

Chairman  
JAN YOUNG

City Attorney  
ERIC JOHNSON

Administrative Director  
NICK TATTON

City Recorder  
JACI ADAMS



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www.pricecityutah.com

**PRICE CITY  
PLANNING AND ZONING COMMISSION**

**Commission**

JUDY BEACCO  
DAVID BLACK  
KYLE HEFFERNAN  
RICHARD ROOT  
RENEE SWINBURNE  
TODD THORNE  
JAN YOUNG  
ERROLL HOLT, ALT.  
CHRIS WOOD, ALT.

**PLANNING AND ZONING AGENDA  
11/12/2024 5:00:00 PM**

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

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS – Commissioner Wood
4. MINUTES
  - a. MINUTES for 09-09-2024
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
7. CONDITIONAL USE PERMIT
  - a. MULTIPLE RESIDENTIAL LAND USE. Consideration and possible approval of a multiple residential 14 units townhome land use, called Rosie Ridge Townhomes, located at 135 N 600 W, within the Residential 2-7 (R2-7) zone district, Kairos Real Estate, Dustin Carr.
8. UNFINISHED BUSINESS

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF SEPTEMBER 9, 2024**

**PRESENT:**

**Commissioners:**

**Judy Beacco**

**Kyle Heffernan**

**Renee Swinburne**

**Todd Thorne**

**Jan Young**

**Jaci Adams, City Recorder**

**Nick Tatton, Community/Human Resources Director**

**EXCUSED: Commissioner Black, Commissioner Holt, Commissioner Root,  
Commissioner Wood**

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

**1. PLEDGE OF ALLEGIANCE**

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

**2. ROLL CALL**

**Roll was called with the above Commissioners and staff present.**

**3. SAFETY SECONDS**

**Commissioner Beacco reminded everyone that with it being hunting season, remember gun safety.**

**4. MINUTES of 08-12-2024.**

**MOTION. Commissioner Heffernan moved to approve the minutes for 08-12-2024. Commissioner Thorne seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any business.**

**6. GENERAL BUSINESS/DISCUSSION**

**There was nothing reported or discussed for this item.**

**7. CONDITIONAL USE PERMIT**

**a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment adding an outdoor play area to the daycare/preschool land use located at 115 W Main St. within the commercial 1 (C-1) zoning district, Sunshine Daycare Center, Amelia Walls.**

**The Commissioners thoroughly discussed the site plan amendment with Ameila Walls, Sunshine Daycare Center and specifically addressed issues that mitigates potential negative impacts of the land use. Discussion was held regarding the size of the play area, if access to play area will be locked, number of children in play area at one time and also supervision of the children.**

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

- ☐ **All prior conditions of approval stemming from the August 12, 2024 CUP approval remain in full force and effect.**
- ☐ **Outdoor play area to not exceed a total of nine-hundred (900) square feet, as identified on the submitted site plan, finding that restricted size mitigates safety risks to children using the play area.**
- ☐ **Outdoor play area may only be located as identified on the site plan submitted finding that the location mitigates safety risks to children using the play area.**
- ☐ **Gate from outdoor play area to parking lot to remain locked at all times children are using the outdoor play area and no direct access from parking lot to play area finding that locked gate and restricted access mitigates safety risks to children using the play area.**
- ☐ **Outdoor play area to be enclosed with a minimum six (6) foot sight-obscuring fence finding that fencing mitigates safety risks to children using the play area.**
- ☐ **Adult presence in the outdoor play area any time a child is occupying the outdoor play area finding that adult presence mitigates safety risks to children using the play area.**
- ☐ **Outdoor play area to be inspected by the Building Inspector and Fire Chief for safety and compliance with safety recommendations stemming from the inspections finding that inspected and safe buildings protect the health, safety and welfare of the community.**
- ☐ **No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.**

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

**MOTION.** Commissioner Thorne moved to approve a site plan amendment adding an outdoor play area to the daycare/preschool land use located at 115 W Main St. within the Commercial 1 (C-1) zoning district, Sunshine Daycare Center, Amelia Walls. Commissioner Beacco seconded and motion carried.

## **8. UNFINISHED BUSINESS**

**Nick Tatton, Administrative Director reminded everyone about the annual Price City Planning and Zoning Commission Training Retreat November 26, 2024.**

**Chair Young asked for a motion to close the regular Planning and Zoning meeting.**

**MOTION. Commissioner Swinburne moved to close the regular Planning and Zoning meeting. Commissioner Thorne seconded and motion carried.**

**The regular Planning and Zoning meeting was adjourned at 5:24 p.m.**

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

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

DRAFT



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

**CHAIR**  
JAN YOUNG

**COMMISSIONERS**

KYLE HEFFERNAN  
JUDY BEACCO  
TODD THORNE  
RICHARD ROOT  
DAVE BLACK  
RENEE SWINBURNE  
CHRIS WOOD: ALTERNATE  
ERROLL HOLT: ALTERNATE

**DATE:** SEPTEMBER 20<sup>TH</sup>, 2024

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

**FROM:** NICK TATTON 

**RE:** SITE PLAN, 14 UNIT MULTIPLE FAMILY TOWNHOMES AT 135 N 600 W,  
RESIDENTIAL 2-7 (R2-7) ZONING DISTRICT

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Please find attached a Conditional Use Permit (CUP) submitted by Dustin Carr for a fourteen (14) unit townhome development project, called Rosie Ridge Townhomes, at 135 N 600 W, within the Residential 2-7 (R2-7) zoning district. The general land use evaluation criteria are listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria are in Section 10.1.m of the Code. The land use is multiple family residential, a Conditional Use based on Section 10.3.3.5 of the Code.

It is recommended that the site plan be authorized. It is further recommended that the planning commission thoroughly discuss the land use with the applicant, specifically: mitigation of any construction or other occupancy impacts on the surrounding property owners.

**RECOMMENDED MOTION(S):**

Move to provide final approval of a site plan for the land use of multiple family residential, a Conditional Use, identified in Section 10.3.3.5 of the Code at 135 N 600 W, within the Residential 2-7 (R2-7) zoning district, based upon the general land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria in Section 10.1.m of the Code, and subject to the following conditions of approval:

1. Site Plan Elements:

- a. All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.
- b. Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. Restoration of any public infrastructure fronting or servicing the property that may be damaged during construction.
- c. Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled

garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. All garbage, rubbish and debris during construction to be controlled and removed from the site.

- d. Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.
    - i. Water access from 500 W, not looped to 600 W.
    - ii. Relocation of existing sewer line to not conflict with development.
    - iii. Relocation of existing electrical pole and infrastructure to not conflict with development.
    - iv. Electrical Specific: Comply with all electric utility connection direction from Price City Electric Department based on the load sheet submitted.
  - e. Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments. Must also control storm water flowing from north to south down the alleyway onto and potentially through the subject property.
  - f. All exterior areas to be lighted during resident and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.
  - g. Sight obscuring fencing installed on the property boundaries in a height of six (6) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.
  - h. Primary ingress/egress to the development from 600 West Street including access for emergency services, garbage collection/removal services. Access via 500 S Street ingress only and signed as a 'one way street'. Signage, red striped, and fire lane restriction to be placed and enforced by owner on 500 W ingress. Signage to be MUTCD compliant. Signage to also indicate 'not a through street' at both the 600 W access and the 500 W connector street.
  - i. Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping requested.
  - j. Not less than twenty-eight (28) off street parking spaces, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents. Code requirement for minimum parking is two (2) spaces per unit minimum.
  - k. 600 West Street, stub road from 500 West street and all related public infrastructure, such as roadway, curb, gutter, sidewalk to be installed and extended to connect to and match current existing infrastructure in the area finding that fully installed public infrastructure mitigates accident risk.
  - l. Alleyway between 500 W and 600 W to remain open access to the public and dedicated to public needs. Alleyway to be recorded into the records of the Carbon County Recorder as a public way. Alleyway to meet minimum city standards.
2. Plans, Permits, Documents and Other:
- a. Final electrical load sheet completed and supplied to Price City. Compliance with requirements of the Price City electrical department in regard to electrical utility infrastructure (re)locations, service points, code compliant electrical service upgrades, transmission and distribution pole (re)locations, procurement of valid estimates by owner/developer required.
    - i. Installation of public street lights as directed by the Price City Electric Department.

- b. Completion of a public infrastructure development agreement with the Price City Public Works Department and submit the required financial surety finding that property agreed and secured public infrastructure protects the financial interest of the community.
  - c. Obtain a building permit and all construction completed under the auspices of a building permit and inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community. Contact the Carbon County Building Department. Compliance with all direction and instruction provided by the Building Inspector(s).
  - d. Storm water control and management plan, all development and construction in compliance with the approved and accepted plan. Must control, retain and release, to pre-development flow rates, a 100-year storm event for a minimum of a 1-hour duration. Storm water control shall not negatively impact existing private properties, existing public infrastructure or slope stabilization of west Main Street corridor.
  - e. Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.
  - f. Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license.
  - g. Hold a minimum of one (1) meeting with property owners neighboring the subject property to inform and update them regarding the project, time-lines, construction elements, etc. Provide to Price City a copy of the meeting notice provided to the neighbors, a copy of the attendance roster, a copy of the agenda and minutes of the meeting identifying discussion points and mitigation of incremental project impacts, if any. Completed prior to the commencement of any construction activity.
  - h. Provide copy/written documentation of railroad approval of site setback along the railroad right of way prior to commencement of any construction activity.
3. Restrictions:
- a. Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.
  - b. No track out of mud or dirt onto 600 West Street or 500 West Street during construction. Use of track mats required.
  - c. No authorized on-street parking along public streets.
  - d. No land uses other than the applied for 14-unit multiple family townhomes.
  - e. No parking in fire lanes, must install signage and curb painting.
  - f. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).
  - g. No Home Occupied Businesses permitted within development finding that the development has limited parking and access.
  - h. No individual sale of units finding that land subdivision and utility connections do not facilitate individual unit real estate sales.
  - i. No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.
4. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.



## COMMUNITY DEVELOPMENT DEPARTMENT

185 EAST MAIN

P.O. BOX 893

PRICE, UTAH 84501

PHONE: (435) 636-3184, FAX: (435) 637-7263, WEB: [www.priceutah.com](http://www.priceutah.com)

### **HOW TO APPLY FOR A PRICE CITY CONDITIONAL USE PERMIT**

#### **NEW CONSTRUCTION/DEVELOPMENT**

- ☐ Complete the **entire** Conditional Use Permit Application.
- ☐ Include two (2) sets of 11" X 17" plans.
- ☐ Pay all applicable fees (see attached Planning and Zoning Permit Fee Schedule) at the Price City Utilities Department at City Hall, 185 East Main.
- ☐ Meet with the City Recorder, or Community Director, at City Hall, 185 East Main, to be added to the Planning and Zoning Commission agenda (see attached meeting schedule).
- ☐ **Attend** your scheduled Planning and Zoning Commission meeting.

#### **NEW BUSINESS**

- ☐ Complete the portions of the first page of the Conditional Use Permit Application that apply to you, and **all** of the subsequent pages.
- ☐ Pay all applicable fees (see attached Planning and Zoning Permit Fee Schedule) at the Price City Utilities Department at City Hall, 185 East Main.
- ☐ Meet with the City Recorder, or Community Director, at City Hall, 185 East Main, to be added to the Planning and Zoning Commission agenda (see attached meeting schedule).
- ☐ **Attend** your scheduled Planning and Zoning Commission meeting.

#### **ALL APPLICANTS**

The Conditional Use Permit Application, and all other items requiring Planning and Zoning Commission review, must be submitted **at least 10 DAYS** prior to the meeting you wish to attend (see attached meeting schedule); submit completed application and accompanying items to the Community Director, or City Recorder, located at City Hall, 185 East Main, second floor.

Please see the attached Price City Planning and Zoning Permit Fee Schedule for fees applicable to Conditional Use Permits. All fees are to be paid at the Price City Utilities Office located on the first floor of City Hall, 185 East Main. All fees are due at the time of your application. If you have any questions, please call (435) 636-3184.

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: Dustin Carr                                                                                               |                                                                                                                                                                                                                                                                      | 2. Title: Project Manager                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                    |
| 3. Applicant's Mailing Address: 1633 Innovation Way                                                                            |                                                                                                                                                                                                                                                                      | 4. Suite/Apt. No.: 4th floor                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                    |
| 5. City: Lehi                                                                                                                  | 6. State: UT                                                                                                                                                                                                                                                         | 7. Zip Code: 84043                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                    |
| 8. County: Utah                                                                                                                |                                                                                                                                                                                                                                                                      | 9. Telephone: (385 ) 900-9360                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                    |
| Project Information                                                                                                            |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                    |
| 10. Name of Project (Business): Rosie Ridge                                                                                    |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                    |
| 11. Address of Proposed Project: 135 N 600 W, Price, UT 84501                                                                  |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                    |
| 12. Zone District (see attached zoning map): R2-7                                                                              |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                    |
| Nature of Proposed Work (Check all applicable items in boxes 13 through 16)                                                    |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                    |
| 13.<br><input type="checkbox"/> Sign<br><input type="checkbox"/> Commercial<br><input checked="" type="checkbox"/> Residential | 14.<br><input type="checkbox"/> Zone Change<br><input type="checkbox"/> Storm Drainage<br><input type="checkbox"/> Street Work<br><input type="checkbox"/> Road Dedication<br><input checked="" type="checkbox"/> Water<br><input checked="" type="checkbox"/> Sewer | 15.<br><input checked="" type="checkbox"/> Excavation<br><input type="checkbox"/> Fill Work<br><input checked="" type="checkbox"/> Building<br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Apartments<br><input checked="" type="checkbox"/> Electrical | 16.<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Annexation<br><input type="checkbox"/> Flood Plain<br><input type="checkbox"/> Recreation<br><input type="checkbox"/> Street Opening<br><input type="checkbox"/> Demolition |
| 17. Quarter Section(s): SE Corner                                                                                              | 18. Section(s): 17                                                                                                                                                                                                                                                   | 19. Township(s): 14                                                                                                                                                                                                                                                                     | 20. Range(s) & Base: 10 East                                                                                                                                                                                                                       |
| 21. Estimated Cost of Project:<br>a) Site Work \$ _____<br>b) Buildings \$ _____<br>c) Other \$ _____<br>Total \$ _____        |                                                                                                                                                                                                                                                                      | 22. Electrical Load Sheet:<br>(Attach preliminary and final to application)                                                                                                                                                                                                             | 23. Project Plans:<br><input checked="" type="checkbox"/> Plans Included<br><input type="checkbox"/> Attachments (Number) _____                                                                                                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|--|-----------|---------------------------------------------------------------------------|-----------------------------|------|-------------|-----------------|-------------------|-------|--|
| 24. Brief Description of Project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| 14 Total townhomes designed with architectural appeal based on current design standards in Price.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
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| 25. Justification (Explain why this project is needed):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| Homeownership in Utah is dwindling and institutional ownership is becoming more and more common in Utah. The upcoming generation is becoming increasingly unaware of the benefits and wealth building possibilities of home ownership. Rosie Ridge hopes to provide a semblance of remedy to that problem by providing affordable housing/home ownership to the residents of Price. Ultimately allowing the children and family of Price to stay local permanently.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| 26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| <b>NAME</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>ADDRESS (City, ST, Zip)</b>        | <b>TELEPHONE</b>                                                                                                       |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| 1. Robert Richens                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 105 N 500 W                           | (     )                                                                                                                |  |           |                                                                           |                             |      |             |                 |                   |       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Price, UT 84501                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| 2. Les Shultz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 245 N 600 W                           | (     )                                                                                                                |  |           |                                                                           |                             |      |             |                 |                   |       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Price, UT 84501                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| 3. Marshall Nicholas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 250 N 600 W                           | (     )                                                                                                                |  |           |                                                                           |                             |      |             |                 |                   |       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Price, UT 84501                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| 27. Estimated Starting Date:<br>9 / 1 / 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 28. Estimated Completion Date:<br>/ / | 29. Has P.R.W.I.D. Sewer Survey<br>Been Submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;"> </td> <td style="width: 20%; border-bottom: 1px solid black; text-align: center;">           9/23/2024         </td> <td rowspan="3" style="width: 30%; vertical-align: top; padding-left: 10px;">           *Affadavit with current owner's acknowledgement and signature is attached         </td> </tr> <tr> <td style="text-align: center;">Signature of Property Owner</td> <td style="text-align: center;">Date</td> </tr> <tr> <td style="text-align: center;">Dustin Carr</td> <td style="text-align: center;">Project Manager</td> </tr> <tr> <td style="border-top: 1px solid black; text-align: center;">Please Print Name</td> <td style="border-top: 1px solid black; text-align: center;">Title</td> <td></td> </tr> </table>                                                                                                                                                                                                                            |                                       |                                                                                                                        |  | 9/23/2024 | *Affadavit with current owner's acknowledgement and signature is attached | Signature of Property Owner | Date | Dustin Carr | Project Manager | Please Print Name | Title |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 9/23/2024                             | *Affadavit with current owner's acknowledgement and signature is attached                                              |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| Signature of Property Owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date                                  |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| Dustin Carr                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Project Manager                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| Please Print Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Title                                 |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |
| <div style="text-align: center; font-weight: bold;">Office Use Only</div> <div style="font-weight: bold;">Recommendation of Planning and Zoning Administrator (Community Director):</div> <div style="margin-left: 20px;"> <input type="checkbox"/> Approve<br/> <input type="checkbox"/> Decline         </div> <div style="margin-left: 20px;">Comments:</div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="margin-top: 20px;">           Signature: _____ Date: _____         </div> <div style="margin-top: 10px;"> <b>Requires:</b><br/> <input type="checkbox"/> Building Permit<br/> <input type="checkbox"/> Conditional Use Permit<br/> <input type="checkbox"/> Code Amendment<br/> <input type="checkbox"/> Board of Adjustments Variance<br/> <input type="checkbox"/> Flood Plain Development Permit<br/> <input type="checkbox"/> Other: _____         </div> |                                       |                                                                                                                        |  |           |                                                                           |                             |      |             |                 |                   |       |  |

## **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.



# CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: SITE PLAN FOR  
DEVELOPMENT OF A MULTIPLE FAMILY  
TOWNHOMES (14 UNITS) LOCATED AT 135 N  
600 W WITHIN THE R2-7 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 \_\_\_\_\_

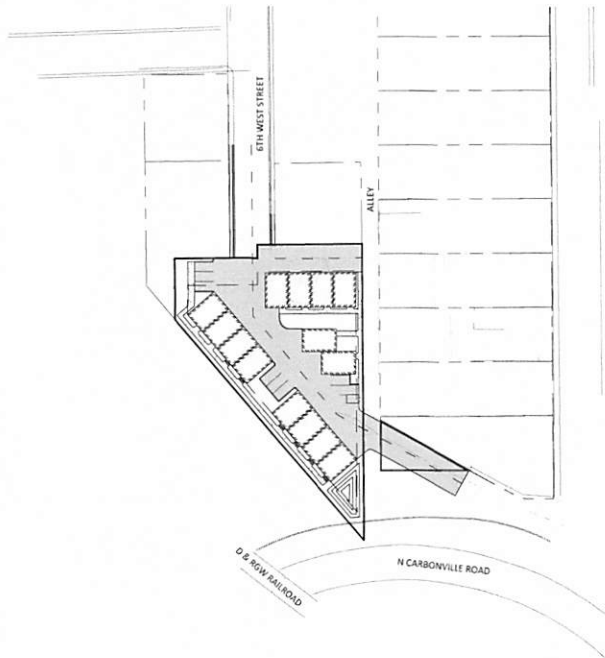
DATE \_\_\_\_\_

# PRICE TOWNHOMES

## CIVIL CONSTRUCTION DRAWINGS

185 E MAIN STREET  
PRICE CITY, CARBON COUNTY, UT 84501

Vicinity Map



### SHEET INDEX

| SHEET NUMBER | SHEET                            |
|--------------|----------------------------------|
| 00           | COVER SHEET                      |
| 01           | GENERAL NOTES                    |
| 02           | CONSTRUCTION PLAN                |
| 03           | UTILITY PLAN                     |
| 04           | FINAL TRUCK TURNING RADIUS SHEET |
| 05           | SPREADING PLAN                   |
| 06           | UTILITY PLAN                     |
| 07           | PLAN & PROFILE                   |
| 08           | DETAILS                          |
| 09           | DETAILS                          |

#### CIVIL ENGINEER

Fawkes Consultants  
ADDRESS: 165 W Canyon Crest Rd Ste  
260 Alpine, Utah 84504  
CONTACT: Jordan "Guy" Williams, P.E.  
PHONE: (213) 500-5936

**FAWKES**  
CONSULTANTS INC.

FINAL DESIGN

COVER SHEET  
PRICE TOWNHOMES  
PRICE CITY, CARBON COUNTY, UT 84501



SCALE

CV

1/12

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND EXCESS MATERIALS FROM THE PROJECT AREA.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL CONSTRUCTION WORK WITHIN THE SPECIFIED TIME FRAME.

**GENERAL NOTES**

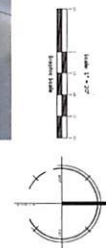
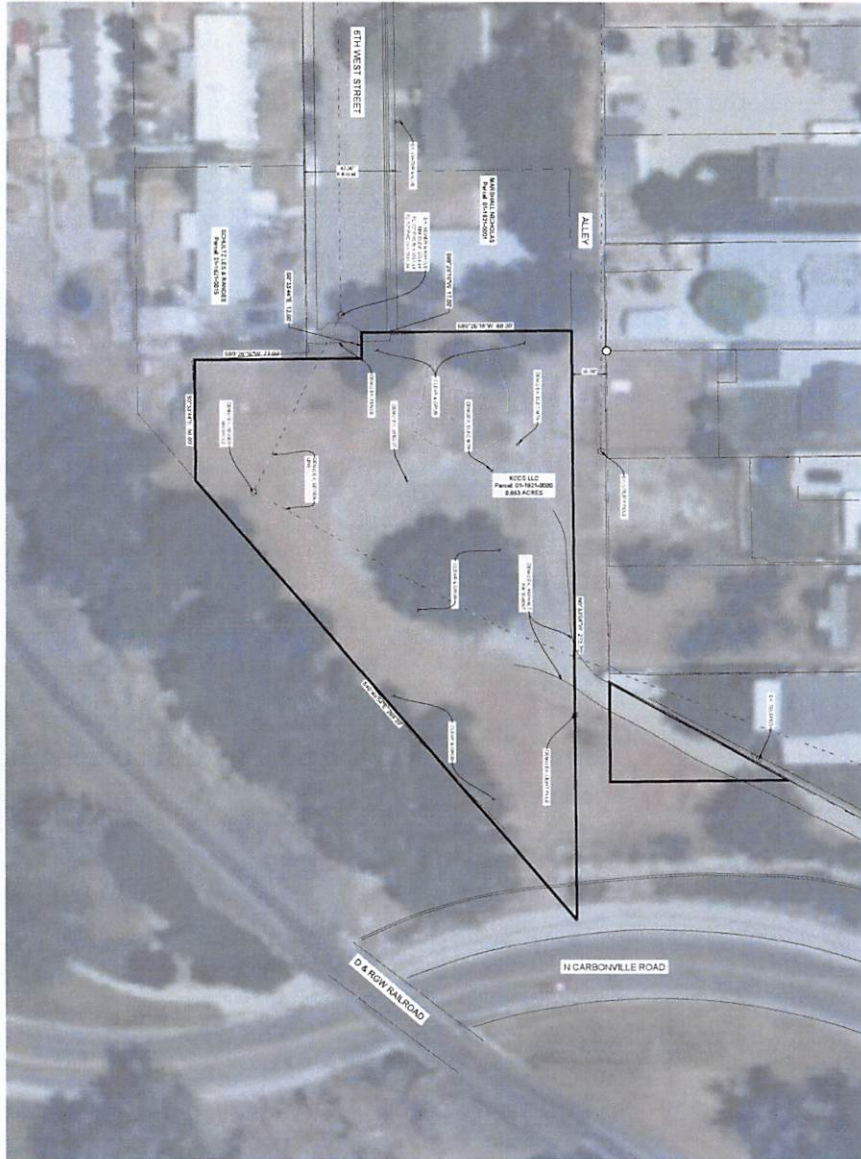
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**LEGEND**

| SYMBOL   | DESCRIPTION                     |
|----------|---------------------------------|
| [Symbol] | EXISTING ROAD                   |
| [Symbol] | PROPOSED ROAD                   |
| [Symbol] | EXISTING UTILITY                |
| [Symbol] | PROPOSED UTILITY                |
| [Symbol] | EXISTING STRUCTURE              |
| [Symbol] | PROPOSED STRUCTURE              |
| [Symbol] | EXISTING DRAINAGE               |
| [Symbol] | PROPOSED DRAINAGE               |
| [Symbol] | EXISTING EROSION CONTROL        |
| [Symbol] | PROPOSED EROSION CONTROL        |
| [Symbol] | EXISTING DEBRIS                 |
| [Symbol] | PROPOSED DEBRIS                 |
| [Symbol] | EXISTING SAFETY MEASURES        |
| [Symbol] | PROPOSED SAFETY MEASURES        |
| [Symbol] | EXISTING ENVIRONMENTAL FEATURES |
| [Symbol] | PROPOSED ENVIRONMENTAL FEATURES |
| [Symbol] | EXISTING RECORDS                |
| [Symbol] | PROPOSED RECORDS                |
| [Symbol] | EXISTING TIME FRAME             |
| [Symbol] | PROPOSED TIME FRAME             |
| [Symbol] | EXISTING ACCESS                 |
| [Symbol] | PROPOSED ACCESS                 |
| [Symbol] | EXISTING PERMITS                |
| [Symbol] | PROPOSED PERMITS                |
| [Symbol] | EXISTING SPECIFICATIONS         |
| [Symbol] | PROPOSED SPECIFICATIONS         |



3/12

C100



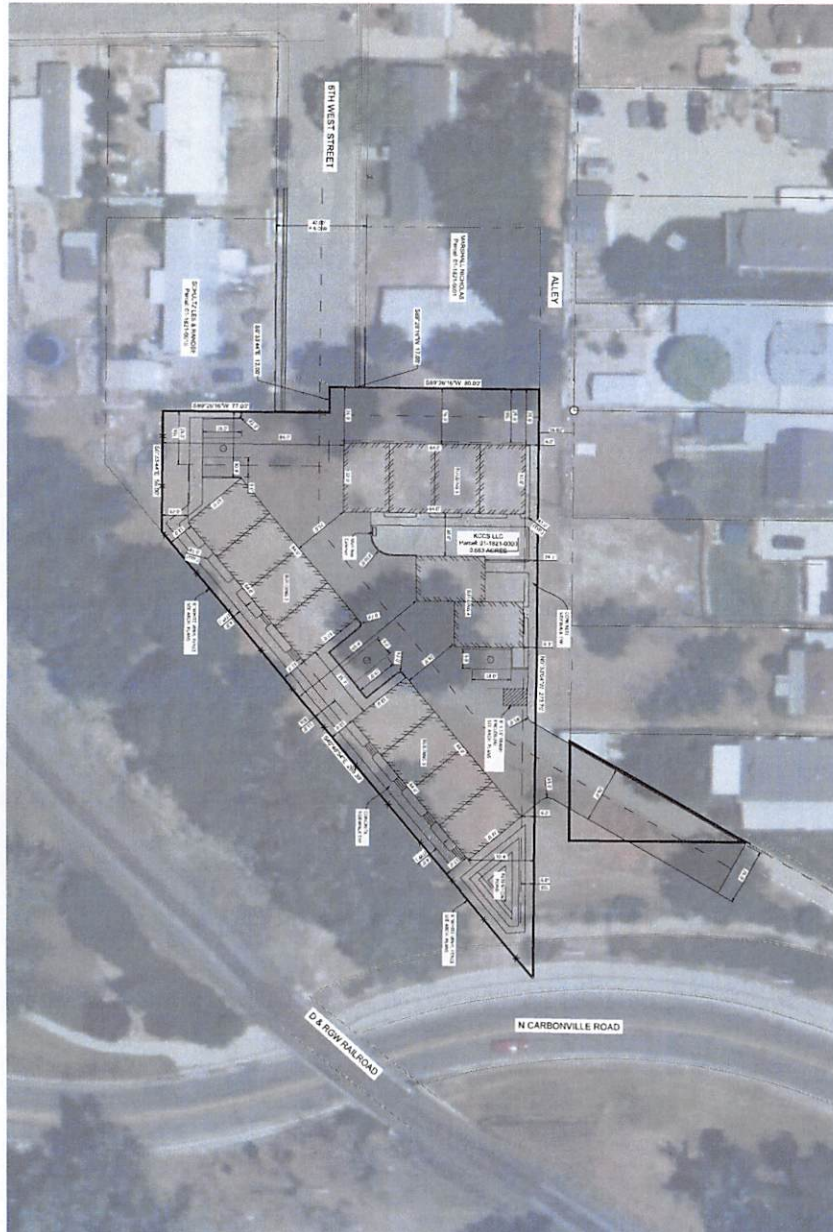
DEMOLITION PLAN  
PRICE TOWNHOMES  
185 E MAIN STREET  
PRICE, UT 84501

16

|        |           |           |
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| NO. 1  | 1/12/2018 | 1/12/2018 |
| NO. 2  | 1/12/2018 | 1/12/2018 |
| NO. 3  | 1/12/2018 | 1/12/2018 |
| NO. 4  | 1/12/2018 | 1/12/2018 |
| NO. 5  | 1/12/2018 | 1/12/2018 |
| NO. 6  | 1/12/2018 | 1/12/2018 |
| NO. 7  | 1/12/2018 | 1/12/2018 |
| NO. 8  | 1/12/2018 | 1/12/2018 |
| NO. 9  | 1/12/2018 | 1/12/2018 |
| NO. 10 | 1/12/2018 | 1/12/2018 |

FINAL DESIGN

**FAWKES**  
CONSULTANTS INC.



4/12

C200



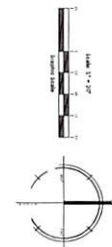
**SITE PLAN**  
**PRICE TOWNHOMES**  
 185 E MAIN STREET  
 PRICE, UT 84501

17

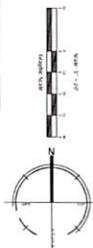
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|------------|------------|
| DATE       | 10/12/2021 |
| BY         | JAW        |
| CHECKED BY | JAW        |
| DATE       | 10/12/2021 |

**FINAL DESIGN**

**FAWKES**  
 CONSULTANTS INC.



**FAWKES**  
CONSULTANTS INC.



**EXISTING ELEVATIONS**  
1. 5TH WEST STREET - 10.00' (10.00' - 10.00')  
2. ALLEY - 10.00' (10.00' - 10.00')  
3. N CARBONVILLE ROAD - 10.00' (10.00' - 10.00')  
4. D & RIVER PARK ROAD - 10.00' (10.00' - 10.00')

**PROPOSED ELEVATIONS**  
1. 5TH WEST STREET - 10.00' (10.00' - 10.00')  
2. ALLEY - 10.00' (10.00' - 10.00')  
3. N CARBONVILLE ROAD - 10.00' (10.00' - 10.00')  
4. D & RIVER PARK ROAD - 10.00' (10.00' - 10.00')

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**PROPOSED ELEVATIONS**  
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4. D & RIVER PARK ROAD - 10.00' (10.00' - 10.00')

**PROPOSED ELEVATIONS**  
1. 5TH WEST STREET - 10.00' (10.00' - 10.00')  
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3. N CARBONVILLE ROAD - 10.00' (10.00' - 10.00')  
4. D & RIVER PARK ROAD - 10.00' (10.00' - 10.00')



**GRADING PLAN**  
**PRICE TOWNHOMES**  
185 E MAIN STREET  
PRICE, UT 84501

19

FINAL DESIGN

**FAWKES**  
CONSULTANTS INC.

**C300**  
6/12



**FAWKES**  
CONSULTANTS INC.

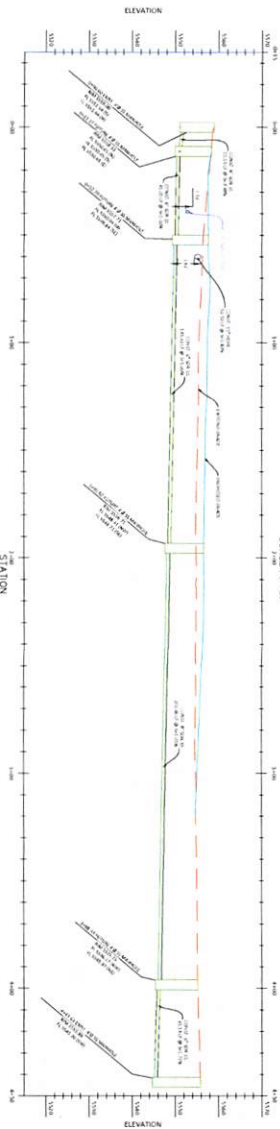
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## 20

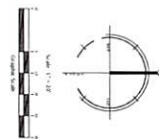
7/12



UTILITY PLAN  
SCALE: 1"=50'



PROPOSED SEWER PROFILE  
SCALE: 1"=10'  
VERTICAL SCALE: 1"=4' 0"



**FAWKES**  
CONSULTANTS INC.

FINAL DESIGN

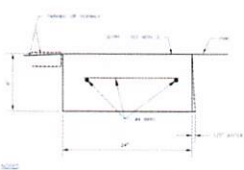
PLAN & PROFILE  
PRICE TOWNHOMES  
185 E MAIN STREET  
PRICE, UTAH 84501

21

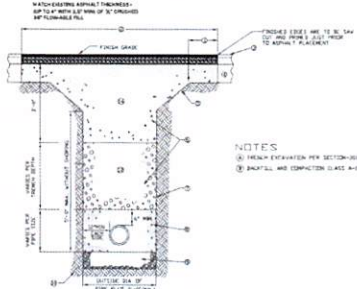
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8/12





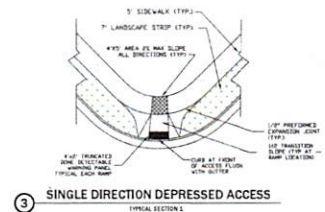


**1 RIBBON CURB DETAIL**  
NOT TO SCALE

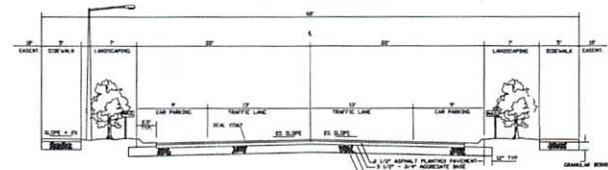


**2 TRENCH DETAIL**  
NOT TO SCALE

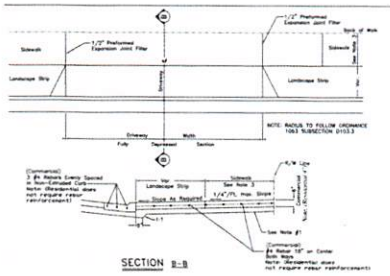
- LEGEND**
- 1/2" MIN. OR EQUAL TOP BACK REQUIREMENTS TYPICAL BOTH SIDES
  - SURFACE FINISH WITH 1/2" OF TRENCH DEPTH ALLOWED PER 5/8"
  - EXISTING SURFACE
  - EXISTING BASE
  - TRENCH BACK SLOPE PER EQUAL OR SUITABLE DRAINAGE
  - TRENCH BACK SLOPE PER EQUAL OR SUITABLE DRAINAGE
  - VERTICAL TRENCH WALLS SLOPED PER EQUAL
  - PIPE BEDDING TYPE 12
  - CONCRETE STABILIZATION AND CURB PER 1/2" TYP. AND STABILITY PER SECTION 204
  - UNDERSIDE SILL TYPE
  - SURFACE FINISH AS SHOWN
  - LOWER CONCRETE ZONE
  - UPPER CONCRETE ZONE
  - ALLOWABLE FILL UNLESS OTHERWISE APPROVED BY CITY ENGINEER



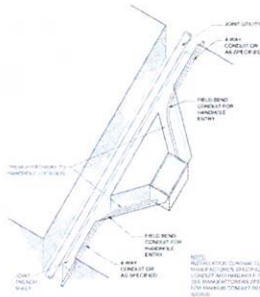
**3 SINGLE DIRECTION DEPRESSED ACCESS**  
TYPICAL SECTION 1



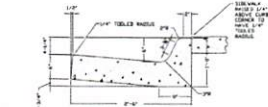
**4 STREET LIGHTS STANDARD DETAILS**  
NOT TO SCALE



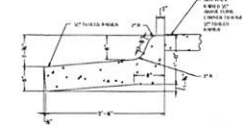
**5 COMMERCIAL & MULTI-FAMILY DRIVEWAY**  
NOT TO SCALE



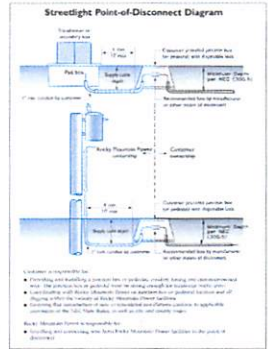
**6 BROADBAND DETAILS ENTRY AND TRENCH DETAILS**  
NOT TO SCALE



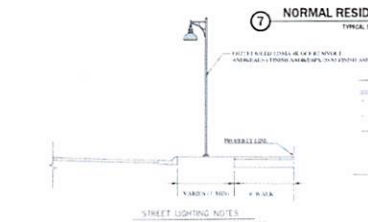
**7 STANDARD CURB AND GUTTER SECTION**  
NOT TO SCALE



**8 SPILL CURB AND GUTTER SECTION**  
NOT TO SCALE



**9 STREET LIGHTS STANDARD DETAILS**  
NOT TO SCALE



**10 NORMAL RESIDENTIAL STREET**  
TYPICAL SECTION 1



**11 STREET LIGHTS STANDARD DETAILS**  
NOT TO SCALE



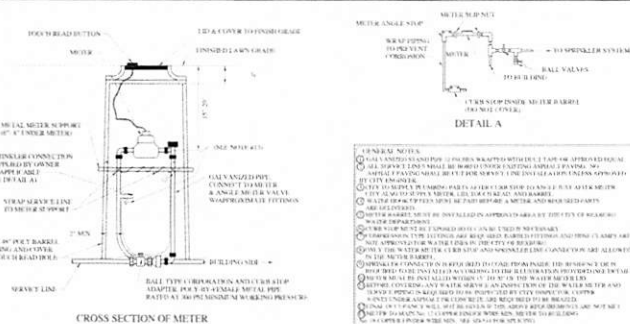
**12 STREET LIGHTS STANDARD DETAILS**  
NOT TO SCALE



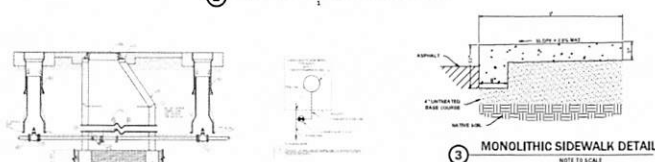
**13 STREET LIGHTS STANDARD DETAILS**  
NOT TO SCALE



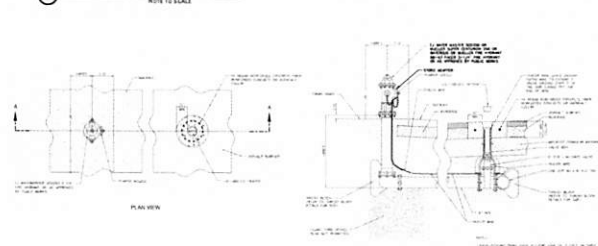
**14 STREET LIGHTS STANDARD DETAILS**  
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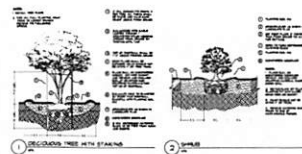
① 3/4 AND 1" WATER METTER DETAIL



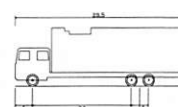
② 3" WATER METTER DETAIL



4 FIRE HYDRANT DETAIL  
NOTE TO SCALE



5 TREES AND SHRUB DETAILS



## 6 LADDER TRUCK SPECS



### SC-740 STORMTECH CHAMBER SPECIFICATIONS

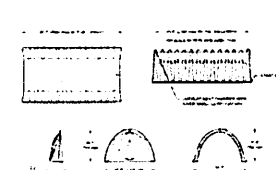
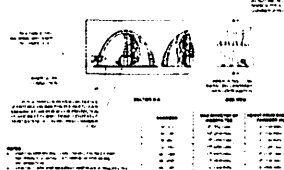
Stormtech Chambers are designed for use in conjunction with the Stormtech Inlet System. The chambers are made of high strength, low density polyethylene (HDPE) and are available in 4' and 6' diameters. The chambers are designed to be installed in a trench and are supported by the trench walls. The chambers are designed to be installed in a trench and are supported by the trench walls. The chambers are designed to be installed in a trench and are supported by the trench walls.

### IMPORTANT NOTES FOR THE DESIGN AND INSTALLATION OF THE SC-740 SYSTEM

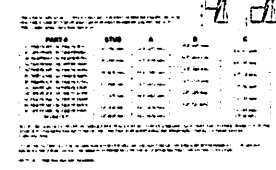
1. The chambers are designed for use in conjunction with the Stormtech Inlet System.
2. The chambers are made of high strength, low density polyethylene (HDPE).
3. The chambers are available in 4' and 6' diameters.
4. The chambers are designed to be installed in a trench and are supported by the trench walls.
5. The chambers are designed to be installed in a trench and are supported by the trench walls.



5 UNDERDRAIN DETAIL



6 INSERTA-TEE SIDE INLET DETAIL



DATE 01/09/24  
REVIEWED JAM  
PROJECT NO  
NOT TO SCALE  
REV:

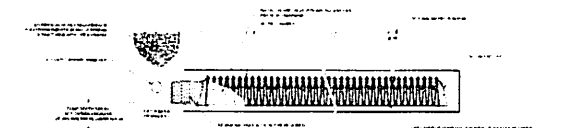
SC-740  
STANDARD DETAILS

Stormtech

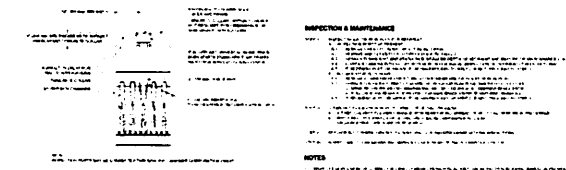
600 TULSAH BLVD  
HILLAND, OH 44130



SHEET 1



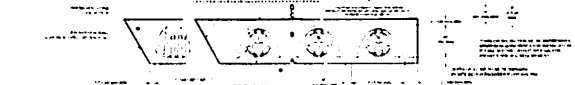
3 SC-740 ISOLATOR ROW PLUS DETAIL



4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION  | APPROXIMATE MATERIAL CLASSIFICATION | CONNECTION / DENSITY REQUIREMENT |
|-------------------|--------------|-------------------------------------|----------------------------------|
| CHAMBER FILL      | CHAMBER FILL | CHAMBER FILL                        | CHAMBER FILL                     |
| CHAMBER FILL      | CHAMBER FILL | CHAMBER FILL                        | CHAMBER FILL                     |
| CHAMBER FILL      | CHAMBER FILL | CHAMBER FILL                        | CHAMBER FILL                     |
| CHAMBER FILL      | CHAMBER FILL | CHAMBER FILL                        | CHAMBER FILL                     |



1 SC-740 CROSS SECTION DETAIL

NOTES:

1. The chambers are designed for use in conjunction with the Stormtech Inlet System.
2. The chambers are made of high strength, low density polyethylene (HDPE).
3. The chambers are available in 4' and 6' diameters.
4. The chambers are designed to be installed in a trench and are supported by the trench walls.
5. The chambers are designed to be installed in a trench and are supported by the trench walls.



FINAL DESIGN

ADS DETAILS  
PRICE TOWNHOMES  
PRICE LIST 8/20/20



SHEET 1

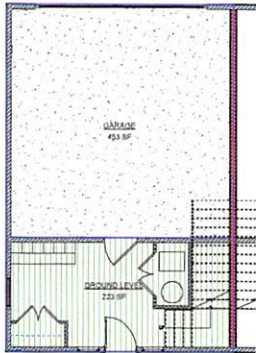
C602

12/12

NOTE  
FOOTAGE NUMBERS REFLECT  
OUTSIDE OF FRAMING



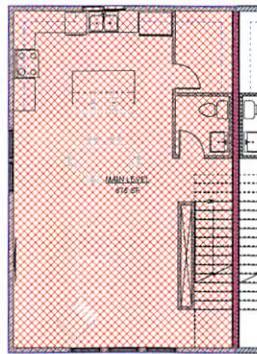
| FOOTAGE CALCULATIONS |         |              |
|----------------------|---------|--------------|
| NAME                 | AREA    | LEVEL        |
| GARAGE               | 453 SF  | GROUND LEVEL |
| GROUND LEVEL         | 223 SF  | GROUND LEVEL |
| MAIN LEVEL           | 676 SF  | MAIN LEVEL   |
| UPPER LEVEL          | 633 SF  | UPPER LEVEL  |
| TOTAL FLOOR AREA     | 1985 SF |              |



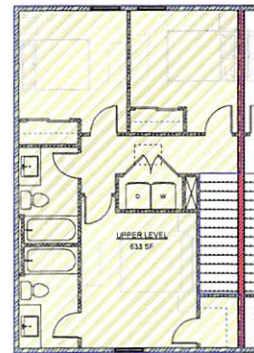
① LOWER LEVEL FOOTAGE  
SCALE: 1/4" = 1'-0"

#### FOOTAGES

- GARAGE
- GROUND LEVEL
- MAIN LEVEL
- UPPER LEVEL



② MAIN LEVEL FOOTAGE  
SCALE: 1/4" = 1'-0"

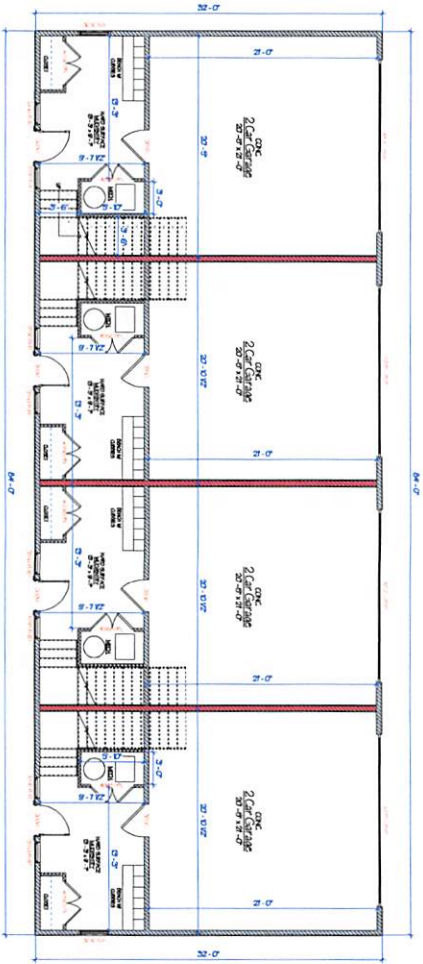


③ UPPER LEVEL FOOTAGE  
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE  
0' 2' 4' 6' 8' 10'  
SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION  
FOOTAGES

| REVISION SCHEDULE    |                        |            |
|----------------------|------------------------|------------|
| No.                  | Description            | Date       |
| 1                    | Initial Design         | 08/15/2024 |
| 2                    | Revised Design         | 08/20/2024 |
| 3                    | Final Design           | 08/25/2024 |
| 4                    | Construction Documents | 09/01/2024 |
| 5                    | As-Built               | 09/15/2024 |
| Kairos Ventures      |                        |            |
| Sept. 2024           |                        |            |
| 08/15/2024           |                        |            |
| A4.0                 |                        |            |
| XX                   |                        |            |
| 8/15/2024 4:18:26 PM |                        |            |



① GROUND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

|             |            |
|-------------|------------|
| PROJECT NO. | 2023-001   |
| DATE        | 10/10/2023 |
| BY          | XXX        |
| CHECKED BY  | XXX        |
| APPROVED BY | XXX        |



PRELIMINARY PLAN - NOT FOR CONSTRUCTION  
GROUND LEVEL PRELIM

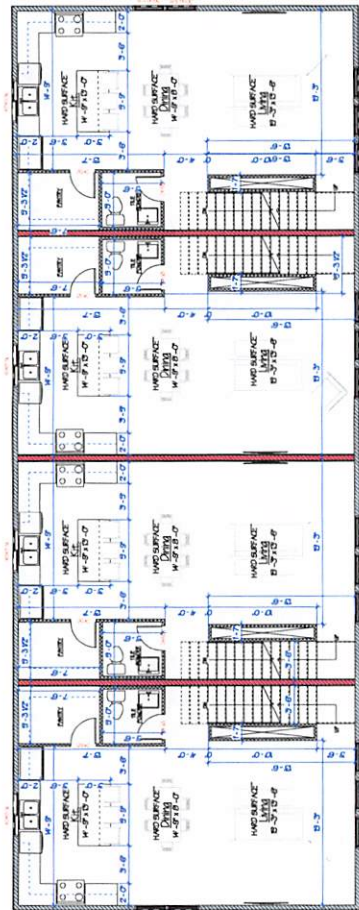
|             |            |
|-------------|------------|
| PROJECT NO. | 2023-001   |
| DATE        | 10/10/2023 |
| BY          | XXX        |
| CHECKED BY  | XXX        |
| APPROVED BY | XXX        |



| REVISIONS |            |                   |
|-----------|------------|-------------------|
| NO.       | DATE       | DESCRIPTION       |
| 1         | 08/14/2024 | ISSUED FOR PERMIT |
| 2         | 08/14/2024 | ISSUED FOR PERMIT |

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

MAIN LEVEL PRELIM



① MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

| REVISIONS |            |
|-----------|------------|
| NO.       | DATE       |
| 1         | 08/14/2024 |
| 2         | 08/14/2024 |

|                     |                    |
|---------------------|--------------------|
| PROJECT INFORMATION |                    |
| PROJECT NAME        | RESEARCH RIDGE     |
| PROJECT ADDRESS     | 4000 N. 100th Ave. |
| PROJECT CITY        | EDMONTON, ALBERTA  |
| PROJECT STATE       | T4A 1A9            |
| PROJECT COUNTRY     | CANADA             |

|                      |                    |
|----------------------|--------------------|
| DESIGNER INFORMATION |                    |
| DESIGNER NAME        | KAROS VENTURES     |
| DESIGNER ADDRESS     | 234 10th Ave. S.W. |
| DESIGNER CITY        | EDMONTON, ALBERTA  |
| DESIGNER STATE       | T6A 1A9            |
| DESIGNER COUNTRY     | CANADA             |

|      |            |
|------|------------|
| DATE |            |
| DATE | 08/14/2024 |
| TIME | 4:10:20 PM |



**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 SITE PLAN FOR THE LAND USE OF AN 14-UNIT MULTIPLE  
FAMILY TOWNHOMES PROJECT AT 135 N 600 W WITHIN THE RESIDENTIAL 2-7 (R2-7)  
ZONING DISTRICT.**

**Purpose:** the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **DUSTIN CARR, ROSIE RIDGE TOWNHOMES**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **A SITE PLAN APPROVAL FOR DEVELOPMENT OF AN 14-UNIT TOWNHOME PROJECT**.

**Parties:** this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **DUSTIN CARR, ROSIE RIDGE TOWNHOMES** (Applicant), for the property located **135 N 600 W**.

**Term:** the term of this agreement commences on **November 12<sup>th</sup>, 2024** 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:**

**Site Plan Elements:**

- All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.
- Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. Restoration of any public infrastructure fronting or servicing the property that may be damaged during construction.
- Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. All garbage, rubbish and debris during construction to be controlled and removed from the site.
- Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.
  - i. Water access from 500 W, not looped to 600 W.
  - ii. Relocation of existing sewer line to not conflict with development.
  - iii. Relocation of existing electrical pole and infrastructure to not conflict with development.
  - iv. Electrical Specific: Comply with all electrical connection direction from the Price City Electric Department stemming from the load sheet submitted.
- Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and release of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments. Must also control storm water flowing from north to south down the alleyway onto and potentially through the subject property.

- All exterior areas to be lighted during resident and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.
- Sight obscuring fencing installed on the property boundaries in a height of six (6) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.
- Primary ingress/egress to the development from 600 West Street including access for emergency services, garbage collection/removal services. Access via 500 S Street ingress only and signed as a 'one way street'. Signage and red striped, and fire lane restriction to be placed and enforced by owner on 500 W Access Road. Signage to be MUTCD compliant. Signage to also indicate 'not a through street' at both the 600 W access and the 500 W connector street.
- Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping requested.
- Not less than twenty-eight (28) off street parking spaces, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents. Code requirement for minimum parking is two (2) spaces per unit minimum.
- 600 West Street, stub road from 500 West street and all related public infrastructure, such as roadway, curb, gutter, sidewalk to be installed and extended to connect to and match current existing infrastructure in the area finding that fully installed public infrastructure mitigates accident risk.
- Alleyway between 500 W and 600 W to remain open access to the public and dedicated to public needs. Alleyway to be recorded into the records of the Carbon County Recorder as a public way. Alleyway to meet minimum city standards.

#### Plans, Permits, Documents and Other:

- Final electrical load sheet completed and supplied to Price City. Compliance with requirements of the Price City electrical department in regard to electrical utility infrastructure (re)locations, service points, code compliant electrical service upgrades, transmission and distribution pole (re)locations, procurement of valid estimates by owner/developer required.
  - Installation of public street lights as directed by the Price City Electric Department.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submit the required financial surety finding that property agreed and secured public infrastructure protects the financial interest of the community.
- Obtain a building permit and all construction completed under the auspices of a building permit and inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community. Contact the Carbon County Building Department. Compliance with all direction and instruction provided by the Building Inspector(s).
- Storm water control and management plan, all development and construction in compliance with the approved and accepted plan. Must control, retain and release, to pre-development flow rates, a 100-year storm event for a minimum of a 1-hour duration. Storm water control shall not negatively impact existing private properties, existing public infrastructure or slope stabilization of west Main Street corridor.
- Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.
- Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license.
- Hold a minimum of one (1) meeting with property owners neighboring the subject property to inform and update them regarding the project, time-lines, construction elements, etc. Provide to Price City a copy of the meeting notice provided to the neighbors, a copy of the attendance roster, a copy of the agenda and minutes of the meeting identifying discussion points and mitigation of incremental project impacts, if any. Completed prior to the commencement of any construction activity.
- Provide copy/written documentation of railroad approval of site setback along the railroad right of way prior to commencement of any construction activity.

#### Restrictions:

- Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.

- No track out of mud or dirt onto 600 West Street or 500 West Street during construction. Use of track mats required.
- No authorized on-street parking along public streets.
- No land uses other than the applied for 14-unit multiple family townhomes.
- No parking in fire lanes, must install signage and curb painting.
- No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).
- No Home Occupied Businesses permitted within development finding that the development has limited parking and access.
- No individual sale of units finding that land subdivision and utility connections do not facilitate individual unit real estate sales.
- No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Price City

Applicant:

By Jan Young, Chair

DUSTIN CARR, ROSIE RIDGE  
TOWNHOMES

ATTEST:

Jaci Adams, City Recorder