air CFM	50% Makeup Air
15'0"	48"	24"	6,000	5,120

Exhaust air based on 400 CFM per standard hood

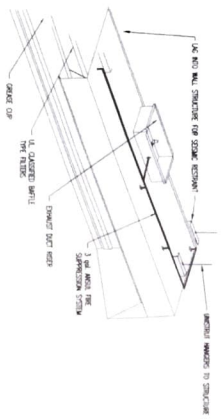


HOOD DETAIL
SCALE: 1/2" = 1'-0"

- HOOD NOTES:
1. HOOD SHALL BE DESIGNED AND MANUFACTURED TO EXHAUST ALL Fumes, Vapors, Grease, and Odors from the Kitchen and Dining Areas.
 2. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 3. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 4. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 5. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 6. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 7. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 8. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 9. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 10. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 11. HOOD SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.

- NOTES:
1. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST ALL Fumes, Vapors, Grease, and Odors from the Kitchen and Dining Areas.
 2. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 3. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 4. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 5. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 6. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 7. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 8. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 9. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 10. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 11. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.

- NOTES:
1. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST ALL Fumes, Vapors, Grease, and Odors from the Kitchen and Dining Areas.
 2. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 3. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 4. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 5. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 6. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 7. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 8. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 9. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 10. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.
 11. THE EXHAUST SYSTEM SHALL BE DESIGNED TO EXHAUST AT A RATE OF 1.0 CFM PER SQUARE FOOT OF COOKING AREA.



HOOD ISOMETRIC
SCALE: 1/4" = 1'-0"



Building Department
432 West 600 South • Price, Utah 84501
(435) 637-5010

BUILDING INSPECTION Report

Owner: _____

Project Address: _____ Lot #: _____

Permit Number: _____ Date: _____

Contractor: _____ Inspector: _____

STRUCTURAL

Footings	
Foundation	
Framing	
Insulation	
Drywall	
House Wrap	

ELECTRICAL

Underground Electric	
Rough Electric	
Temporary Power	
Permanent Power	
Upgrade Electric Service/Meter	

MECHANICAL

Underground Mechanical	
Rough Mechanical	
Gas Clearance	

PLUMBING

Underground Plumbing	
Rough Plumbing	
Shower Pan or Liner	

ROOFING

Sheathing	
Dry-in/Underlayment	

OTHER

Sign	
Solar	
Windows	
Grout	
Trailer Set	
Business	

STAGE OF WORK

☐ Partial ☐ Complete ☐ Final

SPECIAL/MISC. INSPECTIONS:

ITEMIZED LIST/COMMENTS:

INSPECTION RESULTS

- ☐ The Work is Approved
- ☐ Corrections Required – Schedule Re-inspection
- ☐ **STOP WORK – DO NOT PROCEED**
- ☐ Issue Temporary Certificate of Occupancy
- ☐ Issue Certificate of Occupancy

**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 OPERATION OF DRIVE IN RESTAURANT AND EATING PLACE LAND
USE.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and CHUNSONG LIN, ASIAN BISTRO regarding the conditions of land use associated with DRIVE IN RESTAURANT AND EATING PLACE at 355 EAST MAIN STREET as it is associated with CHUNSONG LIN, SIAN BISTRO.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and Chunsong Lin, Asian Bistro (Applicant), for the property located at 355 East Main Street.

Term: the term of this agreement commences on December 6th, 2012 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:

1. **Applicant Shall:**

- a. All building renovations and signage installations, if any, to be completed under the auspices of a valid building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community;
- b. Must apply and receive a valid Price City Business License finding that properly licensed business entities protect the health, safety and welfare of the community;
- c. All signage to be presented to the Price City Planning Department for compliance review prior to installation and no signage beyond existing locations finding that properly reviewed, approved and installed business signage promotes consistency in the community and increased commercial activity. All unused site signage location must be removed.
- d. Existing site, including lighting, fencing, ingress, egress, dumpster location, landscaping, parking, grease trap, etc. to remain unchanged from previous site plan approval finding that existing approved site plans are in compliance with Code requirements including storm water management, traffic and pedestrian safety;
- e. No conditions at the property or structure that place the property or structure in violation of the Price City Property Maintenance Code finding that properly maintained real property and structures protects 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 6th DAY OF December, 2021.

Price City

Applicant:

By Jan Young, Planning Commission Chair

Chunsong Lin, Asian Bistro

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: A DRIVE-IN
RESTAURANT AND EATING PLACE LAND
USE AT 355 EAST MAIN STREET WITHIN
THE COMMERCIAL 1 ZONING DISTRICT**

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

Price
Utah

SIGNATURE

DATE