

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Administrative Director
NICK TATTON

City Recorder
JACI ADAMS



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

**PRICE CITY
PLANNING AND ZONING COMMISSION**

Commission

JUDY BEACCO
DAVID BLACK
KYLE HEFFERNAN
RENEE SWINBURNE
TODD THORNE
CHRIS WOOD
JAN YOUNG
ERROLL HOLT, ALT.
AMY KNOTT-JESPERSEN, ALT.

**PLANNING AND ZONING AGENDA
1/12/2026 5:00:00 PM**

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

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS – Commissioner Beacco
4. MINUTES
 - a. MINUTES for 10-06-2025.
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS/DISCUSSION
 - a. PUBLIC HEARING. Public Hearing to receive input on the 2026 updates to the Price City Land Use Management and Development Code.
 - b. RESOLUTION NO. 2026-1PZ Consideration and possible approval of A Resolution of the Price City Planning Commission Supporting and Recommending Adoption of Certain Updates to the Price City Land Use Management and Development Code, 2008 Edition, by the Price City Council.
 - c. RESOLUTION NO. 2026-2PZ. Consideration and possible approval of A Resolution of the Price City Planning and Zoning Commission Affirming Compliance with State Law Regarding Code of Conduct and Conflict of Interest Disclosure Individually and Collectively.
 - d. CHAIR AND VICE CHAIR. Annual selection of the Price City Planning and Zoning Commission Chair and Vice Chair.
7. CONDITIONAL USE PERMIT
 - a. ADMINISTRATION, SOCIAL SVC, SPECIAL TRAINING, PUBLIC ASSEMBLY LAND USE. Consideration and possible approval of an administrative office, private-public-quasi social services, special training and schooling and public assembly land use located at 59 S 700 E within the commercial 1 zoning district, Sandstone Psychology, Audrey Nixon.
8. UNFINISHED BUSINESS

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

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

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF OCTOBER 06, 2025**

PRESENT:

Commissioners:

Judy Beacco

David Black

Erroll Holt

Richard Root

Renee Swinburne

Todd Thorne

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Heffernan, 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

Nick Tatton, Administrative Director reminded everyone that October is fire safety month and to make sure fire extinguishers and smoke detectors are in working order and fully charged.

4. MINUTES for 09-08-2025.

MOTION. Commissioner Root moved to approve the minutes for 09-08-2025. Commissioner Swinburne seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

Pam Underwood, Price City resident had concerns regarding installation of the proposed electric vehicle charging kiosks at Maverick on 651 S Carbon Ave. Some issues she mentioned, after researching, were potential fires that the electric vehicle charging kiosks have caused, along with the construction that the neighborhood has already endured, noise, garbage, lighting, speeding vehicles, semis and trucks that sit and idle for long periods of time, overnight parking, RV dump, etc.

6. GENERAL BUSINESS/DISCUSSION

No general business or discussion was reported.

7. CONDITIONAL USE PERMIT

a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment to add Electric Vehicle (EV) charging kiosks at 651 S Carbon Avenue within the commercial 1 zoning district, Alex Clites, Maverick.

The Commissioners thoroughly discussed the site plan amendment to add Electric Vehicle (EV) charging kiosks at 651 S Carbon Avenue for Alex Clites. Discussion was held regarding where on the property the electric vehicle charging kiosks will be installed, minimal construction, anticipated construction should take 3 weeks to one month, one ADA accessible charging station, the loudness of noise from EV charging kiosks, could the charging kiosks be moved to southwest corner of property, the length of time it takes to charge an electric vehicle.

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

- 1. Confirm efforts to comply with the original Conditional Use Permit (CUP), dated September 23rd, 2023, and continue any bona-fide neighborhood development impact mitigations.**
- 2. Maintain a minimum of five percent (5%) area landscaping. Water wise landscaping requested.**
- 3. Obtain a building permit and all construction/installation under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260.**
- 4. Complete a public infrastructure development agreement, if required, with the Price City Public Works Department and payment of any financial surety required, if required.**

Steve Richardson, Price City Electrical System Supervisor discussed the electrical specifications and connection for the project with the applicant.

5. Electrical Specific Requirements:

- a. Payment to Price City in an amount of one-hundred twenty-five percent (125%) of the Rocky Mountain Power cost estimate for electrical system connection requirements prior to commencement of any site work. True-up of final cost for electrical system work and connection and refund or additional billing from Price City.**
- b. All connections to the Price City electrical system to be metered for billing purposes, provision of all necessary metering and billing information to Price City prior to meter installation and operation of the electric vehicle charging kiosks.**

c. All electrical connections to be as indicated on the submitted plans and as directed or further directed by the Price City electric department. Specific electrical connection requirements:

d. Plans, cost estimates, invoicing, and payment. A complete project plan is required to be submitted, reviewed, and approved by the Price City Electrical Utility Infrastructure Specialist.

A complete project plan must consist of the following:

i. Complete site plan showing the locations of all existing and proposed electrical infrastructure equipment (ex: poles, transformers, sectionalizing cabinets, secondary and service ground boxes, overhead conductors, underground conduits and conductors, electrical services, etc.)

ii. Proposed electrical equipment in locations that meet or exceed the requirements of the Pacific Power/Rocky Mountain Power 2022 Electrical Service Requirements Manual including all required clearances, set-backs, and access stipulations.

iii. The addition of a Price City required spare conduit of equal or larger size for any new or modified underground primary voltage conductor runs as determined by the Price City Electrical Utility Infrastructure Specialist.

iv. A one-line diagram of any electrical service equipment including voltages, overcurrent protection equipment ratings, and conductor sizes up to the main electrical service disconnecting means or overcurrent devices being used as service disconnecting means.

v. A completed Price City Load Sheet and any equipment specifications or datasheets that indicate the electrical consumption and demand.

vi. If it is determined by the Price City Electric Utility Infrastructure Specialist that changes need to be made, a new project plan will need to be submitted for review and approval after the changes are made. The timeline for this review to be completed will be variable based on the Specialists work load, planned City events, power outages, and other work that is of higher priority. Once a Project plan is approved, the Specialist will submit it to a contracted estimator for a cost estimate to be generated. Once the estimate is returned to Price City, an invoice for the estimated cost of the project minus any allowances or discounts will be issued to the developer, contractor, or the financially responsible party. The invoice will be required to be paid in full (125% as indicated above) prior to Price City authorizing the procurement of any materials or scheduling of any work to be done by their contractor for the development.

vii. All work required to be completed by the developer must be completed and all inspections performed by the appropriate organizations as detailed later in these requirements before the City's contract crews will be scheduled.

viii. Work for the project will be scheduled based on the availability of the appropriate materials needed for the project and the schedules of the City's contract crews to complete the work.

ix. According to the requirements of the City's contractors to be able to make and maintain any type of guarantees for the work they do, developers may not procure and provide certain types of materials for the project such as high and low voltage conductors that are to be installed in the Electric Utility maintained areas and equipment and Utility Power Transformers.

x. Due to continued supply issues, estimation of delivery or installation of Electric Utility Transformers cannot be provided. The procurement of Utility transformers can only be done once the electrical service has been inspected and approved by the Authority Having Jurisdiction to be energized and have Utility services to begin.

xi. Once the project is completed and Price City has received all invoices from their contractors for the work done and the costs evaluated against the cost estimate, the developer will be invoiced for any additional cost not covered by the initial invoice or a refund if the costs were less than the initial invoice. Any additional invoices must be paid within 30 days to prevent the loss of utility services at the development.

e. Electrical work or requirements that are the responsibility of the developer to be completed. Conduit: The developer shall be responsible for the installation of two 4-inch PVC underground electrical conduits from the nearest high-voltage sectionalizing cabinet to the location of the transformer. If a single conduit already exists, a second conduit will be required to be underground conduits

from the transformer location to the Electrical Service switchgear location. All underground conduit installations must meet the minimum requirements of the most recent Rocky Mountain Power Policy 242 - Underground Conduit Systems for Primary and Secondary Conductors and Section 5 of the Rocky Mountain Power Electrical Service Requirements Manual and all other relevant Federal, State, and local requirements and regulations.

f. All underground electrical distribution and service conduit installations must be inspected by a Price City Electrical Utility Infrastructure employee or their designated representative prior to backfill. After a backfill of 12 to 18 inches has been placed over the conduit, a metallic or traceable warning tape must be installed and inspected again by a Price City Electrical Utility Infrastructure employee or their designated representative prior to the remaining backfill and grade work being done. Failure to have these inspections completed appropriately shall result in the developer having to expose the conduit, at their cost, for the required inspections.

g. All underground conduit installed using open trench excavation must be PVC electrical conduit that is rated and listed for that purpose by an appropriate listing agency.

- h. All underground conduit installed using horizontal directional drilling must be HDPE electrical conduit that is rated and listed for that purpose by an appropriate listing agency.**
- i. Ends of any HDPE conduit installed must be properly prepared and chamfered to prevent snags and conductor damage then inspected by a Price City Electrical Utility Infrastructure Employee prior to making connections to any other conduits. Transitions from HDPE to any other type of conduit must be done using the appropriate connectors and must also be inspected prior to backfill.**
- j. All conduit elbows used must be wide sweep and medium or heavy weight(duty) fiberglass. Exceptions and requirements must be approved by the Price City Electrical Utility Infrastructure specialist prior to installation.**
- k. Elbows and conduit ends within sectionalizing cabinets, switchgear, and transformers must have end bell fittings installed. Conduit ends within the transformer vault must have appropriate fittings, ends, or treatments done or installed to prevent damage to conductors and to prevent the ingress of liquids, earth, debris, or animals into the vault.**
- l. Flat braided wire pulling rope or “Mule tape” rated at a minimum of 1200 lbs. Must be installed in each conduit and tied off at each open end with a minimum of 15 feet of extra line out each end of the conduit.**
- m. Transformer Pad and Padvault. The developer shall be responsible for acquiring and placing a transformer pad that meets the requirements in the PacifiCorp ZG 532 Flat Pad - Three Phase Transformer document if there are 5 conduits or less entering or exiting the transformer. The developer shall be responsible for acquiring and placing a transformer vault that meets the requirements in the PacifiCorp ZG 521 Padvault - Three Phase Transformer document if there are more than 5 conduits entering or exiting the transformer. The vault or pad must be set by the developer after appropriate earthwork has been completed to ensure that the transformer does not shift or tilt due to subsidence. Transformer vaults must have a drain or means for liquids to leave the vault by natural forces and the excavation prepared in such a way that any water leaving the vault can drain away so no there will be no standing water within the vault under normal and typical conditions, circumstances, and weather events.**
- n. The working and maintenance clearances around the Sectionalizer cabinets, transformers, and the electrical service must meet and be maintained in perpetuity the minimum requirements found within Section 4 of the Rocky Mountain Power Electrical Service Requirements Manual.**
- o. All transformers, pads, and vault installations must meet the minimum requirements of the most recent Rocky Mountain Power Policy 242 - Underground Conduit Systems for Primary and Secondary Conductors and all other relevant Federal, State, and local requirements and regulations.**
- p. Electrical Service. Installation of a current transformer cabinet with included electrical service disconnect and provisions for the installation of current transformers for metering. A 13-jaw meter socket and enclosure with**

provisions for the installation of a metering test-switch must be installed on the exterior of the switchgear and include a 1-inch chase, no more than 12 inches in length, from the meter socket enclosure to the current transformer section of the switchgear.

q. A concrete sidewalk or pad that meets ADA and other regulatory width and depth requirements for access, working area, and safety is required in front of the meter socket and the door side of the switchgear or cabinet and must be kept clear of any obstacles, obstructions, and hazards for personnel access.

r. All utility meters, and disconnect points must be accessible to emergency services and utility personnel at all times day and night all year round without having to enter fenced or walled in areas, going through any part of a building (interior or exterior) or having to unlock locks or other securing means put in place by anyone other than utility personnel.

s. The switchgear and electrical service installation shall meet the requirements of the Rocky Mountain Power 2022 Electrical Service Requirements Manual which Price City has voluntarily adopted and enforces and any other currently enforced local, State, and Federal requirements and regulations.

Chair Young finished reviewing the remainder of the code sections and conditions for approval with the applicant.

6. Restrictions:

a. No new signage except parking stall signage as identified in the site plan submitted.

b. No new ingress or egress from site, no new vehicle or pedestrian traffic patterns permitted finding that existing vehicle and pedestrian traffic patterns serve to mitigate potential accidents.

c. No changes to existing storm water management on site finding that existing storm water flows and management serve to prevent flooding.

d. No changes to garbage dumpster enclosure location and service frequency and capacity finding that existing garbage enclosures serves to prevent accumulations or wind scatter of garbage, rubbish and debris.

e. No changes to existing off-street parking not utilized for the addition of the electric vehicle charging kiosks; must maintain not less than twenty-five (25) off street parking spaces. Not more than four (4) spaces for EV charging as identified on the submitted site plan.

f. No EV parking and/or charging from the public right-of-way on 600 S Street.

g. No placement of any EV charging apparatus/equipment (transformer, switch gear cabinet, sectionalizer, etc.) in the public right-of-way, unless otherwise authorized and directed by the Price City Electric Department Supervisor.

7. 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 he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.

Commissioner Thorne moved to approve a site plan amendment to add Electric Vehicle (EV) kiosks at 651 S Carbon Avenue within the commercial 1 zoning district, Alex Clites, Maverick. Commissioner Black seconded and motion carried.

b. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment at 240 W 100 N to add 2 storage shed structures within the commercial 1 zoning district, Intermountain Farmers, Cierra Jones, Store Manager.

The Commissioners thoroughly discussed the site plan amendment to add 2 storage shed structures at 240 W 100 N for Cierra Jones. Discussion was held regarding the construction of 2 three sided sheds to keep merchandise from weather damage, building material will be metal, one shed will be behind main building and the other will be on the empty lot next to the store, the height of the building, where the water runoff from the roof of shed would go, drainage impact on adjoining neighbors, if any.

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

- ☐ Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures. Exterior lighting to be angled, shielded or on timers to mitigate potential light impacts to neighboring residential land uses.
- ☐ Maintain and/or install a minimum of five percent (5%) area landscaping to the extent the site will accommodate in the built environment. Water wise landscaping requested.
- ☐ Obtain a building permit and all construction/installation under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260.
- ☐ Complete a public infrastructure development agreement with the Price City Public Works Department, if required, and submission of any financial surety required. Repair and replace any public infrastructure or utility infrastructure damaged or necessary for construction/installation of the storage sheds on the site. Install public infrastructure (curb, gutter, sidewalk, curb painting, no parking signs, one way traffic signs) along the west side of 300 W Street for the subject property finding that vehicle and pedestrian safety occurrences, fire department access, and storm water flooding situations will be mitigated accommodating storm water and irrigation water flows. Must be completed on or before June 30 th, 2026. Final profile and requirements to be determined by the Price City Public Works Department.

- ☐ Must prepare (licensed surveyor) a parcel assembly plat and submit for approval to Price City and have recorded with the Carbon County Recorder's office, within twelve (12) months of this approval, combining the following parcels: New parcel combining parcels: #01-0643-0000, #01-0661-0000. New parcel combining parcels: #01-0634-0000, #01-0635-0000, #01-0640-0000, #01-0636-0000.**
- ☐ Site Requirements: Not less than a twenty (20) foot setback on the corner of 100 N and 300 W for the new shed building. Not less than five (5) foot setback on northeast shed building from north property boundary. Maintain not less than twelve (12) feet clearance from any electrical utility line, no structures under any electrical utility line. Must provide fire department access pathways to both new storage shed structures at all times. Provision of a listing of items/product stored in new storage sheds to the Price City Fire Chief initially and not less than annually thereafter.**
- ☐ Restrictions: Buildings must remain open on at least one (1) side as indicated on the Conditional Use Permit submission information. No additional business signage approved. No changes to off-street parking capacity. No new ingress or egress from site, no new vehicle or pedestrian traffic patterns permitted finding that existing vehicle and pedestrian traffic patterns serve to mitigate potential accidents. No changes to existing storm water management on site finding that existing storm water flows and management serve to prevent flooding. No changes to garbage dumpster enclosure location and service frequency and capacity finding that existing garbage enclosures serves to prevent accumulations or wind scatter of garbage, rubbish and debris. Must upgrade electric service to fertilizer shed/structure withing twenty-four (24) months of this approval. Contact Steve Richardsions, Price City Electric System Manager, for details and requirements.**
- ☐ 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.

Councilmember Thorne moved to approve the site plan amendment at 240 W 100 N to add 2 storage shed structures within the commercial 1 zoning district, Intermountain Farmers, Cierra Jones. Councilmember Black seconded and motion carried with vote as follows:

**Commissioner Root NAY
Commissioner Beacco AYE
Commissioner Thorne AYE
Commissioner Holt AYE
Commissioner Swinburne NAY
Commissioner Black AYE**

8. UNFINISHED BUSINESS

Nick Tatton, Administrative Director reminded everyone about the Planning and Zoning Commission Retreat on November 24, 2025.

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

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

The regular Planning and Zoning meeting was adjourned at 6:10 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams

DRAFT

NOTICE OF PUBLIC HEARINGS

The Price City Planning and Zoning Commission will hold a public hearing on Monday, January 12th at 5:00pm to receive input regarding proposed updates to the Price City Land Use Management and Development Code (Code). The public hearing will be held in the Price City Council Chambers located at 185 East Main Street, Price, Utah. Information on the public hearing and the proposed Code updates can be obtained by calling Nick Tatton at 636-3184.

The Price City Council will hold a public hearing on Wednesday, January 14th, 2026 at 5:30pm to receive input regarding proposed updates to the Price City Land Use Management and Development Code (Code). The public hearing will be held in the Price City Council Chambers located at 185 East Main Street, Price, Utah. Information on the public hearing and the proposed Code updates can be obtained by calling Nick Tatton at 636-3184.

Published in the Emery Telcom News December 31st, 2025, January 7th, 2026

RESOLUTION NO. _____

**A RESOLUTION OF THE PRICE CITY PLANNING COMMISSION SUPPORTING AND
RECOMMENDING ADOPTION OF CERTAIN UPDATES TO THE PRICE CITY LAND USE
MANAGEMENT AND DEVELOPMENT CODE, 2008 EDITION BY THE PRICE CITY COUNCIL.**

WHEREAS, the Price City Land Use Management and Development Code, 2008 Edition (the “Code”), has been professionally developed and adopted by Price City; and

WHEREAS, the Code has been reviewed and considered by the Price City Planning Commission (the “Commission”) and a public hearing has been held to receive input thereon; and

WHEREAS, public input has guided the development of proposed updates to the Code; and

WHEREAS, the Commission has reviewed the proposed updates to the Code and concluded that the changes and additions satisfactorily address the needs of the community; and

WHEREAS, the proposed updates to the Code incorporate needed changes and additions and are consistent with the goals and objectives of the Price City General Plan,

**NOW, THEREFORE BE IT HEREBY RESOLVED BY THE PRICE CITY PLANNING
COMMISSION AS FOLLOWS:**

Section 1. That the processes, procedures, direction and information contained in the proposed updates to the Code properly address bona-fide community land use and development needs within Price City.

Section 2. That the Commission formally approves the updates to the Code which are attached herewith as *Exhibit 1* and by this reference are made a part hereof.

Section 3. That the Commission recommends that the Price City Council adopt the said updates to the Code.

**PASSED AND ADOPTED THIS _____ DAY OF _____, 2026 BY THE PRICE CITY
PLANNING COMMISSION.**

_____, Chair
Price City Planning Commission

ATTEST:

Jaci Adams, Price City Recorder

Chapter 1

GENERAL AND SUPPLEMENTARY PROVISIONS

- 1.1 Short Title**
- 1.2 Purpose**
- 1.3 Effect of Chapter**
- 1.4 Interpretation**
- 1.5 Conflict**
- 1.6 Effect on Previous Ordinance Maps**
- 1.7 Licensing**
- 1.8 Severability**
- 1.9 Legal Remedies for Violation**
- 1.10 Appeals**
- 1.11 Enforcement**
- 1.12 Zoning Administrator Authority and Duties**
- 1.13 Definitions**

1.1. SHORT TITLE

This Code shall be known as “The Land Use Development and Management Act” of Price City, and may be so cited and pleaded. It may also be referenced as the “Land Code”.

1.2. PURPOSE

This code is adopted to provide for the health, safety, and welfare, and to promote the prosperity, peace, good order, comfort, convenience, and aesthetics of Price City and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, foster agricultural and other industries, protect both urban and non-urban development, and to protect property values, promote wise energy use and efficiency and to protect the environment.

1.3. EFFECT OF CHAPTER

The regulations hereinafter set forth in this chapter qualify or supplement, as the case may

be, the zoning district regulations and all other regulations appearing elsewhere in this Code.

1.4. INTERPRETATION

In interpreting and applying the provisions of this Code, the requirements contained herein are declared to be the minimum requirements for the purposes set forth. Additional requirements may be recommended and / or implemented by the Price City Planning and Zoning Commission and/or the City Council.

1.5. CONFLICT

1. This Code shall not nullify the more restrictive provisions of covenants, agreements, or other ordinances or laws, but shall prevail over such provisions which are less restrictive.
2. Whenever other restrictions or provisions are adopted under Utah state law, the most restrictive requirement shall govern.

1.6. EFFECT ON PREVIOUS ORDINANCES AND MAPS

The existing ordinances covering zoning, in their entirety, and including the maps heretofore adopted and made a part of said ordinances, are hereby superseded and amended to read as set forth herein; provided, however, that this Code, including any attached or referenced map or maps, shall be deemed a continuation of previous codes and not a new enactment, insofar as the substance of revisions or previous codes is included in this Code, whether in the same or in different language; and this Code shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous codes, to questions of conforming or non conforming uses and buildings and structure, and to questions as to the dates upon which such uses, buildings, or

structures became conforming or non conforming.

1.7. LICENSING

All officials and public employees of Price City who are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this Code and shall knowingly issue no permit or license for uses, building, or purposes where the same would be in conflict with provisions of this Code and any such permit or license, if issued in conflict with the provisions of this Code, shall be null and void.

1.8. SEVERABILITY

Should any chapter, section, clause, or provision of this Code be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Code as a whole or any part thereof other than the part so declared to be invalid.

1.9. LEGAL REMEDIES FOR VIOLATION

Any person, firm or corporation, whether as principal, agent or employee, who violates or causes the violation of any of the provisions of this Code shall be guilty of a Class C misdemeanor as defined by Utah State Code and upon conviction thereof shall be punished as provided by law.

1. In addition, the following may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, maintenance or use:
 - a. Price City, by action of the City Council; or

- b. Any owner of real estate within the zoning district in which an alleged violation of this Code has occurred; or the owner of real estate across a zoning district line and abutting or facing the real estate where the alleged violation has occurred.
2. Civil penalties may also be imposed for violations of this Code in addition to or in place of other Notices of Violation or citations under the discretion and authority of the Zoning Administrator. Civil penalties shall be assessed as indicated in the schedule below.
3. Any person having received a civil penalty citation for a violation of this Code may appear before the Price City Municipal Hearing Officer pursuant to the same procedure set forth for other civil violations, which, by this reference is incorporated herein and made a part hereof.
4. The recommended fine of not less than \$120.00 dollars (representing the minimum processing and administration time necessary by Price City for compliance action) or more than \$360.00 dollars per day or per occurrence of the violation (representing the anticipated maximum processing and administration time necessary by Price City for compliance action) shall be submitted to the Carbon County Justice Court and the Price City Municipal Hearing Officer for use and consideration when adjudicating cases.
5. Property maintenance violations shall be administered pursuant to the term and identified penalties identified in Chapter 17 of this Code.¹

¹ Pursuant to HB 202, 2020, UCA 10-3-703.

1.10. APPEALS

1. No person may challenge in District Court Price City's land use decision made under this chapter or under any regulations made under authority of this chapter or this Code unless and until they have exhausted their administrative remedies. (See Appeal Authorities, Section 2.2.4)
2. Any person adversely affected by any decision made in the exercise of the provisions of this chapter may file a petition for review of the decision with the district court within 30 days after the local decision is rendered. All references to the "district court" herein refer to the 7th District Court in and for Carbon County, State of Utah.
3. Any and all court actions shall take place in Carbon County, Utah and be governed by the laws of the State of Utah.

1.11. ENFORCEMENT

1. Price City or any owner of real estate within Price City in which violations of this chapter or ordinances enacted under the authority of this chapter occur or are about to occur may, in addition to other remedies provided by law, institute:
 1. injunctions, mandamus, abatement, or any other appropriate actions; or
 2. proceedings to prevent, enjoin, abate, or remove the unlawful building, use, or act.
 3. Price City need only establish the violation to obtain the injunction.
 4. It is unlawful to erect, construct, reconstruct, alter, or change the use of

any building or other structure within Price City without approval and issuance of a valid building permit by Price City when required.

5. Price City may not issue a building permit unless plans, details, specifications and information of and for the proposed erection, construction, reconstruction, alteration, or use fully conform to all regulations then in effect.

**1.12. ZONING ADMINISTRATOR
AUTHORITY AND DUTIES**

The Zoning Administrator may be appointed by the Mayor, with the advice and consent of the City Council. In the absence of the Zoning Administrator position within Price City, the Mayor may assign such duties to other departments within Price City with the advice and consent of the City Council. The Zoning Administrator is hereby authorized to enforce this Code and all provisions hereof, and shall do so by any legal means available to him/her, including but not limited to the following:

1. Advise the Building Official, inspector and City Engineer on the issuance of building permits, conditional use permits, zoning permits and development permits. When the Zoning Administrator gives written notification to the Building Official, inspector and/or City Engineer that an intended use, building, or structure would be in violation of this Code, such written notification shall be presumption of non-conformance or illegality and a permit for such use, building, or structure, shall not be issued. (If the offices of Building Official and Zoning Administrator are held concurrently by one person, this person shall detail the violation in

- writing on the permit refusal notification.)
2. Inspect the uses of buildings, structures or land to determine compliance with this Code. Such inspections shall be made at reasonable times.
 3. Issue Notices of Violation wherever buildings or lands are being used contrary to the provisions of this Code. (This shall be done by serving notice in writing on any person or group engaged in said use and posting such notice on the premises.)
 4. Inform the City Council of all Code violations and recommend specific courses of action with regard to each violation.
 5. Maintain a file of Code violations and action taken by the City Council on such violations.

1.13. DEFINITIONS

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Code. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word “building” shall include the word “structure;” the words “used” or “occupied” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word “shall” is mandatory and not discretionary, and the word “may” is permissive; the word “person” includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word “lot” includes the words plot or parcel. An asterisk (*) at the definition means that the word is defined in the Utah State Code. Words used in this Code but not defined herein shall have the meaning as defined in any other ordinance adopted by Price City.

1. **ACCESSORY USE OR BUILDING.** A use or building (including solar energy systems and renewable energy uses which may require separate review and permitting consideration) on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or building. An accessory use or building shall include any structure for caretaker, or security housing, or the confinement of animals. Accessory Dwelling Unit means a habitable living unit added to, created within, or detached from a primary single-family dwelling contained on one lot.²
2. **ACTIVE SOLAR SYSTEM.** A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. This includes water heating, space heating or cooling, electric energy generation or mechanical energy generation and the architectural and engineering design or system necessary to balance or optimize active components thereof.
3. **ADULT DAYCARE FACILITY.** Any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardian for periods of less than twenty-four (24) hours per day.
4. **ADVERSLEY AFFECTED PARTY.** Means a person other than a land use applicant who: (a) owns real property adjoining the property that is the subject of a land use application or land use decision; or (b) will suffer damage different in kind than or an injury distinct from, that of the general

² Clarified Accessory Dwelling Unit per SB 34 2019.

- community as a result of the land use decision.³
5. **AMERICANS WITH DISABILITIES ACT (ADA).** Federal Law which sets guidelines for accessibility to places of public accommodation and commercial facilities by individuals with disabilities.
 6. **AGRICULTURE.** The production of food through the tilling of the soil, the raising of crops, breeding and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.
 7. **AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS).** The processing of raw food products by packaging, treating and/or intensive feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Price City Planning and Zoning Administrator.
 8. **AIRPORT.** All airport definitions and regulations will be found in the Airport Ordinance adopted by Price City, except as airports are governed under the general use regulations of this Code and is generally not improved or maintained by the City.
 9. **ALLEY.** A public access-way generally less than 26 feet in width, which is designed to give secondary access to lots or abutting properties. An alley shall not be considered a street for the purpose of this Code. Maintenance of alley-way is the responsibility of the fronting, adjacent, adjoining, or abutting property owners.
 10. **ALLUVIAL SOILS.** Areas subject to periodic flooding as defined in the soil survey prepared by the Natural Resources Conservation Service which encompasses Price City.
 11. **AMUSEMENT PARK.** Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or non-profit enterprise, except temporary celebrations or events sanctioned by the City Council by a special permit.
 12. **ANCHORED.** Secured in a manner that provides positive connection.
 13. **ANIMAL CLINIC (ALSO ANIMAL HOSPITAL).** Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary or grooming service is provided or is available.
 14. **APPROVED.** Approved by the code official.
 15. **APPURTENANCES.** Appendages and incidental details on buildings are to be allowed such as building projections, coverings for mechanical equipment, etc.
 16. **ARCHITECTURAL PROJECTION.** Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.
 17. **ASSISTED LIVING FACILITY.** A residential facility, licensed by the State of Utah, with a home like setting that provides an array of coordinated support personnel and health care services, available 24 hours per day, to residents who have been assessed under the Utah Department of Health or the Utah Department of Human Services Rules to need any of these

³ HB 388 2020, UCA 10-9a-103(2), added 2021

- services. Each resident shall have a service plan based on the assessment, which may include: (1) specified services of intermediate nursing care; (2) administration of medication; (3) support services promoting residence independence and self sufficiency. Such a facility does not include adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.
18. **AUTOMATIC CAR WASH.** A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding 1-1/2 tons capacity.
19. **AUTOMATIC TRUCK WASH.** A facility for automatic or self-service washing or cleaning of trucks exceeding 1-1/2 tons capacity.
20. **AUTOMOBILE PAINT SHOP.** A facility for body and fender repair and painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.
21. **AUTOMOBILE SELF SERVICE STATION.** A facility where gasoline or any other motor fuel for operating motor vehicles is offered for sale to the public and is dispensed to the vehicle by the purchaser; the self service station may be independent or in conjunction with a retail store.
22. **AUTOMOBILE SERVICE STATION.** A facility where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where automotive services are performed including tire repair, tire sales, battery sales or charging, and tune-up of automobiles, but not including major auto repair.
23. **AUTOMOTIVE BODY AND FENDER SHOP.** A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame, or fenders, and including rebuilding and painting.
24. **AUTOMOTIVE SALES AREA.** An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreation vehicles in operable condition and on a concrete or asphalt surface.
25. **AUTOMOTIVE SALVAGE YARD (AUTOMOBILE WRECKING OR PROCESSING YARD).** A lot or portion thereof used for the storage, dismantling and demolition of automobiles, other vehicles, other machinery, or parts thereof.
26. **AVERAGE SLOPE.** An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot or building area. A vertical rise of 100 feet between two points 100 feet apart measured on a horizontal plane is 100 percent slope (rise/run x 100).
27. **BASEMENT.** That portion of a building which is partly or completely below grade. A story, the floor of which is more than ½ of its floor-to-ceiling heights is below the average contact level of the adjoining ground. A basement shall be counted as a story when more than ½ of its floor to ceiling height is above the average contact level to adjoining ground.
28. **BATHROOM.** A room containing sanitation plumbing fixtures including a bathtub or shower.

29. **BEDROOM.** Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.
30. **BEGINNING OF CONSTRUCTION.** Means any visible work or alteration of a site, land or building.
31. **BIKE PATH (BIKE TRAIL, BIKE LANE).** A right-of-way designed and constructed and dedicated for use by bicycles and not intended for use by pedestrians or motor vehicles of any kind. A bike path may be located within or without a street right -of-way, at grade, or at a grade separated from vehicular traffic. Bike lanes may also be included as a part of a street.
32. **BILLBOARD** means a freestanding ground sign located on industrial, commercial, or residential property if the sign is designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located. Also known as “off premise advertising.”
33. **BLOCK.** The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision plat.
34. **BOARDER.** A person living in a rented room in a boarding house. The boarding house operator or member of his or her immediate family who reside on the premises with the operator, shall not be considered a boarder.
35. **BOARDING HOUSE.** A building or portion thereof where, for compensation, rooms are rented together with meals for not more than six (6) boarders who generally do not directly utilize kitchen facilities. The operator of a boarding house must reside on the premises of the boarding house. The work shall include compensation in money, services, or other things of value. A boarding house does not include a residential facility for disabled persons or a residential facility for the elderly. A boarding house does not include a nonresidential facility, such as a rehabilitation/treatment facility, where the primary purpose of the facility is to deliver rehabilitation, treatment, counseling, medical, protective or other similar services to the occupants.
36. **BUILDABLE AREA.** The portion of a lot remaining after required setbacks have been provided, except that land with an average grade exceeding 25 percent shall not be considered geotechnically buildable unless it is geotechnically evaluated by a qualified and/or engineer and approved by conditional use permit.
37. **BUILDING.** Any structure used or intended to be used for the shelter or enclosure of persons, animals, equipment, vehicles or property.
38. **BUILDING, HEIGHT OF.** The vertical distance from the average natural grade surface at the foundation, to the highest point of the building roof or coping.
39. **BUILDING OFFICIAL or INSPECTOR.** (1) Building Official: the person designated or appointed by the Mayor and City Council as the Building Official; (2) Building Inspector: the person designated or appointed by the Mayor and City Council as the Building Inspector for Price City. The Building Official and Building Inspector may or may not be the same person.

40. **BUILDING, PUBLIC.** A building owned and operated, or owned and intended to be operated by the City, a public agency of the United States of American, the State of Utah, or any of its political subdivisions. The use of a public building is non transferrable and terminates if the structure is devoted to a use other than as a public building.
41. **BUSKING.** The activity of playing music in the street or another public place for voluntary donations.⁴ Does not include soliciting or begging.
42. **CAMPGROUND.** A public area designated by a public agency for camping, or a private area licensed by the City for camping.
43. **CAMPING.** A temporary establishment of living facilities such as tents, trailers or recreational coaches as regulated by this Code.
44. **CARPORT.** A private garage completely open on two sides, or 50% open based on three to four sides. May have one side completely closed. For the purposes of this Code, a carport shall be subject to all the regulations prescribed for a private garage.
45. **CELLAR.** A room or rooms having more than 50 percent of the floor to ceiling height under the average level of the adjoining ground, for storage and not living quarters.
46. **CHIEF EXECUTIVE OFFICER** means: the Mayor in municipalities operating under all forms of municipal government; or the City Manager in municipalities operating under the Council-Manager form of municipal government.
47. **CHILD NURSERY (DAY CARE CENTER).** An establishment for the care and/or the instruction of 5 or more children, (other than for members of the family residing on the premises), for compensation, but not including a public school or pre-school.
48. **CHURCH.** A building, together with its accessory buildings and uses, maintained and controlled by a duly recognized religious organization where persons regularly assemble for religious worship and instruction.
49. **CITY COUNCIL.** The elected legislative body of Price City.
50. **CITY ATTORNEY.** The officially designated attorney for Price City.
51. **CITY ENGINEER.** The officially designated engineer of record for Price City.
52. **CLINIC, DENTAL OR MEDICAL.** A building in which a group of dentists, physicians, and/or allied professionals in the healing arts are associated for the conduct of their respective professions. The clinic may include a dental and/or medical laboratory and an apothecary. It may include out-patient care or operating rooms for outpatient surgery. Does not include overnight or long term care.
53. **CLUB, PRIVATE.** A social, recreational, or athletic club or similar association or corporation incorporated under the provisions of the Utah Non-Profit Corporation and Cooperation Act for the above-stated purposes, which maintains or intends to maintain premises upon which alcoholic beverages are or will be stored, consumed or sold.
54. **COMPATIBLE WITH RESIDENTIAL USE.** Compatibility will be measured by whether or not the proposed development adversely impacts the quality of life or harmony

⁴ Busking added 2023 update.

in the area. Property values must be sustained or enhanced as opposed to diminishing value; the effects of ultimate traffic on streets will be considered rather than complaints that a new development will increase unwanted traffic; improvements in the infrastructure will be considered as to how and who pays for them; positive contributions to the financing of needed improvements will be weighed against the assessment on existing residential developments; proximity of possible impacts will be evaluated and non-directly impacted citizens will be considered in the group of the general citizenry. Also, aesthetic relief from the monotonous and uniform subdividing of the countryside will be considered a positive factor.

55. **CONDITIONAL USE** means a land use that, because of its unique characteristics or potential impact on Price City, or surrounding neighbors, or adjacent land uses, or the environment, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate known or anticipated detrimental impacts. (A use of land for which a conditional use permit is required, pursuant to this Code.) Approval based on conditions.
56. **CONDEMN.** To adjudge unfit for occupancy.
57. **CONDITIONAL USE DEVELOPMENT.** A subdivision, planned unit development, manufactured home park, manufactured home subdivision, recreation vehicle park, landfill, land excavation, commercial or industrial development.
58. **CONDOMINIUM.** The ownership of a single unit in a multi-unit project,

together with an undivided interest in common in the common areas and facilities of the property as provided by state law. A condominium development is comparable to a subdivision in that each development is characterized by multiple individual ownerships in a single development. In a condominium development the multiple individual ownerships are in structures, whereas in subdivisions such ownerships are in land. For regulation purposes the development of a condominium project is treated by Utah State law and by this Code as a subdivision, and condominium developments must comply with the subdivision regulations of this Code.

59. **CORRAL.** A space, other than a building, less than 1 acre in area or less than 100 feet in width, used for the confinement of animals or fowl.
60. **COUNTY.** Means the unincorporated areas of Carbon County, Utah.
61. **CROSSWALK OR WALKWAY.** A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; but may be crossed by vehicles at right angles; a crosswalk or walkway or pedestrian-way may be located within or outside of a street right-of-way, at grade, or at a grade separated from vehicular traffic.
62. **CUL-DE-SAC.** A street which is designed to remain permanently closed at one end, and designed to accommodate the turning around by vehicles. For purposes of this Code, the length of a cul-de-sac shall be measured from the centerline of the intersecting street along the centerline of the cul-de-sac, to a point at the center of the cul-de-sac. A temporary cul-de-sac with dimensions approved

by the Price City Planning and Zoning Commission may be considered while waiting for a permanent through street.

63. **DAIRY.** A facility for the production of milk on a farm for wholesale marketing off the premises shall be classified as a dairy. A commercial establishment for the manufacture, processing or packaging of milk products, and their sale is not a dairy.
64. **DENSITY.** Density is a measure of the number of dwelling units per acre of area. It shall be expressed as dwelling units per acre (DU/acre).
65. **DETACHED.** When a structural element is physically disconnected from another.
66. **DETERIORATION.** To weaken, disintegrate, corrode, rust, decay or lose effectiveness.
67. **DEVELOPER.** Any person, firm, partnership, corporation or association who proposes or causes improvements to be constructed, proposes or causes land use to be changed, or land to be subdivided for themselves or others.
68. **DEVELOPMENT (LAND).** The conversion or alteration of use or physical characteristics of land; placing improvements on the land; or putting land to intensive use such as a subdivision, PUD, manufactured home park, recreation vehicle park, shopping center, industrial park, excavation, etc. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD.⁵
67. **DISABILITY.** Physical or mental impairments that substantially limits one or more of a persons major life activities, including a person having a

record of such a problem or being regarded as having such an impairment. The following definitions are incorporated into the definition of disability, to wit:

1. disability does not include current illegal use of, or addition to, any federally controlled substance as defined in Section 102 of the Controlled Substances Act, 21, U.S.C. 802, or as defined under Title 58, Chapter 37, Utah Code Annotated, 1953, as amended;

2. a physical or mental impairment includes the following, to wit:

1. Any psychological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; cardiovascular, reproductive; digestive; genitourinary; hemic and lymphatic; skin; and endocrine; or

2. any mental or physiological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities; or

3. such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, human immunodeficiency virus (HIV), mental retardation, emotional illness, drug addiction, (other than current , illegal use of

⁵ Added requirement for PUD Plan 2026.

controlled substances) and alcoholism.

68. **DISTRICT (ALSO ZONE OR ZONING DISTRICT).** A portion of territory, of Price City, established as a zoning district by this Code, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Code. An area with specific use requirements.
69. **DOMESTIC ANIMAL.** Animals that have been tamed and adapted for existence within the human environment. Animals capable of living in a home environment, such as a dog, cat or caged small bird including companion animals. Domestic animals of a type or quantity that are in conflict with the Price City Municipal Code or which are determined to be a nuisance by the Zoning Administrator cannot occupy or be kept within a residential zone. The Zoning Administrator will determine whether an animal is a domestic animal. Challenges to a determination of the Zoning Administrator shall be heard by the Hearing Officer.
70. **DOMESTIC STAFF.** Persons employed or residing on the premises of a dwelling or other residential facility to perform domestic services or to assist residents in performing major life activities.
71. **DRINKING WATER FACILITIES.** Water supply lines, pumps, springs, tanks, wells, and/or any other physical facilities necessary to provide a supply of drinking water to use in sufficient quantity and of approved quality to meet the standards of this Code and Utah law.

72. **DWELL TIME.** May also be referred to as hold time. The length of time an image is displayed on a digital sign or billboard.⁶ Also, see Twirl Time.
73. **DRIVEWAY.** A private roadway, the use of which is limited to persons residing, or employed at, or otherwise using or visiting the parcel on which the driveway is located. See Section 6.5 for size, spacing and quantity limitations on residential and commercial driveways. Restrictions and conditions regarding the installation of driveway overshot entrances may be required by the Zoning Administrator and/or City Engineer.
74. **DWELLING.** Any building or portion thereof designed or used as the principal residence or sleeping place of one or more persons or families, but not including a tent, a recreation coach, hotel, motel, hospital, or nursing home.
75. **DWELLING, SINGLE FAMILY.** A building containing only 1 dwelling unit.
76. **DWELLING, TWO FAMILY (DUPLEX).** A building containing only 2 dwelling units.
77. **DWELLING, THREE FAMILY (TRIPLEX).** A building containing only 3 dwelling units.
78. **DWELLING, FOUR FAMILY (FOUR-PLEX).** A building containing only 4 dwelling units.
79. **DWELLING, MULTIPLE FAMILY.** A building containing more than 1 dwelling unit.

⁶ Added Dwell Time 2025, based on definition in the publication Scenic Utah, Electronic Signs and Digital Billboard Ordinances, A Primer for Local Government, 3rd Edition, 2024

80. **DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. One or more rooms in a dwelling, apartment complex or condominium designed for and/or occupied by one or more persons or a family for living or sleeping purposes and having a kitchen, bathroom and sleeping quarters.

81. **ELECTRONIC BILLBOARD.** An off-premises sign that includes video display, projected image, or similar device with text, images, or graphics generated by solid state electronic components. May include, but not limited to, signs that use light emitting diodes (LED), plasma display, fiber optics or other similar technology, that is not a business signage with off-premise advertising messages.⁷

82. **ELECTRONIC (DIGITAL) SIGN.** A sign that includes a video display, projected image, or similar device with text, images, or graphics generated by solid state electronic components. May include, but not limited to, signs that use light emitting diodes (LED), plasma display, fiber optics or other similar technology.⁸

83. **EASEMENT.** That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall permit use under, on, over or above a said lot or lots.

That portion of a lot, lots or other property, reserved for present or future use by a person, entity, utility provider or governmental agency other than the legal owner(s) of said properties. The easement may be for use on, under, or above said lot or lots, for wires, conduit, pipes, fire hydrants, poles, control boxes, manholes, etc.

84. **ELDERLY PERSON.** A person who is 60 years or older, who desires or needs to live with out other elderly persons in a group setting, but who is capable of living independently.

85. ENVIRONMENTAL REPORT

A written report which describes the predevelopment conditions of the site and the post development impact.

1. The report includes a tabulation of proposed population density and the numbers and types of proposed dwellings and other buildings and spaces to be occupied at full development.
2. The report further describes the impact of the proposed development on the following specific subject areas during development and once the anticipated population density and use is achieved: slope, soils, water courses, water table, flood hazard areas, wet lands, geologic hazards, vegetative types, wildlife, wildlife habitat, air quality, water quality, noise, lighting, traffic, sight distance, access to services, and utilities.
3. The report also evaluates the potential area-wide economic impact of the development on both private and public economic sectors and the potential impact on school, public utility, and transportation systems.
4. Finally, the report recommends measures which, if undertaken, will

⁷ Added Electronic Billboard 2025, based on definition in the publication Scenic Utah, Electronic Signs and Digital Billboard Ordinances, A Primer for Local Government, 3rd Edition, 2024.

⁸ Added Electronic (Digital) sign 2025, based on definition in the publication Scenic Utah, Electronic Signs and Digital Billboard Ordinances, A Primer for Local Government, 3rd Edition, 2024.

mitigate or obviate the adverse impacts resulting from construction of the proposed development, and discusses the benefits to be gained from such development, and what adverse impacts cannot be avoided and the extent of their detrimental influence.

86. EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

87. ESSENTIAL FACILITIES. Those facilities which are common to the community and essential for servicing the residents and businesses; roads, rail systems, utilities, irrigation, parks, water, sanitary sewer, storm sewer, power, telephone, radio, television stations, cable TV, fiber optics, sanitation, health and public safety facilities provided by a public utility or governmental agency and for overhead, surface or underground services, and such other necessary uses as may be required by the City Council.

88. EXCAVATION. Any disruption of the land, ground, earth, rock, soil mantle and/or manmade surfacing of the same. Excavations may be either in the nature of a process or a use. Excavations undertaken for the purpose of preparing a site for an ultimate land use, building or for repairing or constructing urban service facilities are processes, whereas excavations such as gravel pits, quarries or mines are uses which require specific use authorization. Excavation in any

zoning district may require prior approval and/or permitting.

89. EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

90. FAMILY. One or more persons related by blood, marriage, adoption, or guardianship, and shall also include three (3) additional unrelated individuals living with the family, such as Domestic Staff, living together as a single non-profit housekeeping unit. Family does not exclude the care of foster children.

91. FAMILY FOOD PRODUCTION. The keeping of not more than 2 cows, 2 sheep, 1 pig, 2 goats, 20 rabbits, 25 chickens, 50 pheasants, 10 turkeys, 10 ducks, 10 geese, and 20 pigeons, on a lot which is $\frac{1}{2}$ acre larger than the minimum required lot size for a single-family residential lot in the zoning district, provided that an additional number of animals and fowl listed above may be kept on each additional one-half acre in the lot, and provided that not more than three categories of the above-listed kinds of animals and fowl are permitted at any one time on any $\frac{1}{2}$ acre lot. A horse may be substituted for a cow.

92. FARM AND/OR WILD ANIMALS. Also referred to as livestock, farm or barnyard type animals. Animals that are kept for personal use or profit. Animals that typically reside in an agricultural setting and produce food and fiber. Livestock that is generally raised for subsistence or for profit. Includes domestic farm animals such as cows, goats, sheep, pigs and horses. Wild and/or exotic animals such as snakes, monkeys and other primates, alligators, etc., which are typically

found in uninhabited environments and are not considered native species found in Utah. Farm and/or wild animals may be considered a nuisance and in violation of the Price City Municipal Code. The Zoning Administrator will determine whether an animal is considered a wild, exotic, farm or barnyard animal. Challenges to a determination of the Zoning Administrator shall be heard by the Hearing Officer.

93. **FEED YARD.** An agricultural industry in which animals or fowl are kept and intensively fed in a relatively restricted area, as contrasted with open pasturage.
94. **FINAL PLAT OR FINAL PLAN.** A plat map prepared in accordance with the provisions of this Code, which is designed to be placed on record in the office of the County Recorder and/or City Recorder. A final plan is a map showing a drawing, details and/or information describing a project, use or building.
95. **FIRE FIGHTING FACILITIES.** Such water supply, water lines, fire hydrants, storage, sprinklers and other protective devices as may be required in accordance with the provisions of this Code.
96. **FLOOD HAZARD.** A hazard to life, land, buildings or improvements due to inundation or overflow of water having sufficient velocity, depth and width to transport water or debris, scour the surface soil, cause flooding, dislodge or damage buildings, erode the banks of water courses or threaten life.
97. **FLOOD PLAIN.** Areas adjoining any streams, rivers, ponds or lakes which are subject to “100 year recurrence interval floods” on maps prepared for

the “National Flood Insurance Program,” or a study conducted by a qualified engineer in the preparation of hydrological and hydraulic studies and the determination of flood lines, flood elevations, floodways, and “flood fringe” areas.

98. **FLOOD PLAIN SOILS.** Areas subject to periodic flooding and listed in the soil survey prepared by the Natural Resources Conservation Service which encompasses areas as being “on the floodplain” or subject to “flooding”.
99. **FLOODWAY.** The flood way is the part of the flood plain which is the main channel that carries and discharges the highest velocity and largest part of the flood flow. The flood plain is shown on maps prepared for the National Flood Insurance Program or study.
100. **FLOOR AREA.** The gross area in square feet of the main building, accessory buildings and other areas of specific use both indoors and out of doors.
101. **FRONTAGE.** All property fronting on the side of a street at the property line or right of way line.
102. **FRONTAGE, LOT.** The lineal measurement of the front lot line.
103. **GARAGE, PRIVATE.** An accessory building designed and/or used for the storage of property and motor vehicles owned and used by the occupants of the building to which it is accessory, provided that a garage shall be considered part of the dwelling if the garage and dwelling have a roof or wall in common and are attached and all four walls are enclosed including a main garage door.
104. **GARAGE, PUBLIC.** A building or portion thereof, other than a private

- garage, designed or used for servicing, repairing, equipping, hiring, selling, leasing, renting or storing motor vehicles.
105. **GARBAGE.** The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.
106. **GENERAL PLAN.** A document that Price City adopts that sets forth general guidelines for proposed future development of the land within Price City. Includes what is commonly referred to as a “master plan”, or “comprehensive plan”.
107. **GEOLOGIC HAZARD.** A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movement, failure, or shifting of the earth. Geologic hazards include but are not limited to: rock falls, slide areas, cliffs, unconsolidated fill areas, floodplains, earthquake fault lines, high water table, and ground water problems, wetlands, liquefaction, etc.
108. **GOVERNING BODY** means the city council of Price City
109. **GRADE (LOT GRADE, FINISHED GRADE).**
1. For buildings fronting one street only, the elevation of the sidewalk at the center of the building lot where it adjoins the street.
 2. For buildings fronting more than one street, the average of the elevations of the sidewalk at the centers of all lots.
110. **GROUP HOMES.** A home for certain disabled or elderly persons as defined by Utah State law as being permitted in residential areas of Price City by conditional use permit. (see **ELDERLY, and PERSON WITH A DISABILITY**)
111. **GUARD.** A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to lower level.
112. **HABITABLE SPACE.** Space in a structure for living, sleeping, eating or cooking, Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.
113. **HOME OCCUPIED BUSINESSES.**
1. 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 any accessory building, either attached or detached, which substantially changes the character of the dwelling or of the neighborhood. The Planning Commission’s review of an application in arriving at affirmative findings to meet the above requirements shall also include the following specific standards;
 1. An independent contractor selling or operating through personal contacts or parties, based in a home, such as candles, jewelry, Tupperware, etc., shall be considered subject to the requirements and restrictions and standards indicated below for home occupied businesses.

2. No employees (members of the immediate family residing in the home are not considered employees).
3. No unusual traffic (delivery trucks, commercial vehicles, heavy equipment etc.) is permitted either on or off-site which are not customarily observed in residential use.
4. No parking except for customary automobiles and other traditional residential vehicles including vans and pickups.
5. No parking lots beyond the driveway for more than 4 vehicles on the premises outside of the residential structure(s).
6. All required parking will be accommodated on-site.
7. Unusual waste, or debris, residential or otherwise may not be generated.
8. Unusual electronic interference may not be generated.
9. Non-residential or unusual dust, smoke, odors, noise, discharges and other contamination may not be generated.
10. Home occupied businesses shall obtain applicable local, state and federal business licensing and/or permitting.
11. When day care and pre-school centers for 4 or more children under the age of 14 for more than 4 hours a day are approved as "home occupied businesses" the following conditions will also be required:
 1. A license from the Utah Department of Social Services which shall be obtained and maintained, and all regulations

- and conditions imposed by that agency observed.
2. Copies of all required State licenses will be attached to application.
 3. The foster child can be assimilated reasonably well into the family (socially).
12. When a foster care home for more than one school-age child, older person, or preschool child is approved as a "home occupation", the following conditions will also be required:
 1. A social worker licensed by the State shall submit to the City Council, in writing or shall appear in person, to explain how the applicant complies with all the applicable State regulations.
 2. The host family shall be a husband and wife legally married or otherwise found to be a suitable host for a foster child by the City Council.
 3. The foster child or adult can be assimilated reasonably well into the family (socially).
 4. The residence occupied by the host family and those placed in foster care shall have adequate eating, sleeping, living and sanitary facilities for the foster care individuals, the host family and all natural and adopted children of the host family.
 5. There will be reasonable privacy and freedom for the foster care individuals to allow normal living and social growth.
 6. The foster care home is reasonably located with respect to neighborhood and other public facilities.

7. The City Council shall make a determination that approving application will not adversely impact the neighborhood.
8. The number of foster care persons living in the home shall be limited to five or less.
114. **HOSPITAL.** An institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an in-patient and out patient basis by or under the supervision of one or more physicians. A medical clinic or professional office which offers any in-patient or overnight care, or operates on a 24-hour basis shall be considered to be a hospital. A hospital may include necessary support service facilities such as laboratories, out-patient units and training and central services, together with staff offices necessary to operate the hospital.
115. **HOTEL.** A building designed and built with individual rooms where lodging is provided for compensation, with or without meals.
116. **HOUSEHOLD PETS.** Pets under restrained conditions ordinarily permitted in the house or yard and kept for company or pleasure, such as dogs, cats, fish (aquariums or ponds), rabbits, fowl, reptiles and amphibians, in small numbers. Restrained includes contained, leashed, fenced or caged. Does not include pigs, roosters, goats, llamas, camels, elephants, horses, cows, sheep or similar animals, nor dangerous animals such as birds of prey, poisonous snakes, alligators, wolves, lions, tigers or bears. Living conditions and waste collection for pets shall be well maintained to avoid creation of nuisance's as far as sight, smell or sound. This definition shall not include a sufficient number of dogs or cats as to constitute a kennel as defined in this Code.
117. **HOUSEKEEPING UNIT.** A room or group of rooms intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.
118. **HUD CODE.** Housing and Urban Development. The Federal Manufactured Housing Construction and Safety Standards Act.
119. **IMMINENT DANGER.** A condition which could cause serious or life-threatening injury or death at any time.
120. **IMPERVIOUS SURFACE.** Impervious surfaces are those that do not absorb water or liquids and thus cause ponding and/or runoff. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete and asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the Building Inspector or City Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.
121. **IMPERVIOUS SURFACE RATIO.** The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.
122. **IMPOUND/SECURITY LOT.** A security lot fenced with or without guarding, barbwire, and/or illumination, where police or privately impounded vehicles may be kept for legal evidence or other purposes or while awaiting repairs. A site where

- damaged vehicles are typically stored after an accident.
123. **INFESTATION.** The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.
124. **INOPERABLE MOTOR VEHICLE.** A vehicle which cannot be driven upon the public streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.
125. **IMPROVEMENTS.** Work, objects, devices, facilities, or utilities required to be constructed or installed in a land development. Such improvements, constructed to required standards, may include, but are not limited to, streets, water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, trees, street signs, street lights, electric power, traffic control or safety devices, fire hydrants, and such other facilities or construction required by this Ordinance, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development and mitigation of adverse conditions.
126. **IMPROVEMENTS AGREEMENT.** An agreement (Development Agreement, etc.) between Price City and a developer, wherein the developer agrees to install all improvements required by this Code, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development and mitigation of adverse conditions.
127. **INTEGRATED DEVELOPMENT PLAN.** Comprehensive management for best assurance of maintaining standards and conditions of approval is the intent in the administration of a conditional use permit. Therefore every assurance will be required to maximize the meeting of the community's performance standards and minimize the problems of their enforcement through approved comprehensive management plans which have been prepared by the applicant and approved by the City Council. Single responsible management is felt crucial to consistent care and observance of binding regulations in assuring compatibility with the surrounding area of certain developments negotiated with the community.
128. **JUNK.** Any salvaged or scrap copper, brass, iron, metal, rope, rags, batteries, paper, trash, plastic, rubber, tires, waste, or other articles or materials commonly designated as junk. Also means any dismantled, wrecked, or inoperable motor vehicles, or parts thereof. A motorized vehicle of any type shall be considered inoperable if it is parked or stored on property outside of an enclosed garage and is not currently registered and licensed in this state or another state.
129. **JUNK YARD.** The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk,
130. **KENNEL.** Any premises where 3 or more dogs or cats older than 4 months are kept temporarily for boarding, breeding or medical services.
131. **LABELED.** Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying

mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

132. LAND, AGRICULTURAL. Land used for bona fide agricultural purposes or which is projected for agricultural use by the general plan or the zoning ordinance adopted by Price City.

133. LAND, COMMERCIAL. Land used for bona fide commercial purposes, or which is projected for commercial use by the general plan or the zoning ordinance adopted by Price City.

134. LAND DEVELOPMENT STANDARDS. Adopted standards, including but not limited to: drawings, details, specifications, studies, maps, surveys, tables, charts and references which have been adopted by the City Council by resolution and which set a standard that design and construction shall meet or exceed.

135. LAND INDUSTRIAL. Land used for bona fide industrial purposes or which is projected for industrial use by the general plan or the zoning ordinance adopted by Price City.

136. LAND USE DECISION. Means an administrative decision of a land use or appeal authority regarding a land use application or permit.⁹

137. LAND USE REGULATION. Means a legislative decision enacted by ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land. Includes the adoption or amendment of a zoning map or the text of a zoning ordinance.¹⁰

138. LAND USE INTENSITY. The degree to which land is used ranging from no use to unremitting, continual and concentrated use of the land. Land use intensity is normally measured by:

1. type of use (i.e., agricultural, residential, commercial, manufacturing or industrial);
2. period of use in average hours per day;
3. numbers of humans, associated animals, and machines which occupy the land during the average hours of use; and
4. the percent of the land covered by structures or improvements.

139. LANDSCAPING (LANDSCAPED) means the planting, paving and final dressing of finished graded earth (dirt) including retaining walls, trees, ground cover, rock, perennial plants and annual plants etc., and together with an irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity. Does not include asphalt or concrete flat work.

140. LARGE RESIDENTIAL FACILITY. Also called a Large Group Home, authorized as a conditional use. Large Group Homes, as either a principal or accessory use, shall not exceed six (6) persons as residents for all types of

⁹ HB 377 (2018). Definitions into State Statute Section 10-9a-103.

¹⁰ HB 377 (2018). Definitions into State Statute Section 10-9a-103.

- facilities. No large group home shall be located within 1,260 feet of any other type or size of group home. A reasonable accommodation may be requested for potential locations not complying with the 1,260 foot rule. A large group home shall not include persons who are diagnosed with a substance abuse problem or who are staying at the home as a result of criminal offenses.
141. **LEGISLATIVE BODY** means the City Council.
142. **LET FOR OCCUPANCY OR LET.** To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license or pursuant to a recorded or unrecorded agreement of contract for the sale of land.
143. **LIGHT MANUFACTURING.** Only those processes which clearly do not threaten the natural environment or the harmony of the neighborhood or immediate vicinity, may be considered light manufacturing and permitted in an area. Uses such as electronics, non-toxic welding or soldering of small items, assemblage of relatively small portable devices, highly controlled testing, and small area accessory warehouse or storage facilities to accommodate the in-house manufactured items with their associated stocks of supplies are allowed.
144. **LODGING HOUSE.** A dwelling with not more than 10 guest rooms where, for compensation, lodging is provided for at least 3 but not more than 15 persons, but not including motels or hotels.
145. **LOT.** A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plot map, or condominium lot map, provided it is created pursuant to this Code.
146. **LOT AREA.** The area contained within the property lines of the individual parcels of land as may be shown on a subdivision plat or required by this Code, excluding any area within an existing street right-of-way, easements or any area required as open space under this Code.
147. **LOT AREA PER DWELLING UNIT, AVERAGE.** The average lot area for all single dwelling units. Individual lots may be smaller or larger than the average, provided that the average size is maintained and that all other standards of this Code are met.
148. **LOT, CORNER.** A lot abutting or fronting upon 2 or more streets at their intersection.
149. **LOT DEPTH.** The horizontal distance between the center of the front lot line to the center rear lot line.
150. **LOT FRONTAGE.** The length, in feet, of the front lot line from lot corner to lot corner along the street right of way line.
151. **LOT HELD IN SEPARATE OWNERSHIP.** Shall mean all contiguous land held in one ownership at the time of the passage of this Code or at any time hereafter, whether or not such land has been or is described separately, has separate chains of title, is described on one or more property

- tax notices, or is otherwise divided on paper.
152. LOT, INTERIOR. A lot other than a corner lot.
153. LOT, LEGAL NON-COMPLYING. A lot which was legally created prior to the adoption of this Code.
154. LOT LINES. The property lines bounding the lot.
155. LOT LINE, FRONT. For an interior lot, the lot line adjoining the street right of way; for a corner lot or through lot, each lot line adjoining a street.
156. LOT LINE, REAR. Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In cases where this definition is ambiguous, the zoning administrator shall designate the rear lot line. The rear lot line may front a street right of way; but, is not considered the primary frontage.
157. LOT LINE, SIDE. Any lot boundary line not a front or rear lot line. (This does not apply to any yard fronting on a street, which is by definition a front yard line.)
158. LOT, RESTRICTED. A lot having an average slope of 25 percent or more; a lot which does not contain the minimum size of a lot permitted in the zoning district where located; a lot which has vehicular ingress to the main building or structure which, upon completion of construction on the site has a slope of 25 percent or greater; a front driveway that accesses a structure below the grade of the curb and gutter; or a lot subject to geologic hazards, or other notable problems.
159. LOT RIGHT-OF-WAY. A strip of land not less than 35 feet in width connecting a lot to a street for use as private access to that lot.
160. LOT, UNRESTRICTED. A lot having an average slope of less than 25 percent, containing a buildable area; beyond the required set backs; has positive drainage away from the all buildings; geologic hazards are negligible or can be mitigated.
161. LOT WIDTH. The horizontal distance between the side lot lines, measured at the required front yard setback line or rear yard setback line, whichever is shorter.
162. MAIN USE OR BUILDING. The principal use which will occur on a lot or the principal structure to be used by the owner on a lot, to which all other uses and structures are accessory or secondary.
163. MAJOR LIFE ACTIVITIES. Functions such as caring for ones self, performing manual tasks, walking, seeing, hearing, speaking, breathing , learning, working.
164. MAJOR STREET PLAN. A map of Price City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan or transportation master plan for Price City. Future street locations are general in nature. New development shall make every attempt to follow, add to, improve and dedicate the street to the public or Price City.
165. MANUFACTURED, MODULAR & MOBILE HOME HOUSING.
- Manufactured Home
- A dwelling that is wholly or substantially built in a factory and constructed in accordance with federal

manufacturing housing construction and safety standards and regulation. The HUD code also sets performance standards for the heating, plumbing, air conditioning, thermal and electric systems. It is built with major components then delivered to the building site for installation on a permanent foundation. It is a structure that is constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy and residential use.

Modular Home

A modular home is a factory built house or building, that meets state and local codes, intended for residential occupancy that comprises “modules”. It is equipped with complete plumbing, electrical and heating facilities and designed to be moved on the public highways to a site for installation on a permanent foundation. They differ from mobile homes largely in their absence of axles or a frame.

Mobile Home

A dwelling structure used for residential purposes, that was constructed between January 1, 1962, and June 15, 1976, when the HUD code went into effect. It is a dwelling structure that was manufactured, assembled, equipped with complete plumbing, electrical and heating facilities for sleeping and cooking intended for human occupancy. It is designed to be moved on wheels on public highways to a site for installation on a semi permanent foundation and connected to service utilities. A non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD

placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation, shall not be located on any lot, parcel or land for any purpose.¹¹

166. MARKET ANALYSIS. An economic analysis of the feasibility of a project.
167. MANUFACTURED, MODULAR OR MOBILE HOME PARK. A parcel of land that has been planned and improved for the placement of manufactured, modular or mobile homes for non-transient use and consisting of two or more home spaces, where the entire project is to be under single ownership or management and meets all of the requirements of this Code for manufactured, modular or mobile home parks.
168. MANUFACTURED/ MODULAR / MOBILE HOME SPACE. A space within a park designed and to be used for the accommodation of 1 manufactured /modular or mobile home.
169. MICROENTERPRISE HOME KITCHEN. A non-commercial kitchen facility located in a private home and operated by a resident of the home where ready-to-eat food is handled, stored, prepared, or offered for sale.¹²
170. MICROSCHOOL¹³. As identified in UCA 10-9a-305 and required by SB13, 2024. Permitted in all zones,

¹¹ Added reference to non-complying mobile home, consistent with chapter 5 and chapter 7 references to pre June 15, 1976 mobile homes.

¹² HB 94, 2021. 2022 Code Update Cycle.

¹³ Microschool added 2025 per SB13 2024 and UCA 10-9a-305.

Commercial Group E Occupancy, up to 100 students, 20 net usable square feet per student. Residential Group B Occupancy, must have 35 net usable square feet per student. Must mitigate parking, traffic, hours of operation. Must have a business license.

171. **MODULAR UNIT.** A structure built from sections which are manufactured in accordance with the construction standards adopted by the International Building Code and transported to a building site, the purpose of which is for human habitation, occupancy or use.

172. **MOTEL.** A building or group of buildings for the accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the traveling public.

173. **MUNICIPALITY** means a city or town incorporated in the State of Utah.

174. **NATURAL RETENTION AREA.**
An area of poorly drained soils which lies along stream channels or swales or is adjacent to flood plain soils, which is subject to periodic flooding.

175. **NEGLECT.** The lack of proper maintenance of a building or structure.

176. **NON-COMPLYING STRUCTURE** means a structure that legally existed before its current zoning designation and/or building code regulations and because of subsequent changes, does not conform with regulations that govern the structure.

1. A benign non-complying structure may be determined by the Zoning Administrator, upon review and determination with findings, when a development or structure fails to meet current design standards but the non-

complying condition(s) are not harmful (de-minimus) and there is little or no need to limit the development or structure from expansion, redevelopment or other actions.

177. **NON RESIDENTIAL TREATMENT FACILITY.** A facility wherein no persons will be housed on an overnight basis, and provides services including rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenders, sexual abuse, or mental health. Associated educational services may also be provided to juvenile occupants.

178. **NURSING HOME (ALSO CARE CENTER, REST HOME OR CONVALESCENT HOME).** An intermediate care/nursing facility or a skilled nursing facility licensed by the State of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment require assistance and/or supervision on a 24-hour per day basis. Such a facility does not include an adult day care provider in conjunction with residential facilities for elderly persons or a residential facility for persons with a disability.

179. **OCCUPANCY.** The purpose for which a building or portion thereof is utilized or occupied.

180. **OCCUPANT.** Any individual living or sleeping in a building, or having possession of a space within a building.

181. OFF-STREET PARKING SPACE.

The space required to park 1 vehicle off the street, which space shall meet the requirements of this Code.

182. OFF-SITE FACILITIES.

Improvements not on individual lots or sites, but generally within the right-of-way and adjacent to or within the boundaries of the development which they serve, and as further outlined in this Code.

183. ON-SITE FACILITIES.

Construction or placement of the main building, accessory buildings, and its appurtenant improvements on a lot.

184. OPENABLE AREA. That part of a window, skylight, or door which is available for unobstructed ventilation and which opens directly to the outdoors.

185. OPEN SPACE. Land used for recreation, agriculture, resource protection, amenity, utility corridors, bicycle and pedestrian pathways, or buffers; is freely accessible to all residents of the development, except in the case of agricultural lands where access may be restricted; and is protected by the provisions of this Code to ensure that it remains in such uses. Open space does not include land occupied by non-recreational buildings, roads, or road rights-of-way; nor does it include the yards or lots of single-or-multiple-family dwelling units or parking areas as required by the provisions of this Code. Open space should be left in a natural state, except in the case of recreation uses which may contain impervious surfaces. Such impervious surfaces shall be included in the calculation of the impervious surface ratio.

186. OPEN SPACE RATIO. A measure of the intensity of land use calculated by dividing total amount of open space within the site by the Base Site Area.

187. OPEN SPACE, USABLE. Usable open space shall be any portion of a lot or building which meets all the following conditions:

1. The open space shall be open to the sky or shall be open to view on at least two sides.
2. The space shall be readily accessible by foot traffic from the building or dwelling unit to which it is accessory.
3. If the space is provided on a balcony, roof, or other facility above grade, it shall have such protective devices as required by all applicable building codes.
4. The space shall not be provided from any required front or side yard, parking area, or driveway space.

188. OPERATOR. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

189. OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

190. PARK STRIP. Landscaped area or planting strip between the sidewalk and street curb in the public right-of-way.

191. **PARKING FACILITY (PARKING LOTS, PARKING STRUCTURES).** A building or open area, other than a street, used for the parking of more than 4 automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

192. **PASSIVE SOLAR SYSTEM.** A direct thermal system which utilizes the structure of a building and its operable components to provide for collection, storage and distribution of heating or cooling during the appropriate times of the year, by utilizing the climate resources available at the site. It includes those portions and components of a building that are expressly designed and required for the collection, storage, and distribution of solar and the architectural and engineering design or system simulation necessary to balance or optimize passive components.

193. **PEDESTRIAN-WALKWAY.** A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a pedestrian-way may be located within or without a street right-of-way, at grade, or grade-separated from vehicular traffic.

194. **PERMANENT SURVEY MONUMENT.** Any structure of concrete, masonry and/or metal permanently placed on or in the ground expressly for surveying reference.

195. **PERMITTED USE.** A use of land which is allowed within a particular district without the necessity of obtaining a conditional use permit. A building permit, development permit encroachment permit or temporary road closure permit may be required.

196. **PERSON.** An individual, corporation, partnership or any other group acting as a unit.

197. **PERSON WITH A DISABILITY** means a person with a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment.

198. **PEST ELIMINATION.** The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

199. **PLANNED DISTRICT.** A zoning district, the boundaries of which are to be shown on the zoning map, but the regulations for which shall be determined by the general development plan to be adopted by the City Council as part of the zoning ordinance, after public hearing, as required for other zoning districts.

200. **PLANNED UNIT DEVELOPMENT (PUD).** An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the zoning district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements. Planned unit development regulations may govern the subdivision of land if it is proposed by the development to sell individual lots in the planned unit development. Thus planned unit development

regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designate subdivision regulations of this Code, to become effective only through the planned unit development approval process. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD.¹⁴

201. **PLANNING COMMISSION.** The Planning and Zoning Commission of Price City.
202. **PREMISES.** A lot, plot or parcel of land, easement or public way, including any structures thereon.
203. **PRIME AGRICULTURAL SOILS.** Areas of soils most suited for agriculture, those in capability units I, II, or III, as indicated in the soil survey prepared by the Natural Resources Conservation Service which encompasses Price City.
204. **PRINCIPAL USE.** Any use which is named and listed in the use regulations and other provisions of this Code, except those uses specifically designated as accessory uses; any use which is or may be conducted on a lot independently or any other use on the lot and not incidental or accessory to any other use on the lot; any use which establishes the primary activity on a lot.
205. **PRIVATE NON-PROFIT RECREATIONAL GROUNDS AND FACILITIES.** Non-profit recreational grounds and facilities operated by a non-profit corporation, association, or group.

206. **PROFESSIONAL TEAM, QUALIFIED.** An individual or group of individuals qualified by virtue of certified training, experience, college degree, professional registration, state licensing, and where appropriate, membership in professional associations which pass upon qualifications prior to admittance to membership. A determination of whether or not a team is qualified, in the sense explained above, shall be made solely by the Planning and Zoning Commission.

207. **PROTECTION STRIP.** A strip of land between the boundary of a land development and a street right of way or easement within the land development, for the purpose of controlling the access to the street by property owners abutting the land development.

208. **PROTECTIVE HOUSING FACILITY.** A facility either (1) operated, licensed, or contracted by a governmental entity, or (2) operated by a charitable, non-profit organization, where for no compensation, temporary, protective housing is provided to: (i) abused or neglected children waiting placement of foster care; (ii) pregnant or parenting teens; (iii) victims of sexual abuse; or (iv) victims of domestic abuse.

209. **PUBLIC FACILITIES AND PUBLIC SERVICE FACILITIES.** For the public convenience, certain infrastructure including streets, water lines, sewer lines, public utilities, parks and drainage facilities may be allowed to serve various areas of the community, as public facilities. Possible additional facilities such as a sub-station for fire and/or police, post office and/or hospital may be

¹⁴ Added PUD Plan requirement 2026.

determined to be in the public interest as well, as public service facilities by Price City, such as land, buildings and structures used by government, schools and churches.

210. PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public of public use. Maintenance of a public way is the responsibility of the fronting, adjoining, adjacent or abutting property owners.

211. QUASI-PUBLIC. A seemingly public institution, entity or organization that is not actually public (because of independent or private control).

212. REASONABLE ACCOMMODATION. A change in any rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. The following words have the following definitions to wit:

1. Reasonable. A requested accommodation that will not undermine the legitimate purpose of existing zoning regulations notwithstanding the benefit that the accommodation will provide to a person with a disability.

2. Necessary. The applicant must show, that, but for the accommodation one or more persons with a disability likely will be denied an equal opportunity to enjoy the housing of their choice.

3. Equal Opportunity. Achieving equal results as between a person with a disability and a non-disabled person.

213. RECORD OF IMPAIRMENT.

Having a history of, or having been misclassified as having a mental or physical impairment that substantially limits one or more major life activities.

REGARDED AS HAVING AN IMPAIRMENT. A person is regarded as having an impairment when:

1. the person has a physical or mental impairment that does not substantially limit one or more major life activities but is treated by another person as having such limitation;

2. has a physical or mental impairment that substantially limits one or more major life activities only as the result of the attitudes of others toward such an impairment; or

3. has none of the impairments defined in this section, but is treated by another person as having such an impairment.

214. RECREATION DWELLING (CABIN, RECREATION CABIN). A dwelling designed for limited rather than primary occupancy and generally located adjacent to or with easy access to recreational areas. The primary purpose for the construction of such a dwelling is to provide shelter during those limited periods of time when recreation is sought in the adjacent areas.

215. RECREATIONAL VEHICLE, RV, PARK (TRAVEL TRAILER PARK). Any area or tract of land that is subdivided and/or improved where lots are rented or held out for rent to one or more owners or users of recreational

vehicles for a temporary time not to exceed 90¹⁵ consecutive days.

216. **RECREATIONAL VEHICLE SPACE.** A plot of ground within a recreational vehicle park designated and intended for the accommodation of one recreational vehicle.

217. **REHABILITATION/TREATMENT FACILITY.** A facility licensed to contracted by the State of Utah to provide temporary occupancy and supervision of individuals (adults and/or juveniles) in order to provide rehabilitation, treatment or counseling services. Without limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenders, sexual abuse, or mental health. Associated educational services may also be provided to juvenile occupants.

218. **RELATED.** Related by blood, marriage or adoption within the definition of “family” means a father, mother, husband, wife, son, daughter, sister, brother, uncle, aunt, nephew, niece, first cousin, mother-in-law, father-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, or grandchild, to include the half as well as the whole blood.

219. **RENEWABLE ENERGY.** That form of energy whose supply is natural, inexhaustible and not dependent upon fossil fuel supplies. Examples include residential solar heat, wind power, geothermal power, hydropower, etc.

220. **RIGHT-OF-WAY.** That portion of land dedicated to public use for street,

alley, easement, pathway and/or utility purposes or maintained in private use for similar purposes.

214. **RESIDENTIAL FACILITY FOR ELDERLY PERSONS.** A dwelling unit that is occupied on a 24-hour per day basis by 6 or fewer elderly persons in a family type arrangement. A residential facility for elderly persons shall not include any of the following, to wit:

1. a facility which is operated as a business; provided that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of preparation and maintenance of the facility.

2. a facility where persons being treated for alcoholism or drug abuse are placed; a facility where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution; or a facility which is a health care facility as defined by Title 26, Section 21, Chapter 2, Utah Code Annotated, 1953 as amended; or a facility which is a residential facility for persons with a disability.

215. **RESIDENTIAL FACILITY FOR YOUTH.** A dwelling unit that is occupied on a 24-hour per day basis by 6 or fewer youth persons in a family type arrangement. A residential facility for elderly persons shall not include any of the following, to wit:

1. a facility which is operated as a business; provided that such facility may not be considered to be operated as a business solely

¹⁵ Changed from 30 to 90 to match requirements in Chapter 7 for RV Parks. 2025

because a fee is charged for food or for actual and necessary costs of preparation and maintenance of the facility.

2. a facility where persons being treated for alcoholism or drug abuse are placed; a facility where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution; or a facility which is a health care facility as defined by Title 26, Section 21, Chapter 2, Utah Code Annotated, 1953 as amended; or a facility which is a residential facility for persons with a disability.

216. RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which more than one person, and fewer than 6 people, with a disability resides and which is:

1. licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

217. RESIDENTS, RESIDENTIAL FACILITY. Any building or portion thereof where an individual is actually living at a given point and time and intends to remain, and not a place of temporary sojourn or transient visit.

218. RESIDUAL LAND. That land which does not meet the minimum standards for a lot and therefore must be attached and become part of another parcel

which does or will conform to lot minimum standards, or be attached to public land for public purposes.

219. A residential facility designated, occupied, and intending of residents fifty (50) years of age or older where common facilities for cooking and dining are available to all residents and independent facilities are provided for living, sleeping and sanitation.

220. ROADWAY WIDTH. For a street the width of the actual paved/gravel surface or travel width to be paved or graveled.

221. ROOMMATE. One of two or more persons, generally unrelated by blood or marriage, sharing the same living quarters such as a single or multi-family structure. A roommate may be considered a joint tenant or a subtenant to the landlord.

222. ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

223. ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

224. RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass crockery and dust and other similar materials.

225. SCHOOL, PRIVATE. A school which is operated by a quasi-public or private group, individual, or organization, for profit or non-profit and which has a curriculum similar to that provided in any

public school whether or not a complete educational curriculum.

226. SCHOOL, PUBLIC. A school operated by a school district or other public agency in the State of Utah.

227. SECURITY SURVEILLANCE. When security is a paramount concern to a project, it may require continuous and comprehensive surveillance.

228. SHELTERED WORKSHOP. An onsite supervised educational or vocational training facility for persons with a disability and does not provide any residential facilities.

229. SHELTER FOR THE HOMELESS. Charitable lodging or sleeping rooms provided on a temporary basis (usually on a daily basis) to those members of society lacking other safe, sanitary or affordable shelter. A shelter for the homeless may also include kitchen and cafeteria facilities.

230. SIGN. A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid; also, the sign structure supports lighting systems and any attachments, ornaments or other features used to draw the attention of observers.

231. SIGN, ANIMATED. A sign which involves motion or rotation of any part created by artificial means, or which displays flashing, revolving or intermittent lights.

232. SIGN AREA. The entire background area of a sign upon which a copy could be placed, or if there is no background, the reasonable area of the sign's message. An awning is not considered to be a background. In computing area of a sign background, only that face or faces which

can be seen from one direction at one time shall be counted. The supporting incidental structure of the sign shall not be used in computing sign area.

233. SIGN, AWNING. A sign which is integral with or placed on a translucent awning or other fabric covering a framework and which is backlit and may extend beyond the face of the building.

234. SIGN, CANOPY. A sign which is mounted on and supported by a canopy and may be found either above the canopy or hanging beneath the canopy, but in all cases mounted perpendicular to the building.

235. SIGN, CHANGEABLE COPY. A sign on which the advertising message, lettering, or other graphic representation is intermittently changed by rotation, electronically or means similar thereto.

236. SIGN, FASCIA, FLAT OR WALL. A sign which is in any manner affixed to any exterior wall of a building and which projects not more than 18 inches and does not extend more than 6 inches above the parapet, eaves or building façade. A fascia sign may also be mounted above or below a canopy, not necessarily flush with the wall, but in all cases only one side has a copy. In the manner described for the fascia unit, individual letter units may also be installed as opposed to a box-type sign. Flat or wall signs may be painted or applied to the wall without projection.

237. SIGN, FLASHING. A sign which contains or is illuminated by lights which are intermittently cut on or off, change in intensity or otherwise create the illusion of flashing or movement.

238. SIGN, FREE-STANDING. A sign which is supported by one or more upright columns, poles, or braces, in or upon the ground.

239. SIGN, IDENTIFICATION AND INFORMATION. A sign displayed to indicate the name or nature of a building, or a use.

240. SIGN, ILLUMINATED. A sign on which a source of light is used in order to make the message thereon readable. This definition shall include internally and externally lighted signs.

241. SIGN, MARQUEE. Any sign attached to or made an integral part of a marquee.

242. SIGN, HEIGHT OF. The vertical distance measured from the nearest finished grade (ground level) to the top of the sign, excluding any superficial trim. In the case of a roof sign, the maximum height shall be measured from the roof line or the parapet level, if applicable, at the location of such sign.

243. SIGN, OFF-PREMISE. A sign which advertises a product or service not available on the premises where the sign is located.

244. SIGN, ON-PREMISE. A sign which advertises products or services available on the premises where the sign is located.

245. SIGN ORDINANCE. The sign ordinance of Price City (Chapter 4 of this Code).

246. SIGN, PROJECTING WALL. A sign which is affixed to an exterior wall or building or structure and which projects more than 18 inches from the building or structure wall, and which does not extend above the parapet, eaves, or building façade of the building upon which it is placed.

247. SIGN, ROOF. A sign which is erected on or above the roof line of a building and which is wholly or partially supported by the building.

248. SIGN, ROTATING. A sign which revolves 360 degrees with continuing motion.

249. SITE. A parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more lots, or developed for a specific use.

250. SITE AREA. All land area within the site as defined in the deed and/or boundary description. Area shall be verified by a survey of the area.

251. SITE PLAN. A scaled drawing of and information pertaining to a proposed development site. A site plan shall include the following:

1. Address of the site.
2. The dimensions of the site,
3. North point,
4. Locations and names of existing and proposed buildings,
5. Locations and names of existing and proposed streets, addresses of individual building locations,
6. Public and private easements related to site,
7. Survey monuments,
8. Water courses and impoundments,
9. Location and description of existing and proposed vegetation,
10. Location of proposed parking,
11. Location and size of existing and proposed utility service (water, sewer, power, gas, telephone cable) lines,
12. Location of all other proposed on-site and off-site improvements.
13. Vicinity map (location in City).

252. SKY SPACE. That portion of the sky that must remain unobstructed for a solar collector to operate effectively. The sky

space can be measured for specific time of year, use and location. (See also SOLAR ACCESS).

253. SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

254. SMALL RESIDENTIAL FACILITY. Also called a Small Group Home. Authorized as a conditional use. Small Group Homes, as either a principal or accessory use, shall not exceed three (3) persons as residents for all types of facilities. No small group home shall be located within 1,260 feet of any other type or size of group home. A reasonable accommodation may be requested for potential locations not complying with the 1,260 foot rule. A small group home shall not include persons who are diagnosed with a substance abuse problem or who are staying at the home as a result of criminal offenses.

255. SMALL WIRELESS FACILITY. Consists of an antenna of 6 ft or less, ground equipment of 28 ft or less, collocated or installed on a utility pole no taller than 50 ft.¹⁶

256. SOLAR ACCESS. The availability of sunlight to solar collectors and solar energy systems. Solar access to a site depends upon the specific system type and most often demands rooftop, south wall, south lot or detached collector protection.

257. SOLAR ENERGY CONVERSION SYSTEM. Includes active, passive and photovoltaic solar systems placed on (a) structures to supply energy to that structure or accessory building.

258. SOLAR GREENHOUSE/SUN SPACE/SUN PARLOR. An attached space to a building or residence which may provide heat and/or food to users as part of a passive solar energy system.

259. SPECIAL DISTRICT means all entities established under authority of Title 17A, Utah Code Annotated, and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

260. STABLE, PRIVATE. A detached accessory building for the keeping of livestock owned by the occupants of the premises and not kept for hire, remuneration, or sale.

261. STABLE, PUBLIC. A detached accessory building where horses are boarded and/or kept for hire.

262. SLOPES. The change in elevation along a horizontal plane; rise over run in either foot/foot or percentage.

263. STORY, HALF. A partial story under a gable, hip, or gambrel roof, the wall plates of which are on at least 2 opposite exterior walls, do not extend more than 4 feet above the floor of such story, and the ceiling area of which does not exceed 2/3 of the floor area of the same half-story.

264. STREET means a right-of-way, that may include highways, avenues, boulevards, roads, lanes.

265. STREET (FRONTAGE). A street which is parallel to and adjacent to abutting properties.

266. STREET (HALF) A street where only half of the street is used.

267. STREET, STUB. A street that ends without an outlet to through traffic. It may be permanent or temporary. A cul-de-sac may be needed for long or lengthy stub streets.

¹⁶ SB 189 (2018) – Small Wireless Facilities Deployment Act.

268. **STRICT LIABILITY OFFENSE.** An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

269. **STRUCTURE.** Anything constructed, the use of which requires fixed location on the ground, and supports a building or other object. That which is built or constructed or a portion thereof.

270. **STUDENT HOUSING UNIT.** A housing unit designed specifically for students with associated living, sleeping, studying, bathing, and kitchen facilities in an integrated plan approved by the Planning Commission, and City Council.

271. **SUBDIVIDER (DEVELOPER).** Any person, firm, corporation, partnership or association who causes land to be divided into a subdivision for themselves or others; a developer.

272. **SUBDIVISION (SEE ALSO DEVELOPMENT)** means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land. A subdivision includes:

1. the division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and
2. divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

273. **SUBDIVISION AMENDMENT.** Means an amendment to a recorded subdivision in accordance with UCA 10-9a-608 that: (a) vacates all or a portion of

the subdivision; (b) alters the outside boundary of the subdivision; (c) changes the number of lots in the subdivision; (d) alters the public right of way, a public easement, or public infrastructure within the subdivision; (e) alters a common area or other common amenity within the subdivision.

274. **SWIMMING POOL.** An accessory use subject to all state and local regulations governing safety and health, which requires a conditional use permit.

275. **TECHNICAL REVIEW COMMITTEE.** The Mayor may designate and appoint the Zoning Administrator, City Engineer and Building Inspector to serve as advisors meeting as a Technical Review Committee to assist staff for the purpose of evaluating applications for Planning and Zoning Commission and City Council action.

276. **TEMPORARY USE.** Any temporary use of land which, in the determination of the Planning Commission, and approved by the City Council shall not extend beyond 2 years from inception of such land use for long-term development and required infrastructure installations. A determination as to whether or not a land use is temporary shall be based solely upon facts submitted to the Planning Commission at the time of application for a conditional use permit for a temporary use. Short term temporary, itinerant and transient land uses, permitted or conditional, whether associated with another approved land use at the same location or not, shall not extend beyond fourteen (14) days with a minimum period of thirty (30) days between temporary uses. Unless found to be temporary, any use of land shall be presumed to be permanent. Such uses include construction facilities, emergency facilities as well as interim uses of land and buildings awaiting

ultimate use, i.e. pasture for a few months before construction begins, a carnival, fair, sports field, staging area, storage, parking, etc.

277. TENANT. A person, corporation, partnership or group, whether or not the legal owner of record occupying a building or portion thereof as a unit.

278. TINY HOUSE. A residential structure, constructed to a level that it can sustain full time life including water, sewer, electric connection and limited to less than 600 square feet in size, constructed on or off-site, may or may not be prepared on a trailer body for transportation. Building Permit required for construction and/or placement.¹⁷

279. TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

280. TRADE OR VOCATIONAL SCHOOL. Trade or Vocational School. A post high school educational or vocational training facility.

281. TRANSITIONAL HOUSING FACILITY. A facility owned, operated or contracted by a governmental entity or a charitable, not for profit organization, where, for no compensation, temporary housing (usually three to twenty four months, but in no event less than thirty days) is provided to homeless persons, while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility shall not include a shelter for the homeless, and a dwelling unit provided to a family for the exclusive use as part of a transitional housing program, for more than thirty days, shall not be considered to be a transitional housing facility.

282. TWIRL TIME. The transition time between ads on an electronic sign or billboard.¹⁸ Also see Dwell Time.

ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

283. UNBUILDABLE LAND. (as defined by the Planning Commission) is land with a slope greater than 25%, subject to inundation, geological hazards, flooding, rock fall, faults, wetlands or other hazards and environmentally sensitive areas. Unbuildable land may be mitigated through professional evaluation and recommendation from a soils engineer.

284. UNINCORPORATED means the area outside of the incorporated boundaries of cities and towns.

285. URBAN SERVICES. Those services normally associated with urban living, including but not limited to the following: electricity, natural gas, streets, schools, drinking water, sewage collection and treatment facilities, health and medical facilities and police and fire protection.

286. VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from any space.

287. VICINITY MAP (LOCATION MAP). A map or drawing, not necessarily to scale, showing where a site, development, or other property is located in the City.

288. WEED. A plant that is not valued where it is growing and is usually of rank growth. A plant that tends to overgrow and

¹⁷ January 2017 Update.

¹⁸ Added Twirl Time 2025, based on definition in the publication Scenic Utah, Electronic Signs and Digital Billboard Ordinances, A Primer for Local Government, 3rd Edition, 2024

choke out more desirable plants. The zoning administration shall determine weed or plant (landscaping) status in the event of disagreement.

289. WETLANDS. Areas known as longstanding marshes, swamps, rivers that are naturally wet for most of the year and have unique vegetation and/or wildlife, or as regulated by the U.S. Army Corps of Engineers through the State Engineers office.

290. WIND ENERGY CONVERSION SYSTEMS. Includes structure and all apparatus to utilize wind to drive a generator.

291. WORKMANLIKE. Executed in a skilled manner; e.g. generally plumb, level, square in line, undamaged and without marring adjacent work.

292. YARD. Open space on a lot, area beyond the buildings situated on a lot. An open space on the same lot with a structure.

293. YARD, FRONT. A space on the same lot with a building, between the front line of the building foundation (not a porch) and the front lot line, and extending across the full width of the lot. On a corner lot there are two front yards, one side and one rear.

294. YARD, REAR. A space on the same lot with a building, between the rear line of the building foundation (not a patio) and the rear lot line, and extending the full width of the lot.

295. ZONING ADMINISTRATOR. The officially designated administrator of zoning related issues in Price City, as appointed by the Mayor with the advice and consent of the City Council. The official, or any duly authorized representative or designee who is charged with the administration and enforcement of this Code and its Chapters.

Chapter 2

ORGANIZATION FOR ADMINISTRATION AND REVIEW

- 2.1 Planning and Zoning Commission
- 2.2 General Plan Preparation and Effect
- 2.3 Zoning Ordinances and Amendments
- 2.4 Appeal Authorities

2.1. PLANNING AND ZONING COMMISSION

1. CREATION OF PLANNING AND ZONING COMMISSION, NUMBER OF MEMBERS, APPOINTMENT. The Planning and Zoning Commission (the "Commission" or "Planning Commission") shall consist of seven (7) members, each to be appointed by the Mayor with the advice and consent of the City Council. All seven (7) members of said Commission shall be residents of Price City and owners of real property within Price City. The members shall hold no other elected public office within Price City.
 1. The Mayor, upon the advice and consent of the City Council, may appoint up to three (3)¹ standing alternate members of the Planning and Zoning Commission to serve only in the absence of any duly appointed regular member. The alternate shall serve with full rights and authority at the meeting in which he/she is in attendance. The standing alternate(s) shall serve three-year (3-year) terms of office and serve consistent with all membership requirements.

2. TERM OF OFFICE. The initial terms of the appointed members of the Planning and Zoning Commission shall be three (3) years and continue until their respective successors shall have been appointed, except that the terms of appointment shall be such that the terms of at least two (2) members shall expire each year. The Planning and Zoning Commission members existing at the time of passage of this Ordinance shall continue to serve, and their terms shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service. There shall be no limit to the number of terms of service so long as service is in good-standing and authorized by the City Council.
3. COMPENSATION. The members of the Planning and Zoning Commission shall serve as such without compensation, except that the City Council may fix per diem compensation for the members of the Commission based on necessary and reasonable expenses for meetings actually attended and land use matters reviewed and investigated. Actual expenses, in addition to those within the per diem, incurred shall be verified by presentation of bona fide receipts and vouchers.
 1. All Planning and Zoning Commission members and alternate members shall be required to attend annual training on matters relating to the duties of the office and those matters that may be required by state law. Price City shall maintain a record of training completion by Planning and Zoning Commissioners. Although Price City

¹ Change from 2 to 3 alternate members in 2019 update based on direction and input from Price City Mayor, March 2018, to ensure service to the public at all times.

is not required, as a fifth (5th) class city in a fifth (5th) class county, to follow the Planning and Zoning Commission training requirements of Utah Code § 10-9a-302 (as amended), it chooses to do so. Training requirements shall include:²

(1) a minimum of four (4) hours of total annual training;

2. (2) one (1) hour of training on the powers and duties of a Planning and Zoning Commission;
3. (3) three (3) hours on other relevant issues, topics.
4. (4) Open and Public Meetings Act (OPMA) compliance.³

4. VACANCIES AND REMOVALS FOR CAUSE. Vacancies of appointed members occurring otherwise than through the expiration of terms shall be filled for the remainder of the unexpired terms. The City Council shall have the right to remove any member of the Planning and Zoning Commission for misconduct and may remove any member for non-performance of duty. Unexcused absences from three (3) consecutive regularly scheduled meetings of the Planning and Zoning may be considered by the City Council as non-performance of duty.

5. CHAIRPERSON. The Planning and Zoning Commission shall elect from its members a chairperson and vice-chairperson who shall serve annually and until such time as a new chairperson is elected.

6. EMPLOYEES. The Planning and Zoning Commission shall have power and authority to employ experts and a

staff and to pay such expenses as may be reasonable and necessary for carrying out the powers hereinafter set forth, but not in excess of such sums as may be appropriated by the City Council for use by the Planning and Zoning Commission.

7. RULES AND REGULATIONS. The Planning and Zoning Commission shall adopt such rules and regulations governing its procedures as it may consider necessary or advisable and shall keep a record of its proceedings, which record shall be open to inspection by the public at all reasonable times. The adopted rules and regulations shall be presented to the City Council for their approval or disapproval. Only after the formal approval of the City Council shall the rules and regulations become enforceable.

8. PLANNING AND ZONING COMMISSION POWERS AND DUTIES. It is the duty of the Planning and Zoning Commission to (a) review and recommend approval to the legislative body the General Plan and amendments to the General Plan and land use regulations and amendments to existing land use regulations; and (b) to review and approve, in an administrative capacity, land use applications as assigned in City ordinances. The Commission shall hold a public hearing before making any recommendations to the legislative body.⁴

1. The Planning and Zoning Commission shall:

1. prepare and recommend a General Plan and amendments to the General Plan to the City Council;

² To comply with the provisions of HB409, 2021. 2022 Code Update Cycle.

³ OPMA not required by HB409, but added to required training by Price City. 2022 Update Cycle.

⁴ HB 388 2020, UCA 10-9a-302

2. prepare and recommend zoning ordinances and maps, and amendments to zoning ordinances and maps to the City Council;

3. administer provisions of the zoning ordinance, where specifically provided in this Code;

4. prepare and recommend subdivision ordinance regulations and amendments to the City Council;

5. recommend approval or denial of conditional use permits (except for those involving an application to subdivide land) to the City Council;

6. decide applications to subdivide land and related improvement plans;

7. advise the City Council on matters as the City Council requests or directs;

8. hear or decide any matters that the City Council designates;

9. exercise any other powers:

1. that are necessary to enable it to perform its function;

2. that are delegated to it by the City Council; or

3. that are required by State law, including review and recommendation to the City Council on matters regarding sale, disposition or transfer of real property owned by Price City.

2. The Planning and Zoning Commission is the sole Land Use Authority for and shall make final decisions on applications to subdivide land within Price City, based on the applicable ordinances (but excluding development agreements), independent of the City Council.

2.2 General Plan Preparation and Effect

1. GENERAL PLAN

1. Price City shall prepare and adopt a comprehensive, long range, General Plan for:

1. the present and future needs of Price City; and

2. the development of the land and growth within Price City.

2. The General Plan may provide for:

1. health, general welfare, safety energy conservation, transportation, storm drainage, prosperity, civic activities, and recreation, and educational and cultural opportunities;

2. the reduction of waste of physical, financial, or human resources that result from excessive congestion or excessive scattering of population;

3. the efficient and economical use, conservation, and production of the supply of food and water, and for drainage, sanitary, and other facilities and resources;

4. the use of energy conservation and solar and renewable energy resources; and

5. the protection of urban development, open space and the environment, and protection and promotion of air quality.

3. The Planning and Zoning Commission, with the approval of the City Council, may determine the comprehensiveness, extent, and format of the General Plan.

2. GENERAL PLAN PREPARATION

1. The Planning and Zoning Commission shall create and recommend to the City Council a proposed General Plan for the area within Price City.

1. The Plan may include areas outside the boundaries of Price City if, in the Planning and Zoning Commission's judgment, they are related to the future planning of Price City's territory.

2. Where the General Plan of Price City involves territory outside the boundaries of Price City, no action affecting that territory may be taken without the concurrence of the county unincorporated areas or other municipalities affected.

2. The General Plan, with accompanying maps, plats, charts, and descriptive and explanatory information, shall show the Planning and Zoning Commission's recommendations for the development of the territory covered by the Plan, and may include, among other things:

1. A land use element that designates the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and may include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan;

2. A transportation and circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that are appropriate, all correlated with the land use element of the Plan;

3. An environmental element that addresses:

1. the protection, conservation, development, and use of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, quality of air, minerals, and other natural resources, hazards; and

2. the reclamation of land, storm water management, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

4. A public service and facility element showing General Plans for sewage, water disposal, drainage, local utilities, rights-of-way, easements, facilities for them, police and fire protection, and other public services.

5. A rehabilitation, redevelopment, and conservation element consisting of plans and programs for the elimination of blight and for redevelopment, including housing sites, business and industrial sites, public building sites, and historic preservation;

6. An economic element composed of appropriate studies and an economic development plan that may include review of municipal revenue and expenditures, revenue sources, identification of base and resident industry, primary and secondary market areas, employment, and retail sales activity;

7. Recommendations for implementing the Plan, including the use

of zoning ordinances, subdivision ordinances, capital improvement plans, and other appropriate actions; and

8. Any other elements that Price City considers appropriate.

3. PLAN ADOPTION

1. After completing a proposed General Plan for all or part of the area within Price City, the Planning and Zoning Commission shall schedule and hold a public hearing on the proposed Plan in compliance with State law, after a minimum of ten (10) days' notice.
2. After the public hearing, the Planning and Zoning Commission may make changes to the proposed General Plan.
 1. The Commission shall then forward the proposed General Plan to the City Council.
 2. The City Council shall hold a public hearing, after ten (10) days' notice, on the proposed General Plan recommended to it by the Planning and Zoning Commission.
 3. After the public hearing, the City Council may make any modifications to the proposed General Plan that it considers appropriate.
3. The City Council may:
 1. adopt the proposed General Plan without amendment;
 2. amend the proposed General Plan and adopt or reject it as amended; or
 3. reject the proposed General Plan.
4. The General Plan is an advisory guide for land use decisions, and compliance can be mandated by ordinance.

4. AMENDMENT OF PLAN

1. The City Council may amend the General Plan by following the

procedures set forth for adopting a General Plan in this Chapter.

5. EFFECT OF THE PLAN ON PUBLIC USES. After the City Council has adopted a General Plan or any amendments to the General Plan, no street, park or other public way, ground, place or space, no publicly owned building or structure, or utility, whether publicly owned or privately owned, may be constructed or authorized until and unless it conforms to the Plan; or

1. Before accepting, widening, removing, extending, relocating, narrowing, vacating, abandoning, changing the use, acquiring land for, or selling or leasing any street or other public way, ground, place, property, or structure, the City Council shall submit the proposal to the Planning and Zoning Commission for its review and recommendations.
2. The City Council shall take the aforementioned actions in conformity with the General Plan. If an action is taken not in conformity with the Plan, the City shall first amend the General Plan.

2.3 Zoning Ordinances and Amendments

1. ZONING – RIGHT TO REGULATE.

1. The City Council may enact a zoning ordinance establishing regulations for land use and development that furthers the intent of this chapter.

2. PREPARATION AND ADOPTION OF ZONING REGULATIONS.

1. The Planning and Zoning Commission shall prepare and recommend to the City Council a proposed zoning ordinance, including both the full text of the zoning ordinance and maps, which represent the Commission's recommendations

for zoning all or any part of the area within Price City.

2. The City Council shall hold a public hearing on the proposed zoning ordinance recommended to it by the Planning and Zoning Commission.

1. The City Council shall publish notice of the time, place, purpose of the public hearing in a newspaper of general circulation in Price City, on the City website, and on the Utah Public Notice Website at least ten (10) days before the hearing at which the proposed zoning ordinance is to be considered and public comment heard.

3. After public hearing, the City Council may:

1. adopt the zoning ordinance as proposed, or
 2. amend the zoning ordinance and adopt or reject the zoning ordinance as amended; or
 3. reject the ordinance.

3. AMENDMENTS AND REZONING.

1. The City Council may amend:

1. the number, shape, boundaries, or area of any zoning district;
 2. any regulation of or within the zoning district; or
 3. any other provision of the zoning ordinance.

2. The City Council may not make any amendment authorized by this subsection unless the amendment was proposed by the Planning and Zoning Commission or is first submitted to the Commission for its recommendations. The City Council shall comply with the procedure specified in Section 2.3.2 of this Chapter in preparing and adopting an

amendment to the zoning ordinance or zoning map.

4. TEMPORARY REGULATIONS.

1. The City Council may, without a public hearing, enact ordinances establishing temporary zoning regulations for any part or all of the area within Price City.

1. Those temporary zoning regulations may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or subdivision approval.

2. The City Council shall establish a period of limited effect for the ordinances not to exceed six (6) months from the date of enactment.
3. There shall be no claim for damages based on a temporary moratorium under this section.

5. ZONING DISTRICTS.

1. The City Council may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter.

6. CONDITIONAL USES.

1. A zoning ordinance may contain provisions for conditional uses that may be allowed, allowed with conditions, or denied in designated zoning districts, based on compliance with standards and criteria set forth in the zoning ordinance for those uses.

7. NON-COMPLYING USES AND STRUCTURES.

1. Except as provided in this section, a non-conforming use or structure may be continued and may be validated by substantial evidence which may not

include or be limited to Price City records⁵

1. A non-complying use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension.
2. For purposes of this subsection, the addition of a solar energy device to a building is not a structural alteration.
2. The City Council may provide in any zoning ordinance or amendment thereto for:
 1. the restoration, reconstruction, extension, alteration, expansion, or substitution of non-conforming uses upon the terms and conditions set forth in the zoning ordinance;
 2. the termination of all non-complying uses (except billboards) by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his investment in the non-conforming use, if any; and
 3. the termination of a billboard that is a non-complying use by either:
 1. acquiring the billboard and associated property rights by gift, purchase, agreement, exchange, or eminent domain, provided that if the City Council acquires the billboard by eminent domain, it pays the owner just compensation; or
 2. allows the owner to recover or amortize the fair market value, in an amount that is equal to the amount by condemnation and

takes into consideration the reasonable cost of operation to the owner over the amortized period.

3. Notwithstanding Subsection 2.3.7.2, a legislative body may remove a billboard without providing compensation or amortization if, after providing the owner with reasonable notice of proceedings and an opportunity for a hearing, the City Council finds that:
 1. the applicant for a permit made a false or misleading statement in his application;
 2. the billboard is unsafe; or
 3. the billboard is an unreasonable state of repair; or
 4. the billboard has been abandoned for at least twelve (12) months.

2.4 APPEAL AUTHORITIES

1. ADMINISTRATIVE ALLOWANCE

In limited circumstances the Zoning Administrator is authorized to provide an administrative allowance that facilitates compliance with provisions of this Code. Such administrative allowances shall not exceed a reasonable standard or ten percent (10%) or less impact to the subject of the administrative allowance.⁶ The Zoning Administrator may require any request to be presented to the Hearing Officer or to the Variance Committee.

2. HEARING OFFICER

The Mayor, with the advice and consent of the City Council, may appoint one (1)

⁵ HB303, 2022 Session. Update to 'substantial evidence' and not limited to city records.

⁶ Administrative allowance added 2022 in the interest of efficient service to the community on minor zoning

matters of little or no detrimental consequence to the application of the Code or General Plan in regard to the land use condition. Recommended by Santec Engineering Consultants during a code performance review.

or more⁷ Hearing Officer(s) to decide routine matters of appeal. The Hearing Officer shall serve at the pleasure of the Mayor until such time as he/she is replaced. The Hearing Officer(s) may be compensated for time and materials related to discharge of the official duties of the Hearing Officer(s).⁸

1. The City Council shall:

1. designate which matters may be decided by the Hearing Officer(s); and
2. establish guidelines for the Hearing Officer(s) to comply with in making decisions.

2. Any person affected by a decision of the Zoning Administrator may appeal the decision to the Hearing Officer(s) as provided in this part.

3. CITY COUNCIL AS SPECIAL APPEAL AUTHORITY

1. In matters where the Planning and Zoning Commission or other City body or representative approves or denies land use applications independently without City Council approval (notably subdivision and improvement plan applications), the City Council shall serve as the appeal authority.⁹ Appeals to the Council shall be made according to the guidelines outlined by the City and Utah State Code 10-9a-7 (as amended).

4. VARIANCE COMMITTEE

1. The Variance Committee shall consist of ¹⁰the Price City Community Director and the Price City Public

Works Director and/or Price City Engineer. The Community Director shall be Chair of the Committee.

2. Organization and Procedures: The Variance Committee shall review and provide a determination on matters requiring a variance from established provisions of this Code but shall not consider or hear appeals resulting from a decision of a Price City official, commission, board, or the legislative body.

3. The Variance Committee Chair shall keep a record of all meetings, its findings, and its resulting decisions.

4. Appeals to Variance Committee Decisions: An applicant for a variance to the Variance Committee, or any other person adversely affected by a decision made by the Variance Committee, may appeal that decision to the City Council.

5. Variance Committee meetings shall be noticed and conducted in accordance with the Utah Open and Public Meetings Act (OPMA).¹¹

5. VARIANCES.

1. Any person or entity desiring a waiver or modification of the requirements of the Land Use Development and Management Code as applied to a parcel of property that he/she owns, leases, or in which he/she holds some other beneficial interest, may apply to the Variance Committee for a variance from the terms of the Land Use Development and Management Code. Applicants appealing to the Variance Committee

⁷ Added language to allow for multiple hearing officer appointments to ensure community needs are met 2023.

⁸ Added option for Hearing Officer Compensation 2022.

⁹ Changed in 2024 to comply with SB174 (2023) / HB476 (2024).

¹⁰ Eliminate an elected official to ensure due process in the event of a challenge to a variance committee decision.

¹¹ Added OPMA requirement 2025.

shall provide written notification to neighboring property owners within three-hundred feet (300') of the subject property of the variance, at the direction of the Zoning Administrator, if determined necessary required by the Zoning Administrator.

2. The Variance Committee may grant a variance only if:
 1. literal enforcement of the Code would cause a hardship for the applicant that is not necessary to carry out the general purpose of the Code;
 2. there are special circumstances attached to the property that do not generally apply to other properties in the same district;
 3. granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
 4. the variance will not substantially affect the general plan and will not be contrary to the public interest; and
 5. the spirit of the Code is observed and substantial justice done.
 6. In determining whether or not enforcement of the Code would cause hardship, the Variance Committee may not find an unreasonable hardship unless:
 1. the alleged hardship is located on or associated with property for which the variance is sought; and
 2. the alleged hardship comes from circumstances peculiar to the property, not from conditions that are general in the neighborhood.

3. In determining whether or not enforcement of the Code would cause unreasonable hardship under Section 2.4.4.2, the Variance Committee may not find an unreasonable hardship if the hardship is self-imposed or economic.

3. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
4. Variances run with the land.
5. The Variance Committee and any other body may not grant use variances.
6. In granting a variance, the Variance Committee may impose additional conditions or requirements on the land use that will:
 1. mitigate any harmful effects of the variance; or
 2. serve the purpose of the standard or requirement that is waived or modified.
6. APPEAL OF HEARING OFFICER OR VARIANCE COMMITTEE DECISION TO DISTRICT COURT
 1. Any person adversely affected by any decision of a Hearing Officer or the City Council (acting as an appeal authority) or the Variance Committee may petition the District Court in and for Carbon County, Utah for a review of the decision.
 2. In the petition, the plaintiff may only allege that the Hearing Officer or Variance Committee's decision was arbitrary, capricious, or illegal.
 3. The petition is barred unless it is filed within thirty (30) days after the Hearing Officer or Variance Committee's decision is final.

4. The Hearing Officer or Variance Committee shall transmit to the reviewing court the record of its proceedings including its minutes, findings, orders and, if available, a true and correct transcript of its proceedings.
 1. If the proceeding was taped, a transcript of that tape proceeding is a true and correct transcript for purposes of this subsection.
5. If there is a record, the district court's review is limited to the record provided by the Hearing Officer or Variance Committee.
 1. The court may not accept or consider any evidence outside the Hearing Officer or Variance Committee's record unless that evidence was offered to the Hearing Officer or Variance Committee and the court determines that it was improperly excluded by the Hearing Officer or Variance Committee.
 2. If there is no record, the court may call witnesses and take evidence.
6. The court shall affirm the decision of the Hearing Officer or Variance Committee if the decision is supported by substantial evidence in the record.
7. The filing of a petition does not stay the decision of the Hearing Officer or Variance Committee.
 8. Before filing the petition, the aggrieved party may petition the Hearing Officer or Variance Committee to stay its decision.
 9. Upon receipt of a petition to stay, the Hearing Officer or Variance Committee may order its decision stayed pending District Court review if the Hearing Officer or Variance

Committee finds it is in the best interest of the municipality.

10. After the petition is filed the petitioner may seek an injunction staying the Hearing Officer or Variance Committee's decision.

7. APPEALS

1. No persons may challenge in District Court a municipality's land use decision made under this chapter or under the regulation made under authority of this chapter or this Code until they have exhausted their administrative remedies.

2. Any person adversely affected by any decision made in the exercise of the provisions of this chapter may file a petition for review of the decision with the District Court within thirty (30) days after the local decision is rendered.

3. The District Court shall:

1. presume that land use decisions and regulations are valid; and

2. determine only whether or not the decision is arbitrary, capricious, or illegal.

8. ENFORCEMENT

1. A municipality or any owner of real estate within the municipality in which violations of this chapter or ordinances enacted under the authority of this chapter occur or are about to occur may, in addition to other remedies provided by law, institute:

1. injunctions, mandamus, abatement, or any other appropriate actions; or

2. proceedings to prevent, enjoin, abate, or remove the unlawful building, use, or act.

3. A municipality need only establish the violation to obtain the injunction.
2. A municipality may enforce the ordinance by withholding building permits.
 1. It is unlawful to erect, construct, reconstruct, alter, or change the use of any building or other structure within a municipality without approval of a building permit.
 2. The municipality may not issue a building permit unless plans of and for the proposed erection, construction, reconstruction, alteration, or use fully conform to all regulations then in effect.

9. PENALTIES

1. The City Council may, by ordinance, establish civil penalties for violations of any of the provisions of this chapter or of any ordinances adopted under authority of this chapter.
2. Violation of any of the provisions of this chapter or of any ordinances adopted under the authority of this chapter may be punishable as a Class C misdemeanor upon conviction either;
 3. as a Class C misdemeanor; or by imposing the appropriate civil penalty adopted under authority of this section.
 4. Civil penalties may also be imposed for violations of this Code in addition to or in place of other Notices of Violation or citations under the discretion and authority of the Zoning Administrator. Civil penalties shall be

assessed as indicated in the schedule below.

5. Any person having received a civil penalty citation for a violation of this Code may appear before the Price City Municipal¹² Hearing Officer pursuant to the same procedure set forth for other civil violations, which, by this reference is incorporated herein and made a part hereof.

6. The recommended fine of not less than one hundred twenty (\$120.00) dollars (representing the minimum processing and administration time necessary by Price City for compliance action) or more than three hundred sixty (\$360.00) dollars per day or per occurrence of the violation (representing the anticipated maximum processing and administration time necessary by Price City for compliance action) shall be submitted to the Carbon County Justice Court and the Price City Municipal Hearing Officer for use and consideration when adjudicating cases.

7. Issuance of violation notices or citations shall be in compliance with the following:

1. Identify the relevant regulation or ordinance at issue.
2. Specify the violation of the relevant regulation or ordinance.
3. Provide a reasonable time to cure the violation.¹³

10. BOARD OF ADJUSTEMENT

1. Price City reserves the right and opportunity to reestablish a Board of Adjustment (BOA) as well as assemble and convene such BOA if, in the opinion of Price City, such

¹² Municipal Hearing Officer as opposed to the Land Use Hearing Officer.

¹³ 2019 SB 184 Compliance.

reestablishment is necessary for the successful conduct of Price City business as it relates to land use management and interpretation of this Code.

Chapter 3**ADMINISTRATIVE PROCEDURES****3.1 Procedures for Amendments to Zoning and City Boundaries****3.2 Non-Subdivision Document Submission and Review Procedures****3.3 Step 1 – Concept Plan****3.4 Step 2 – Preliminary Improvements Design Plan****3.5 Step 3 – Final Design, Plan, Plats****3.6 Supplemental Requirements for Non-Subdivision Applications****3.7 Subdivision Application****Requirements and Review Procedures****3.8 Subdivision-Related Standards****3.1. PROCEDURES FOR AMENDMENTS TO ZONING AND CITY BOUNDARIES**

1. The City Council may amend this code pursuant to Section 2.1.1.6.
2. Any resident or other person having an equitable and bona fide interest in Price City may petition Price City for an amendment to this Code.
3. Any person seeking to amend this code, zoning map, or City boundary shall make application for such amendment by taking required actions and filing the following information and documents with the Planning Commission:
 1. A written application describing the change desired and the reasons therefore.
 2. A non-returnable amendment application fee.
4. Any applicant seeking to amend the zoning map or City boundary shall mail by certified mail, and submit copies thereof, a notice of the proposed action to all owners of real property within three-

hundred feet (300') of the proposed zone change.

5. Zoning or City Boundary (Annexation) Amendment requirements:
 1. A vicinity plan, drawing of the area, and boundary description.
 2. Names of all property owners in the subject area or within 400 feet of the subject area boundary.
 3. A sufficient number of plain white legal-size envelopes, addressed to the property owners, with Price City as the return address, and with proper postage.
6. All plans, plats and information shall be submitted in a neat, organized manner, prepared by individuals competent to do such work, to include licensed professional engineers, architects and land surveyors.
7. Price City shall prepare and give notice of public hearings to consider the proposed amendment as provided by law for zoning amendments. Additionally, at least ten (10) days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in Price City.
8. The Planning Commission shall review the application and make its recommendations concerning the proposed amendment to the City Council within thirty (30) days from receipt of the amendment application in a regularly scheduled meeting. The Planning Commission shall recommend adoption of a proposed amendment only when the following findings are made:
 1. The proposed amendment is in accord with the comprehensive General Plan, goals and policies of Price City.

2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in the chapters of this code.
9. When the Planning Commission recommends the amendment, the Price City Council may:
 1. Adopt the amendment by majority vote.
 2. Reject the amendment.
 3. Modify the proposed amendment and refer back to the Planning Commission for its recommendation to be returned to the City Council within thirty (30) days.
10. When the Planning Commission recommends denial of the amendment the City Council may:
 1. Reject the amendment
 2. Modify the proposed amendment and refer back to the Planning Commission for its recommendation to be returned to the City Council within thirty (30) days.
 3. If the City Council determines that the proposed amendment may have merit in spite of the Planning Commission's negative recommendation, the City Council may adopt the amendment by an affirmative vote of four (4) members.
11. Where an application for a zoning or City boundary amendment has been denied, the Planning Commission and the City Council shall not review the same zoning amendment application within two (2) years unless there is substantial change of conditions since the earlier application. A new application and fee will be required.

3.2. NON-SUBDIVISION DOCUMENT SUBMISSION AND REVIEW PROCEDURES

1. **APPLICABILITY.** This Section and Sections 3.3, 3.4, and 3.5 govern applications for all land uses and development, including conditional use permits, except for applications for approval to subdivide land, which are governed by Section 3.7 of this Chapter.
2. **PRE-SUBMISSION PROCEDURES.** To facilitate the handling of land use and development applications, the Planning Commission may adopt pre-submission procedures to allow for adequate investigations and staff review and may require compliance with such pre-submission review procedures as a prerequisite to formal receipt and action by the Planning Commission. Pre-submission review shall in no way be interpreted to mean review by the Planning Commission.
3. **SUBMISSION AND DOCKETING FOR REVIEW.** Upon receipt of an application, including all required fees and information for any specific step of the review procedure, the Zoning Administrator and other members of the Technical Review Committee (TRC) shall review the application for completeness and compliance with the provisions of this code and other pertinent municipal regulations. When the Zoning Administrator determines that the application is ready for Planning Commission review, the Chairman of the Planning Commission will docket the application for review at the next regular public meeting of the Planning Commission. Incomplete or late applications shall not be docketed for Planning Commission review.

1. All submissions to Price City must be received a minimum of twenty (20)¹ calendar days in advance of any scheduled meeting unless otherwise approved by the Zoning Administrator.
4. **APPLICABILITY OF APPLICATION AND DOCUMENT REQUIREMENTS TO TYPES OF USES.**
 1. Applications and concept plans are required for all land uses and development as indicated, except for applications to subdivide land as governed by Section 3.7 of this Chapter.
 2. Applications, concept plans, preliminary design plans, and final design plans may be required for all conditional uses (CU) and as deemed necessary for any use, including:
 1. Planned unit developments (PUD). A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD.²
 2. Development and construction of residential subdivisions
 3. Recreational vehicle parks (RVP)
 4. Commercial (COM)
 5. Industrial sites (IND)
 6. Amendments
 7. Schools
 8. Churches

9. Utilities

10. High density residential development, identified as any building, mobile home park, trailer park or structure containing sixteen (16) or more dwelling units shall obtain a permit from the Southeast Utah District Health Department as identified below:³

Official Notice

Southeast Utah Health Department Will Require A Permit for High Density Housing Locations beginning January 1, 2022

The Southeast Utah Board of Health adopted an updated housing regulation on July 27, 2021. This update includes a High Density Housing Development Permit..

This applies to:

- A High Density development is classified as **any building, mobile home park, trailer park or structure containing 16 or more Dwelling Units.**
- trailer/mobile home park owner **even if** every trailer is owned by tenants and the property manager is only renting the space.

Deadlines and Important Dates:

- High Density Developments must have a permit by **July 27th, 2022.**
- Permit must be **renewed annually**

How to obtain a permit:

- Beginning January 1, 2022, \$131.00 Permit Fee
- Timely Completion of permit application
- May require an inspection

Revoking a permit:

- Permits are revocable at any time if the development is in violation of the Housing Regulation and will be subject to closure.
- Closure may be waived if the owner is cooperative and shows significant progress to come into compliance AND can demonstrate that there are no life safety risks.
- Further, this permit is revocable at any time if the development is routinely not in compliance, or not willing to improve violations in order to become compliant with the Southeast Utah Health Department's Housing Regulation.
- If the permit is revoked for any reason, the development or individual units within are subject to being **closed for occupancy** until the violation(s) are resolved and permit renewed.

If the permit is not obtained by July 27, 2022:

- The Southeast Utah Health Department may close the entire development to occupancy at the expense of the owner or property manager until a permit is appropriately obtained.
- The Southeast Utah Health Department will be understanding and strives to work with all community partners, we do ask you to be proactive in completing this requirement.

5. APPLICATIONS TO BE SUBMITTED AND REVIEWED IN STEPS.

Applications shall be submitted and reviewed in steps. Each step shall be reviewed by the Zoning Administrator and, as appropriate, the Technical Review Committee (TRC) before an application and recommendations are forwarded to and reviewed by the Planning Commission. The necessity of submitting revised and additional information, documents, and/or drawings

¹ Changed from 10 to 20 days, 2025. Increasing complexity of issues presented by applicants and review needed across Price City departments.

² Added reference to PUD plan 2026.

³ SEUDHD high density permit requirement added 2023 update, put into practice prior to comply with 1-1-22 effective date.

shall be determined by the Planning Commission and/or Zoning Administrator. The steps in the approval process are as follows:

Step 1: Concept Plan

Step 2: Preliminary design plan

Step 3: Final design plan

The above steps may be combined or reviewed concurrently if all submissions and reviews are complete and approved by the Zoning Administrator prior to submission to the Planning Commission.

3.3. STEP 1 – CONCEPT PLAN:

1. SUBMIT CONCEPT PLAN TO ZONING ADMINISTRATOR. Applicants shall submit a concept plan, which will enable a review of a proposed project for general scope and conditions which might impact the proposed project and Price City. The Planning Commission shall either approve or reject the concept plan.
2. DOCUMENT REQUIREMENTS. The following items shall be submitted to the Zoning Administrator for concept plan review:
 1. An application and fee for concept plan approval explaining the proposed project.
 2. All land development activity occurring within one hundred feet (100') of the centerline of a canal requires the notification of the owner and/or operator of the canal of the subdivision or development prior to commencement of the development (HB 298, 2010) by the land use

authority. Approval of the land use application must not be approved until twenty (20) days after notice to the canal owner or operator is mailed to allow sufficient time for the canal owner or operator to respond. The canal owner or operator shall provide input regarding: (1) access to the canal; (2) maintenance of the canal; (3) canal protection; (4) canal safety (HB 310 2017).⁴

3. An environmental review of the subject development is required.
4. For minor size developments, (under 10 lots), a review of the following minimum environmental impacts shall be required:
 1. Erosion, dust, soils and topsoil loss.
 2. Grades, slope stability and geologic hazards.
 3. Ground water, drainage, water courses, flood hazards.
 4. Vegetative types and landscaping.
 5. Wildlife and habitat.
 6. Essential urban services presently available.
 7. Fire potential; Police enforcement.
 8. Accumulation of solid and liquid wastes, water quality, discharge of smoke, noxious odors, air quality.
 9. Potential area-wide economic impact of the development.

⁴ HB298 in 2010 originally required the developer to notify the canal company of development within 100 feet of the canal centerline. HB 301 in 2017 changed requiring the land use authority to send the notice; for the

canal company to provide certain comments and for a 20 waiting period to receive comment before approval of the land use application.

- | | |
|--|--|
| <ul style="list-style-type: none"> 10. Noise, lighting, sound, vibrations, visual impacts, etc. 11. Traffic congestion. <p>5. For moderate size developments / subdivisions (10 to 30 lots), a review of the following minimum environmental impacts shall be required:</p> <ul style="list-style-type: none"> 1. Erosion, dust, soils and topsoil loss. 2. Grades, slope stability and geologic hazards. 3. Ground water, drainage, water courses, flood hazards. 4. Vegetative types and landscaping. 5. Wildlife and habitat. 6. Essential urban services presently available. 7. Fire potential; Police enforcement. 8. Accumulation of solid and liquid wastes, water quality, discharge of smoke, noxious odors, air quality. 9. Water quality. 10. Discharge of smoke, noxious smells. 11. Air quality. 12. Potential area-wide economic impact of the development. 13. Noise, lighting, sound, vibrations, visual impacts, etc. 14. Traffic congestion. <p>6. For major size developments / subdivisions (30+ lots), an environmental impact assessment performed by a licensed professional engineer is required in addition to the</p> | <p>requirements for a moderate-sized development as described in subsection (2).</p> <ul style="list-style-type: none"> 7. The applicant will address identified conflicts and propose mitigation of all adverse aspects of the plan. 8. Vicinity Map: A map showing where the project is located in the City (on a sheet 8"x 11"). 9. A Site Plan: A Simple neatly drawn plan (on a sheet 8"x 11") representative of the project site and proposed development that is to scale, clearly legible and includes: <ul style="list-style-type: none"> 1. Applicant name, address and phone number, date of submittal 2. Property boundaries with dimensions. 3. Street and street number and/or name. 4. Zoning designation. 5. Water courses 6. General topography of the land. 7. Proposed use, buildings and site improvements. <p>3. CONCEPT PLAN REVIEW</p> <ul style="list-style-type: none"> 1. Upon receipt of the complete concept plan application, the Zoning Administrator shall distribute copies as necessary to the Technical Review Committee and other agencies for review and comment. 2. The Zoning Administrator shall review the concept plan application for compliance with all applicable regulations. The Zoning Administrator shall notify the property owner or developer of approval, denial noncompliance the need for other information, which may assist staff and the Planning and |
|--|--|

Zoning Commission to evaluate the proposed development.

3. Where it is determined by the Planning and Zoning Commission or Zoning Administrator, after review of the concept plan, that one (1) or more of the application requirements and procedural steps are not applicable to the project under consideration, such requirements may be waived in writing.

4. CONCEPT PLAN APPROVAL

1. A denied concept plan shall not constitute an absolute disapproval of the proposed development, but rather shall operate in a manner as to give the developer guidance to the requirements and constraints for development within Price City.
2. The applicant and/or developer for concept approval, may, upon concurrence by the Zoning Administrator, request review of a proposed development by the Price City Design Review Committee (DRC). Application for DRC review shall be made as directed by the Zoning Administrator, and all approved application fees must be paid prior to DRC consideration. The DRC shall consist of the Zoning Administrator or designee, Public Works Director or designee, current Mayor Pro-Tempore and a citizen at large, from those residing within Price City, not affiliated with the development. Upon consideration and review by the DRC, the applicant may be provided with a recommendation of a density bonus, not to exceed, twenty percent (20%). Procedures for accommodating any recommended density bonus shall be made by the DRC. Any such recommendations must be approved

by both the Price City Planning and Zoning Commission and the Price City Council subsequent to the recommendation and the applicant must comply with all design element recommendations stemming from the DRC review.

3. The developer may apply for preliminary design plan approval after concept plan approval is granted. Concept plan approval shall be valid for 1 year from the date on which the concept plan was approved. Resubmission of the concept plan may be required by the Planning and Zoning Commission prior to filing an application for preliminary design approval.

3.4. STEP 2 – PRELIMINARY DESIGN PLAN

1. **SUBMIT PRELIMINARY DESIGN PLAN TO THE ZONING ADMINISTRATOR.** Following concept plan approval, the applicant shall submit a preliminary design plan application to the Zoning Administrator. The preliminary design plan shall provide design solutions to problems identified in the approved concept plan. The Planning Commission shall either approve or disapprove the preliminary design plan.
 1. Document Requirements: The following items shall be submitted in an application to the Zoning Administrator for preliminary design review.
 2. An application and fee together with an updated and approved concept plan to include corrected or revised maps and drawings.

3. Evidence that the applicant has sufficient control and financial capability over the land to effectuate the proposed use.
4. Evidence that the appropriate agencies have reviewed the development plan and will be able to provide water, sewer and electrical, natural gas, communication service to the proposed development. This does not preclude the necessity of the applicant having to upgrade the service.
5. Statement of the estimated starting and completion dates for each phase of the development, identifying what work will take place.
6. Copy of proposed protective covenants, articles of incorporation, association or condominium.
7. Tabulations showing the square footage and percent of total area of proposed development:
 1. Total Area
 2. Private rights-of-way
 3. Public rights-of-way
 4. On-site parking
 5. Private buildings parking lots and hard-surfaced areas
 6. Landscaping
 7. Water courses
 8. Undevelopable area
8. Appropriate supporting documents showing compliance with

regulations of the State of Utah dealing with air emissions, water discharge standards, wetland mitigation and hazardous material mitigation.

9. Detailed estimate of the cost to complete the off-site (street or public right of way) improvements.

2. PROJECTS DESIGN INFORMATION AND PLANS

- ⚡ A SITE PLAN: A neatly drawn plan (on a sheet 8x11, 11x17 or 22x34) representative of the project site that is to scale, with dimensions, clearly legible and includes important information for both preexisting and post development conditions, demolition, fill, grading, existing improvements and proposed improvements, such as:

1. Streets.
2. Buildings (plan view and/or elevation view), not entire building design, that will be submitted later for a building permit).
3. Utilities (water, sewer, storm drain, electrical).
4. Zoning designation.
5. Drainage ways, rivers, washes, canals, ditches, springs, wells, flood plain.
6. Vegetation.
7. Geologic conditions seismic zone, earthquake faults, cliffs, alluvial fans, rock falls, landslides, wetlands, subsidence, ground water, radiological, hazardous waste.
8. The name, telephone number, and business address of the

applicant, developer and owner, engineer, architect, surveyor.

9. The dimensions of the site and total acreage.
10. North point and scale of drawing.
11. Locations, numbering and names of streets (include traffic control).
12. Right of ways and easements; widths, curves, intersections, driveways.
13. Survey monuments.
14. Storm flood control and detention ponds including submission of a preliminary drainage report in compliance with the Price City Drainage Design Criteria, when required.
15. Location and description of landscaping.
16. Parking.
17. Location and size of utility mains, service lines and connections for: water, sewer, power, gas, telephone, cable, fiber optics.
18. Demand for water, sewer and electrical, storm drainage (quantify in terms of gals/min, velocity, materials, peak demand, total yearly gallons, kwh, etc.)
19. Condition of existing facilities and ability to tolerate demand created by development.
20. Preliminary Geotechnical Review (see evaluation criteria under final plan submittal).
21. Mitigation of adverse conditions created by development.

3. REVIEW PROCEDURE FOR A PRELIMINARY DESIGN PLAN

1. The Zoning Administrator shall, upon receipt of the complete preliminary design plan submission, distribute as necessary copies of the plan to the Planning and Zoning Commission, members of the Technical Review Committee, and to such other governmental departments and agencies for review and comment. The Zoning Administrator shall allow a reasonable time period for review.
2. Failure of any of the recipients to respond to the Zoning Administrator or Planning and Zoning Commission with comments concerning the development, within a reasonable time period, shall be construed as indicating the individual, agency or department has no adverse concern with the proposed development.
3. The Planning and Zoning Commission shall consider the application for preliminary design plan approval at its next regularly scheduled public meeting following a thirty-day (30 day) review and processing period, except as may be limited by Planning and Zoning Commission agenda or the Zoning Administrator. This review and processing period shall be measured from the date on which the preliminary design plan application is determined by the Zoning Administrator to be substantially complete.
4. The Planning and Zoning Commission shall approve only those preliminary design plans which the Commission finds:
 1. To be developed in accordance with the intent, standards, and criteria

specified in this code and other applicable regulations.

2. To conform to an approved concept plan.

3. To create no substantial financial hardship to Price City.

4. To create no substantial environmental consequences which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of Price City when weighed against the positive impacts of such development.

5. To mitigate known and possible adverse impacts from the proposed development.

6. When, in the opinion of the Planning and Zoning Commission, public facilities should be constructed within the boundaries of a proposed development for the benefit of the community as established in the comprehensive General Plan and Transportation Master Plan of Price City, the developer shall reserve a site appropriate in area and location for such public facilities and services (street, pathway, park, school, community building, etc.).

5. After review of the preliminary design plan at a public meeting, the Planning Commission shall approve, disapprove, or approve with conditions, the preliminary design plan and land use, notifying the developer in writing of such action, or may postpone action to allow the developer time to provide materials or additional information needed by the Planning Commission, to then determine appropriate action.

6. Preliminary plan application acceptance and final payment of all required application fees⁵ constitutes acceptance of a project or development by Price City and vesting in the proposed development or project.

3.5. STEP 3 – FINAL PLAN REQUIREMENTS

Following preliminary design plan approval, the applicant shall submit a final plan for review by the Zoning Administrator and Technical Review Committee (TRC). The final plan shall contain all the information required by this Section and shall provide technical and engineering solutions to all previously identified problems.

1. DOCUMENTS FOR ZONING ADMINISTRATOR:

1. Application for final approval.
2. Required fee.
3. Drawings: Plat (if developing an existing subdivision), Site plan, Plan & Profiles, Details, Estimated quantities.
4. Geotechnical Study.
5. Grading Plan.
6. Storm Water Management Plan.
7. Mitigation of Adverse Conditions Plan.
8. Development Agreement.

2. DRAWING REQUIREMENTS FOR ZONING ADMINISTRATOR

1. Approved preliminary plans and details shall be included in the final plans.
2. Plan Format: The dimensions and format of the plan shall conform to City requirements. Plans may be submitted on 11" x 17" sheets

⁵ HB377, 2018

provided the scale does not exceed 1" = 40' the plan is legible. Plans may also be submitted on 24" x 36" sheets provided the scale does not exceed 1" = 100'.

3. Typical Plans: All lands within the boundaries of the development shall be accounted for in the plans as lots, sidewalks, pathways, streets, alleys, excluded parcels, common areas, building areas, parking areas, drainage facilities, detention basins, bridges, landscape areas, permanent open space, etc., and shall contain the following:
 1. Lot lines, site grading, street improvements, drainage, water lines, sewer lines, electricity, natural gas, telephone, fiber optics, cable television, secondary water lines and any other public utility locations.
 2. In subdivisions all blocks and lots within each block shall be consecutively numbered. Excepted parcels shall be marked "not included in this development".
 3. Streets, sidewalks and alleys shall be designated as such, and streets shall be numbered with bearings and dimensions given.
 4. All easements shall be designated as such with bearings and dimensions given.
 5. Parcels not contiguous shall not be included in one (1) plan, nor shall more than one (1) plan be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one (1) plan, provided all owners join in dedication and acknowledgment.
4. Cross Sections: Provide detailed design street cross section information at 100-foot intervals along all street alignments associated with the development. Refer to the City's acceptable design for typical street cross sections. Show pavement and sub-grade design calculations (based on geotechnical study). Provide detailed cross sections for water and sewer line connections, complex valve and fitting arrangements, detention basins and catch basins, with supporting calculations and details.
5. Profiles: Provide profiles for all existing and designed streets and utilities with elevations at 50-foot intervals for: street centerline, top back of curb, water lines, sewer lines and drainage lines. The profiles shall indicate all vertical curves, grade changes, sewer manholes, water valves, clean outs and catch basins. Include sewer design, demand and capacity calculations.
6. **Geotechnical Study:** A geotechnical study shall be prepared and submitted by a qualified engineer for all developments, main structures, and buildings that will be occupied, with the following exceptions: single lots in approved residential, commercial, manufacturing or industrial subdivisions and garages or carports, minor additions or remodels, and site accessory improvements or as otherwise recommended by the Zoning Administrator, City Engineer, or Building Inspector and approved by the City Council. The geotechnical study shall be derived from exploratory test pits or boring. At a

minimum, one (1) test pit from each quadrant of the proposed site and one (1) or more from the area directly under the proposed structures shall be completed. The geotechnical study shall include the following:

1. Cover sheet and Introduction.
2. Conclusions.
3. Proposed Construction.
4. General Site Construction.
5. Subsurface Investigation.
6. Laboratory Testing.
7. Subsurface Conditions.
8. Site Grading.
9. Geological Conditions and Mitigation: seismic zone, earthquake faults, cliffs, alluvial fans, rock falls, landslides, wetlands, subsidence, ground water, and radiological.
10. Foundations.
11. Subsurface Drainage; foundation drainage; sumps.
12. Floor Slabs.
13. Moisture Control and Surface drainage.
14. Pavement design:
 1. Street.
 2. Parking Lot.
15. Mass Grading, Backfill and Compaction.
16. Utility trenching, backfill and compaction.
17. General Conditions.
18. Table.
19. Laboratory Test Results.
20. Figures.

21. Vicinity Map.

22. Site Plan and location of test pits.

23. Legend.

24. Consolidation Swell Tests.

7. Storm Water Management Plan: A final drainage report shall be prepared and submitted in accordance with the Price City Drainage Design Criteria for all developments, or as otherwise required by the City Engineer. The Final Drainage Report shall include the following:
 1. Topographic survey of the proposed site that shows the existing drainage and irrigation systems including all rivers, creeks, streams, washes and flood plains. Show pre-development and post-development contours at two-foot (2') intervals. Show locations and elevations of proposed structures. Establish and show the finished floor elevations (first and basement floors) of proposed buildings. Show elevations of all adjacent and adjoining properties. Show grades of all impervious surfaces.
 2. Plan, profile and detail drawings and run-off calculations for new, temporary or modified drainage systems. This includes all detention basins, structures, catch basins, piping, open channels, bridges and other specific drainage features.
 3. Drainage analysis that shows the peak flow rate and peak volume calculations for the pre-development and post-development conditions.
 4. Analysis and Design Criteria:

The rational method is to be employed for watersheds less than or equal to ten (10) acres. Peak rate and volume calculations are to be based on the fifty (50) year, one (1) hour storm for the storm drainage network. Use an intensity of 1.10 inches per hour for one (1) hour or other local reliable precipitation data.

The Natural Resource Conservation Service (NRCS) method is to be used on watersheds larger than ten (10) acres. Peak rate and volume calculations are to be based on the 100-year, 24-hour storm event with a type 2 distribution for the storm drainage network.

Post development conditions shall not exceed predevelopment conditions. Check for the 5-, 10-, 25-, 50- and 100-year storms and related flood routing. Delineate the watersheds for each catch basin and inlet. Design the storm sewer pipe network for the 50-year, 1-hour storm. Evaluate the effects of the 100-year storm. Runoff and flooding shall be contained within the streets and storm sewer pipeline network.

Storm water detention basins, inlets and outlets shall be designed for the 100-year storm event.

5. Each lot will be developed and built so that there is a positive grade away from all structures. Property owners shall be responsible for controlling drainage runoff that is generated onsite. Onsite detention shall be developed as necessary. Discharge of runoff from the site shall be directed towards approved street and natural drainage ways.

6. Structures on lots shall not be built with basement garage driveways or basement stair accesses that directly connect to the street.
7. Evaluation of potential pollution, contamination and construction site discharge through storm water runoff from the facilities or features of the development. The results of the evaluation may require source control, pre-treatment and pollution prevention practices to be implemented to control polluted storm water runoff.
9. Survey Information: Plans for land surveying shall be prepared and certification made as to plan accuracy by a registered professional land surveyor properly licensed to do such work in the State of Utah. A workmanlike execution of the plan shall be made in every detail. A poorly drawn or illegible plan is sufficient cause for final plan rejection. Engineering plans and details shall be calculated, designed, prepared or reviewed by a qualified and licensed engineer. Plans shall provide the following survey information:
 1. Bearings, distances and curve data for all perimeter boundary lines with ties to two (2) existing legal survey monuments unless otherwise required by the City Engineer). A traverse of the perimeter boundary lines from the existing legal survey monuments shall have an error of closure of not greater than 3 in 100. Bearings, distances and curve data shall also be given for all interior lot lines and dimensions including irregularly shaped lots.

Distances shall be given in hundredths of a foot, angles in decimal degrees to hundredths of a degree, and bearings in degrees-minutes-seconds of an arc.

2. Sufficient curve data shall be given to enable the reestablishment of the curves on the ground. Include a table of curve data. This curve data shall include the following information:
 1. Radius of curve.
 2. Central angle.
 3. Tangent.
 4. Arc length.
 5. Chord (bearing and distance).
 3. Parcels bounded by a body of water shall have the bearings and distances of a closing meander traverse given and notation made that the parcel includes all land to the water's edge or high-water mark or 100-year flood elevation.
 4. Legal descriptions and labels of major parcels, road dedications and parcels to be dedicated to the public.
 5. Parcels shall include area in acres.
 6. All survey work, property descriptions, parcel closure and plan/plat preparation shall be double checked by the Price City Engineer.
3. AS-BUILT CONSTRUCTION DRAWINGS:
1. As-built construction drawings shall be submitted for all required public improvements once constructed. Submission of as-built construction drawings will be required prior to the issuance of an occupancy permit or

release of the development agreement. Include any common facilities that could ever apply for public acceptance or maintenance.

2. As-built construction drawings shall be submitted in a paper copy and in an electronic format contained on a compact disc. The format shall be AutoCAD, Adobe Acrobat, or other format approved by the City Engineer.
4. FINAL PLAN REVIEW AND APPROVAL:
1. When a final plan has been received, it shall be acted upon at a Planning and Zoning Commission meeting scheduled for development review within thirty (30) days of receipt of final plan application by the Zoning Administrator.
 2. The Zoning Administrator will distribute copies of the final plan for review by the Technical Review Committee (TRC) before docketing the application for final approval on the Planning and Zoning Commission agenda.
 3. The Planning and Zoning Commission shall review the final plan at a regularly scheduled public meeting. If the final plan and all supplementary data comply with the applicable requirements of these regulations and the requirements of the approved preliminary design plan, the Planning and Zoning Commission shall certify approval of the plan on the space provided.
 4. After review of the final plan at the public meeting, the Planning and Zoning Commission shall send written notification of its review and official action taken to the City Council. This notification shall

specify any modifications to the final plan, if any, which were made incidental to final approval of such plan by the Planning and Zoning Commission.

5. SUBMIT APPROVED FINAL PLAN TO CITY COUNCIL:

1. The City Council shall review the final plan within forty-five (45) days of receipt of transmittal from the Planning Commission, at a regularly scheduled public meeting, or as otherwise scheduled by the City Council.
2. The only basis for rejection of a final plan shall be its nonconformance to adopted rules, regulations and ordinances currently in force and affecting the land and its development, its lack of conformance with the approved preliminary design plan, technical inaccuracies or insufficiencies, non-acceptance or submission of conditions of approval that reasonably mitigate anticipated detrimental effects of the proposed land use⁶, and poor workmanship in preparation of the plans and documents.
7. The City Council shall review and execute a development agreement and establish the kind, amount and method of financial security to be provided by the developer to guarantee completion of the required public improvements.
8. If the City Council determines that the final plan submission complies with the applicable requirements of this code, it shall certify approval of the plan; provided however, that the City Council shall approve no final

plan unless accompanied by a recorded or previously approved plat (if a subdivision).

3.6. SUPPLEMENTAL REQUIREMENTS

1. APPLICATIONS TO BE REVIEWED AT PLANNING COMMISSION MEETING. Whenever applications to the Planning and Zoning Commission for formal action are required by this code, submission to the Planning Commission is hereby defined as submission of such application at a regularly scheduled public meeting of the Planning Commission.
2. TIME PERIODS FOR PLANNING COMMISSION ACTION. Time periods for Planning and Zoning Commission action shall not begin to run until after complete applications are officially received by the Planning Commission at a regularly scheduled public meeting.
3. FEES. Fees may be charged applicants for excavation permits, development permits, zoning permits, zoning amendments, building permits, occupancy permits, conditional use permits, design review, plan review, annexation amendments, Planning and Zoning Commission meetings and hearings, and such other services as are required by this code to be performed by public officers, City staff or agencies. Such fees shall be established by resolution of the City Council (through the City Fee Schedule) and shall be in the amounts reasonably needed to defray costs to the public.
4. APPROVAL OR DISAPPROVAL. At each step of the review procedure, the Planning Commission shall approve or disapprove of the plans, drawings, details,

⁶ HB377, 2018

writings and materials submitted to it, and where applicable, shall approve or disapprove the entire application or any portion thereof. Any approval or disapproval made by the Planning Commission shall be in the form or written findings of fact and conclusions, which findings and conclusions shall be made available to the applicant and all parties concerned by the Planning Commission within forty-five (45) calendar days of the Planning and Zoning Commission meeting at which the application was reviewed.

5. COPIES. A minimum of three (3) copies of all required application materials shall be submitted to the Planning and Zoning Commission at each step of the review process. Additional copies may be required by the Zoning Administrator as may be needed for proper review.
6. FORMAL ACTION. Formal action on any application, i.e. action approving or denying an application, shall be taken only at regularly scheduled or officially called meetings of the Planning and Zoning Commission or City Council.
7. PUBLIC HEARING. Unless specifically required by this code or other applicable law, no public hearing need be held. However, a hearing may be held when the Planning and Zoning Commission shall deem such a hearing to be necessary and in the public interest. Whenever a public hearing is held, notice thereof shall be given as required by applicable law or if there is no otherwise applicable law, then by a method reasonably calculated to give notice to interested parties. Such notice shall be given a minimum of 10 calendar days prior to the public hearing or as required by Utah State law, whichever period of time is greater. Failure of interested parties to receive actual notice of said hearing shall in no

way affect the validity of the action taken.

8. DEDICATION OF LAND TO PUBLIC. Acceptance of dedication of proposed public lands, utility, alleys, pathways, easements or street rights-of-way in an approved final plan can be made only by the City Council. Final plan approval by the City Council will be deemed an acceptance of dedication, unless streets, utilities, alleys, pathways, easements and other public spaces are shown as “not intended for dedication” or marked “private” or unless the City Council expressly rejects the proposed dedication.
9. APPLICATION FORMS. Application for any required Planning and Zoning Commission action shall be submitted on forms prepared for that purpose and approved by the Planning and Zoning Commission
10. RETENTION OF PLANS. Plans, specifications and reports for all applications submitted to Price City shall become the property of the City and shall be retained permanently.
11. VALIDITY. Approval of concept plans and preliminary design plans shall remain valid for 12 months and following expiration of this time periods, said approval shall expire. Once final approvals are given, projects must be started within 12 months or said approvals shall expire and a new permit application must be submitted.
12. PHASE DEVELOPMENT.
 1. Final plan approval may be granted on less than the entire project covered by preliminary plan approval and final plan approval on projects containing more than 10 lots shall be done in phases, except as provided below. Each phase shall consist of the number of lots which can be

completely developed with off-site improvements within a one-year (1-year) period, or as approved by conditional use permit. The development of the project shall be in an orderly manner and in such a way that the phases will be contiguous, the required improvements will be made available for the full, effective and practical use and enjoyment thereof by the lessees or the grantees of any of the lands developed within the time hereinafter specified.

2. When the off-site improvements have been 100 percent completed within the boundaries of the approved final plan/plat of any phase and reviewed by the City Engineer, and on-site improvements are 70 percent completed, the developer may submit the next phase of the proposed development in accordance with the rules and regulations of this code. On-site improvements shall be construed to mean the construction or placement of the dwelling or other main building and its appurtenant improvements on each lot.
3. A final plan including more than 25 lots will be accepted only upon the submission of qualified evidence indicating that the market absorption rate and the financial ability of the developer are such that the off-site improvements for all lots in such final plan/plat will be completed within 1 year, and that on-site improvements will be completed on at least 70 percent of the lots within 2 years of such approval.

13. APPEALS PROCEDURE. Appeals from any final administrative or Planning and

Zoning Commission decision may be made to the City Council or other appeal authority, as designated or appropriate, such as the Variance Committee or the Hearing Officer.

14. **CHANGES.** Any significant changes, as determined by the Zoning Administrator, City Engineer or Building Inspector, that affect an approved final conditional use /drawing/plan/plat, will require resubmission of the conditional use/drawing/plan/plat for approval by the Planning and Zoning Commission and City Council.
15. **ADDITIONAL REQUIRED INFORMATION.** The Planning and Zoning Commission, City Council, Zoning Administrator, City Planner, City Engineer, Building Official/Inspector, or City Attorney may require the developer/applicant to provide such additional information as may be necessary to complete a proposal for the written record, demonstrate capability, solve anticipated problems, mitigate adverse conditions or show geotechnical solutions to site development, problems or concerns.

3.7 SUBDIVISION APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

1. **APPLICABILITY.**⁷ This Section governs for applications for approval to subdivide land, including seeking City approval of a plat or other instrument for recording with the County Recorder's Office before individual parcels may be sold.

administrative subdivision process and impose review and approval deadlines on the City.

⁷ This Section 3.7 and Chapter 3 generally were changed in 2024 to comply with SB174 (2023) / HB476 (2024). Notably, these changes remove the City Council from the

2. No person shall subdivide or otherwise develop any tract of land which is located wholly or in part within Price City, except in compliance with this Code, and with the development regulations adopted by the City Council of Price City.
3. No person shall sell or exchange or offer to sell or exchange any parcel of land which is any part of a development of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such parcel of land, or any interest therein, unless such development has been created pursuant to and in accordance with the provisions of this Section and all local regulations;
 1. provided that this Code shall not apply to any lot or lots forming a part of a development created and recorded according to then applicable law prior to the effective date of this Code, except as specifically provided in this Code.
4. This Code shall apply, however, to lots created prior to adoption of this Code and not in compliance with then applicable law.
5. No lot within a development created and recorded prior to the effective date of this Code or approved by the Planning and Zoning Commission and recorded in the County Recorder's office under the provisions of this Code shall be further divided, rearranged, added to or reduced in area, nor shall any boundaries of any lot be altered in any manner so as to create more lots than initially recorded, or any non-conforming lot, without first obtaining the approval of the Planning and Zoning Commission.⁸
6. Restricted lots are prohibited unless flood plain and geotechnical design solutions to problems associated with such lots have been prepared by a qualified professional team and approved by the Planning and Zoning Commission.
7. Receiving approval under this Section (receiving an approved plat) shall not authorize development of any of the parcels of the subdivision. Development requires other permits and approvals, such as a Conditional Use Permit and a building permit, as governed by this Chapter, Chapter 7, and other provisions of this Code.
8. LAND USE AUTHORITY: The land use authority for the review and approval of subdivision applications is the Planning and Zoning Commission. The Planning and Zoning Commission may delegate any task under this Section 3.7 to the Zoning Administrator, Technical Review Committee, or other City staff as it deems appropriate. As subdivision application decisions are administrative, not legislative, the Planning Commission is authorized to make any land use decision described by this Chapter without Town Council approval (except when the City Council operates as the appeal authority).
9. APPEAL AUTHORITY: The City Council shall hear and determine appeals of final Planning and Zoning Commission decisions made under this Section 3.7.
10. PENALTY FOR NONCOMPLIANCE: It is unlawful to transfer ownership of any parcel of land pursuant to an invalid subdivision. The Town may, in its discretion, void such transfers and impose on the transferor a Class B Misdemeanor.
11. DEFINITIONS: where not defined elsewhere in this Code, the terms used in

⁸ Removed references to City Council approval per 2023, SB174, UCA 10-9a-604.1 and 10-9a-604.2

this Section 3.7 shall have their defined meaning as used in state law.

12. APPLICATION REQUIREMENTS: To be considered complete, and therefore to be reviewable by the City, a subdivision application must include at least the following elements:

1. A plat. The plat must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:
2. The proposed subdivision name, which must be distinct from any subdivision name on a plat recorded in the County Recorder's office.
3. The boundaries, course, and dimensions of all proposed parcels.
4. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.
5. Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.
6. Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.
7. Whether any parcel is intended to be used as a street or for any other public use.
8. Whether any parcel is reserved or proposed for dedication for a public purpose.

9. If any portion of the proposed subdivision is within 300 feet (300') of an Agriculture Protection Area, the notice language found in Utah Code §17-41-403(4).
10. If any portion of the proposed subdivision is within 1,000 feet of an Industrial Protection Area, the notice language found in Utah Code §17-41-403(4).
11. If any portion of the proposed subdivision is within 1,000 feet of a Critical Infrastructure Materials Protection Area, the notice language found in Utah Code §17-41-403(4).
12. If any portion of the proposed subdivision is within 1,000 feet of a Mining Protection Area, the notice language found in Utah Code §17-41-403(4).
13. If any portion of the proposed subdivision is within 1,000 feet of a Vested Critical Infrastructure Materials Operation (extracting, excavating, processing, or reprocessing sand, gravel, or rock aggregate where that use is not permitted by Town ordinances), the notice language found in Utah Code §10-9a-904.
14. If the subdivision includes a condominium, the requirements found in Utah Code §57-8-13, as amended.
15. The following certifications:
 1. An affidavit from the applicant certifying that the submitted information is true and accurate.
 2. The signature of each owner of record of land described on the plat,

signifying their consent to the subdivision application and their intent to dedicate portions of the plat to the public as described in the application.

3. Certification that the surveyor who prepared the plat is licensed according to Utah Code 58-22 and accurately created the plat.
 4. As applicable, formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces. If any space is dedicated to the City, it must not impose a strain on City resources and must conform to the General Plan.
 5. If the plat is to be part of a community association, signed and binding documents conveying to the association all common areas.
 16. A copy of the plat on 24" x 36" velum, mylar or equivalent approved by the City Engineer, a copy submitted on electronic disc in AutoCAD, and an electronic copy of all documents in PDF form.
 17. Payment of any fees required by the City Fee Schedule.
 18. The Planning and Zoning Commission may require, and the applicant shall provide, additional information beyond the requirements of this Section to ensure compliance with City Code and to protect the health and safety of City residents.
13. EXEMPTIONS FROM PLAT REQUIREMENT. Any land divided for any purpose into two (2) or more parts

after the passage of this Code shall be subject to the provisions and regulations of this Code, except:

1. In subdivisions of less than 10 lots, land may be sold by metes and bounds, without the necessity of recording a plat if:
 1. a recommendation has been received by the Planning Commission;
 2. the deed contains a stamp or other mark indicating that the subdivision has been approved by the Planning Commission.
 3. the subdivision is not traversed by the mapped lines of a proposed street as shown in the General Plan and Transportation Master Plan and does not require the dedication of any land for street or other public purposes; and
 4. if the subdivision is located in a zoned area, each lot on the subdivision meets the frontage, width, and area requirements of the zoning district in which it is located or has been granted a variance from those requirements by the Variance Committee.
14. REVIEW AND APPROVAL. The review process begins when an applicant submits a complete application, as determined by the Zoning Administrator. After an application is deemed complete, the Planning and Zoning Commission (or its designee) shall review the application and notify the applicant within 15 business days of any nonconformities of the plat or other documents with this Code. The applicant may then revise and resubmit the application. The City shall not require more than four (4) resubmissions.
 1. A material change that the City does not request restarts the process.

2. The limitations of this Subsection do not apply to subdivisions involving an identified geologic hazard area.
 3. If an applicant takes longer than one hundred eighty (180) calendar days to submit a revised application, the process restarts.
 4. The City shall not hold more than one (1) public hearing to consider a subdivision application.
 5. After the fourth or final review cycle, the Planning and Zoning Commission shall render a final decision on the application within twenty (20) business days, approving the plat if it complies with applicable City ordinances and does not pose a health or safety risk.
 6. For purposes of applying Utah Code §10-91-604.1(3)(a) and §10-91-604.1(9)(b), this Chapter describes a “preliminary” review and approval, with “final” approval happening automatically when the plat is recorded.
15. NOTICE TO AFFECTED ENTITIES.
Within 15 calendar days after receiving a complete subdivision application under this Section 3.7, City Staff shall provide written notice of the proposed subdivision to the facility owner of any known water conveyance facility (e.g., canals) located, entirely or partially, within 100 feet of the subdivision plat. To give these affected entities time to provide feedback on a proposed plat, the City shall not approve a subdivision application sooner than twenty (20) calendar days after the applicant begins the application process by submitting a complete application.
16. DEDICATION OF STREETS.

1. Maps and plats, when made, acknowledged, filed, and recorded according to procedures specified in this Section, operate as a dedication of all streets and other public places, and vest the fee of those parcels of land in Price City for the public for the uses named or intended in those maps or plats.
 2. The dedication established by this section does not impose liability upon Price City for streets and other public places that are dedicated in this manner but unimproved.
17. RECORDING THE PLAT. The Zoning Administrator shall supervise, at the direction of the owner, the recording of the approved plat or map with the Carbon County Recorder, which is to be done within 10 calendar days of the completed approval of the plat by the Planning and Zoning Commission; the owner shall pay the expense of such recording, unless agreed upon otherwise. Failure of an owner to properly record a plat with the Carbon County Recorder may subject the subdivision to re-processing and the imposition of additional fees. Upon recording of the approved plat, a copy of the plat shall be submitted to the State of Utah Automated Geographic Reference Center for inclusion in the unified statewide 911 emergency services database.⁹
18. VACATING, AMENDING, OR CHANGING A SUBDIVISION PLAT.
1. Vacating, amending, or otherwise changing a recorded subdivision plat requires the approval of the City Council after a hearing and recommendation from the Planning and Zoning Commission. The Planning Commission of Price City

⁹ 2019 HB 61 Compliance.

- may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at up to one (1) public hearing.
2. If a petition is filed, the responsible body or officer shall hold the public hearing within forty-five (45) days after it is filed if:
 1. the plat change includes the vacation of a public street or alley;
 2. any owner within the plat notifies the municipality of their objection in writing within ten days of mailed notification; or
 3. a public hearing is required because all of the owners in the subdivision have not signed the revised plat.
 3. Any fee owner, as shown on the last County assessment rolls, of land within the subdivision that has been laid out and platted as provided in this part may, in writing, petition the Planning Commission to have the plat, or any portion of it, or any street or lot contained in it, vacated, altered, or amended as provided in this section. Upon filing a written petition to request a subdivision amendment, the owner shall prepare, and if approved by the land use authority, record a plat that: (i) depicts only the portion of the subdivision that is proposed to be amended; (ii) includes a plat name distinguishing the amended plat from the original plat; (iii) describes the differences between the amended plat and the original plat; and, (iv) includes references to the original plat.¹⁰
 4. A petition to vacate, alter, or amend an entire plat, a portion of a plat, or a street or lot contained in a plat shall include:
 1. the name and address of all owners of record of the land contained in the entire plat;
 2. the name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended; and
 3. the signature of each of those owners who consents to the petition.
 5. Petitions that lack the consent of all owners may not be scheduled for consideration at a public hearing until the notice required by this part is given, and:
 1. The petitioner shall pay the cost of the notice.
 6. Petitions to adjust lot lines between adjacent properties may be executed, per Utah State Code, upon the recordation of an appropriate deed if:
 1. no new dwelling lot or housing unit results from the lot line adjustment;
 2. the adjacent property owners consent to the lot line adjustment;
 3. the lot line adjustment does not result in remnant land that did not previously exist; and
 4. the adjustment does not result in violation of current and applicable zoning requirements.

¹⁰ Hb 388 2020, UCA 10-9A-603 and 604.

19. NOTICE OF HEARING FOR PLAT CHANGE

1. The Zoning Administrator shall give notice of the proposed plat change by mailing the notice to all owners of record, addressed to their mailing addresses appearing on the rolls of the Carbon County Assessor.
2. The Zoning Administrator shall ensure that the notice includes:
 1. a statement that anyone objecting to the proposed plat change must file a written objection to the change within 10 days of the date of the notice;
 2. a statement that if no written objections are received by the responsible body or officer within the time limit, no public hearing will be held; and
 3. the date, place, and time when a hearing will be held, if one (1) is required to consider a vacation, alteration, or amendment without a petition when written objections are received or to consider any petition that does not include the consent of all the landowners.
3. If the proposed change involves the vacation, alteration, or amendment of a street, the Zoning Administrator shall give notice of the date, place, and time of the hearing by:
 1. mailing notice as required; and either:
 1. publishing the notice once a week for four (4) consecutive weeks before the hearing in a

newspaper of general circulation in Price City in which the land subject to the petition is located; or

2. if there is no newspaper of general circulation in Price City, post the notice four (4) consecutive weeks before the hearing in three (3) public places in Price.

20. GROUNDS FOR VACATING OR CHANGING A PLAT

1. Within thirty (30) days after the public hearing required by this part, the Planning and Zoning Commission shall consider the petition and make a recommendation to the City Council.
 1. If the Commission is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration, or amendment, and there is good cause for the vacation, alteration, or amendment, it shall make a favorable recommendation to the City Council.
 2. The City Council may then, by ordinance, vacate, alter, or amend the plat, any portion of the plat, or any street or lot.
 3. The Council may approve the vacation, alteration, or amendment by ordinance, amended plat, administrative order, or deed containing the stamp or mark indicating approval by the City.
7. The Zoning Administrator shall ensure that the vacation, alteration, or amendment is recorded in the Office of County Recorder.

8. An aggrieved party may appeal City Council's decision to the District Court, in and for Carbon County, Utah, as provided in Section 10-9-1001 (Utah Code Annotated 1953, as amended).

3.8 SUBDIVISION-RELATED STANDARDS

1. RESTRICTIONS FOR SOLAR AND OTHER ENERGY DEVICES¹¹

1. The Planning and Zoning Commission, in order to protect and ensure access to sunlight for solar energy devices, may adopt regulations governing legislative subdivision development plans that relate to the use of restrictive covenants of solar easements, height restrictions, side yard and setback requirements, street and building orientation and width requirements, height and location of vegetation, with respect to property boundary lines, and other permissible forms of land use controls.
2. The Planning and Zoning Commission may refuse to approve or renew any plat or subdivision plan, or dedication of any street or other land, if the deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat of subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision.

2. LOTS

1. No single lot shall be divided by a municipal or county boundary line.
2. A lot shall not be divided by a road, alley, or other lot.
3. No wedge-shaped lot shall be less than thirty feet (30') in width at the front property line, or the lot frontage required in the zoning district, whichever is larger.
4. Side lot lines shall be at right angles or radial to street lines, except when justified by the developer and approved by the Planning and Zoning Commission.
5. All residential lots in developments shall front on a public street, or on a private street approved by the Planning and Zoning Commission of Price City. Required frontage shall not be considered to be provided if vehicular access across the street-line is prohibited. Double frontage lots are allowed on corners. Triple frontage is prohibited unless approved by the Planning and Zoning Commission (does not include frontage on an alley).
6. Corner lots shall be so designed as to provide for the same quality and size of building area as interior lots by such enlargement as necessary to accommodate the increased required front setbacks and yards. The Planning and Zoning Commission may, when

¹¹ Removed references to City Council approval per 2023, SB174, UCA 10-9a-604.1 and 10-9a-604.2. Moved

standards here from Chapter 7 that are subdivision related.

no adverse impact to health, safety or welfare of residents is demonstrated, approve an exception on corner lot front yard setbacks to accommodate reasonable and planned development.

3. STREET REQUIREMENTS

1. The street layout shall conform to the General Plan and Transportation Master Plan of Price City.
2. Minor streets shall be laid out to discourage through traffic.
3. Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent developments. Not more than 8 lots shall front on a stub street, except where an approved temporary cul-de-sac turnaround is provided. Stub streets shall not slope downhill without a means for drainage to escape.
4. Intersections of minor streets with collector arterial streets shall be kept to the minimum.
5. Minimum right-of-way widths for public streets shall be determined by the Planning and Zoning Commission for various categories of streets, but shall in no case be less than the following:
 1. Arterial 100 feet
 2. Collector Arterial: 80 feet
 3. Collector Street: 66 feet

4. Local (minor) Street: 60 feet

6. Minimum right-of-way widths for private streets shall be the same as for public streets of the same use category, unless a different width is specifically approved. The appropriate use category for a private street shall be determined by the Planning and Zoning Commission before a building or use permit is approved along such private street.
7. Public streets shall have pavement roadway widths not less than the following:
 1. Arterial: 75 feet
 2. Collector Arterial: 55 feet
 3. Collector Street: 41 feet
 4. Local (minor) Street or Frontage Road: 32¹² feet
8. Minimum improved roadway widths for private streets shall be the same as for public streets of the same use category, unless a different width is specifically approved.
9. Where no curbs are required to be installed, a minimum of six-foot (6') shoulders shall be provided on each side of the street, not to exceed a 2:1 slope.
10. No half-streets are permitted unless approved by the Planning and Zoning Commission.
11. Dead-end or including stub streets, shall be permitted or required by the Planning and Zoning Commission only to provide future access to adjoining

¹² Pursuant to 2021 HB 409, residential roadways with less than 1,000 vehicle trips per day shall have a

maximum pavement width of thirty-two (32) feet. This standard was change to 32 from 35 feet.

- property, except for dead-end street systems in cluster developments, in planned unit developments, condominium developments, or similar special projects or in older sections. Said street shall not drain downhill with no outlet. The end of said dead end or stub streets shall be barricaded with fence, jersey barricades or large rock boulders with red diamond shape reflective signs.
12. Permanent cul-de-sac on streets serving no more than 26 lots, and not more than 600 feet long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turn-around of fifty-five feet (55') radius or more, and the top back of curb radius shall be forty-five feet (45') or more. Cul-de-sac streets intended to be only temporary must also satisfy the above requirements.
 13. No more than 4 streets shall enter an intersection.
 1. Roundabouts shall only be constructed with the specific approval of a conditional use permit by the Price City Planning and Zoning Commission and shall not serve more than 4 streets.
 14. Streets shall intersect at ninety (90) degrees, except where otherwise approved as necessary by the Planning and Zoning Commission.
 15. The center lines of 2 subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the center lines shall be offset at least one hundred feet (150').
4. STREET NUMBERING (NAMES). Street number shall be numbered based on the adopted grid system. Streets may also be named but there shall be no duplication of street names within the City or County. All street names must be approved by the Zoning Administrator.
 5. CURVATURE AND ALIGNMENT To ensure adequate sight distances, street roadway line connections shall be made by horizontal curves. The minimum center lines radii for minor streets shall be one hundred fifty feet (150') and all other streets shall be 300 feet (300'). On collector and arterial streets, a minimum tangent of 100 feet shall be required between a curve and street intersection. A minimum tangent of 100 feet (100') shall be required between reverse curves and shall be designed to provide minimum sight distances of 200 feet (200') for minor streets and 300 feet (300') for all other streets, except that vertical curves for collector and arterial streets shall be as determined by the current specifications of AASHTO.
 6. FRONTAGE ON MAJOR HIGHWAYS. Where a residential development abuts a major highway, frontage roads may be required.
 7. BLOCK STANDARDS. Block lengths shall be reasonable as approved by the Planning and Zoning Commission, and in total design shall provide for convenient access and circulation for emergency vehicles.
 8. LOT SIZE STANDARDS. All lots shall conform to area requirements of any existing zoning regulations. Where no zoning regulations are in effect, density standards or minimum lot size requirements may be specified by the

Planning and Zoning Commission and set by conditional use permit.

9. EASEMENT STANDARDS.

1. Whenever practical, minimum 10-foot-wide utility easements shall be placed along front lot lines. Easements shall follow rear and side lot lines only as an exception, with width to be determined.
2. Where front-line easements are required, a minimum of 10 feet (10') shall be allocated as a utility easement. Perimeter easements shall be not less than 15 feet (15') in width, extending throughout the peripheral area of the development, if required by the Planning and Zoning Commission.
3. All easements shall be designed so as to provide efficient installation of utilities. Special guying easements at corners may be required if any utilities are to be overhead. Public utility installations shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

10. ALLEYS. The Planning and Zoning Commission may approve service or secondary access to the interior of blocks when deemed to be in the public interest, in which case such alleys must be indicated in the Preliminary Design Plans and on the Final Plat. Alleys must be labeled as either public or private. Alleys are not considered public streets. Maintenance of all public or private alleys is the responsibility of the fronting, abutting or adjacent property owner.

Chapter 4

SIGNS

- 4.1 Title
- 4.2 Purpose
- 4.3 Scope
- 4.4 Interpretation
- 4.5 General Regulations
- 4.6 Inspections
- 4.7 Enforcement
- 4.8 Notice Requirements
- 4.9 Sign Permit and Permit Fee Required
- 4.10 Re-inspection Fee
- 4.11 Sign Overlay District
- 4.12 Codes and Symbols
- 4.13 Sign Regulations by Overlay District

4.1. TITLE.

The regulations contained in this chapter shall be known and may be cited as “Sign Regulations” or “Sign Code” of Price City and its Land Development Code.

4.2. PURPOSE.

The purpose of sign regulations set forth in this code shall be to coordinate the type, placement, and physical dimensions of signs within Price City; to recognize the various commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under law through accurate record keeping and consistent enforcement. These objectives shall be accomplished by regulation of display, erection, use, and maintenance of signs. The use and location of signs are regulated according to zoning district. The placement and physical dimensions of signs are regulated primarily by type.

Further purposes are to minimize potential hazards to motorists and pedestrians; to encourage signs which, by their design, are integrated with and harmonious to the buildings and sites which they occupy; to encourage sign legibility through the elimination of excessive and confusing sign displays; to reduce driver inattention; to preserve and improve the appearance of Price City as a place in which to live and to work as an attraction to nonresidents who come to visit or trade; to safeguard and enhance property values; to limit signs which may interfere with solar access of adjacent properties; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations imposed under the zoning authority of Price City. The purpose of this Sign Code is not to regulate sign content or message “on its face” as restricted in the U.S. Supreme Court’s decision in *Reed v. Town of Gilbert* on June 18, 2015.¹

4.3. SCOPE.

These regulations shall not relate to or regulate building design, official traffic or official government signs, street signs; the copy and message of signs, signs not intended to be viewed from a public right-of-way, window displays; product dispensers and point of purchase displays, scoreboards on athletic fields, flags of any nation, government or non-commercial organization, gravestones, barber poles, religious symbols, commemorative plaques, the display of street numbers, or any display or construction not defined in this code as a sign.

4.4. INTERPRETATION.

In interpreting and applying the provisions of this code, the sign regulations contained herein are declared to be the minimum standards

¹ 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association. 507 U.S. 13-502

allowable for the purpose set forth. The types of signs allowed by this code shall be plenary and sign types not specifically allowed as set forth within the code shall be prohibited. It is not intended by this chapter to interfere with nor abrogate nor annul any easement, covenants, or other agreements between private parties existing at the time of the effective date of this code; provided, however, that where this code imposes a greater restriction upon signs, and the location thereof requires or imposes other conditions than those required or imposed by other laws, ordinances or restrictions, the provisions of this code shall control.

4.5. GENERAL REGULATIONS.

1. Except as provided in this code, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use district in which it is located. No permit is required for the maintenance of a sign or for a change of copy.
2. All signs hereafter erected in Price City shall comply with the current standards of the International Electric Code, International Building Code, ordinances of Price City and Utah law. No sign shall be placed on public property or in air space within a public right-of-way except when expressly licensed by the City Council.
3. All signs shall be maintained in a condition suitable for use.
4. Signs requiring inspection of electrical connections or attachments to structures must be installed under the inspection of the Price City Building Inspector.
 1. Exposed parts of signs shall be painted or treated chemically in such a manner as to preserve the condition, aesthetics, and life of such signs;

moving parts shall be maintained in operable condition; and signs designed to be lighted shall be maintained with a full complement of the lighting facilities required by the design of each such sign. Failure or refusal to maintain signs may constitute a violation of the Price City Land Use Management and Development Code.

5. All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within 30 calendar days of the time the use was discontinued.
 1. Signs identifying a discontinued use may be removed at the discretion of the Zoning Administrator if the sign owner fails or refuses to do so.
 2. All costs associated with removal of a sign identifying a discontinued use shall be paid by the sign owner or property owner where the sign is situated.
6. Unless otherwise specified in this chapter, all signs may be illuminated, however no sign may utilize:
 1. An exposed incandescent lamp with an external reflector without a sun screen or comparable diffusion,
 2. Any exposed incandescent lamp in excess of 15 watts unless a screen is attached, or,
 3. Any revolving beacon light.
7. Unless otherwise specified in this chapter, any sign herein allowed may use manual or automatic changeable copy.
8. No person may engage in the business of erecting, altering, relocating, constructing, or maintaining signs without a valid Utah contactor license, and a valid business license. All persons

involved in the maintenance, installation, or relocation of signs near or upon the public right-of-way or property shall agree to hold harmless and indemnify Price City, its officers, agents, and employees, against any and all claims of negligence resulting from such work. Such person shall also maintain insurance to indemnify Price City against any form of liability to a minimum of \$3,000,000.00 and provide evidence of insurance to Price City upon request.

9. Signs not regulated by this chapter:

1. On-premise advertising signs that are attached to windows or walls and are clearly of a temporary nature, and which promote specific sales for short periods of time, not to exceed 14 days.
2. Signs which are clearly of a temporary nature for short periods of time, subject to the time restriction listed in 4.5.9.13. Permanent sign structures are regulated.²
3. Interior signs
4. Real estate company “for sale” signs and owner placed “for sale” or “for rent” signs advertising specific property for sale or rent which are erected temporarily on that specific property.
5. Temporary election campaign signs, yard sale signs, night crawlers for sale signs, meeting announcements, etc. However, such signs shall be removed within 7 days following the occurrence of the announced event.

6. Directional signs (i.e., BLM, DWR, etc.), church name plate signs, etc.

7. Name plate signs less than 150 square inches in size

8. Construction signs for each street of frontage of a construction project, not to exceed 45 square feet in area. Such signs may be erected 10 days prior to beginning of construction and shall be removed 1 day following completion of construction.

9. UDOT signs

10. Banners across streets (Public right-of-way). Requires additional City and/or UDOT approval.

11. Signs at City owned entry way structures. Signs must be properly secured for wind load. Signs must be relevant to community, civic or charitable projects and/or events. No commercial advertising is permitted. Qualifications for placement shall be determined by the Zoning Administrator.

12. Signs on vehicles, equipment, trailers, trains, boats and airplanes.

13. Temporary signage. Signs may be placed at locations pre-approved by the Zoning Administrator or Planning Commission for a period not to exceed 14 days, with a minimum period of 30 days between any consecutive placement of the sign.

4.6. INSPECTIONS.

The Building Official or Zoning Administrator of Price City shall have the following duties with regard to inspection of signs:

1. Make initial inspections of any signs upon the completion, erection,

² 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association.

reconstruction, or remodeling of the same and notification of said completion, erection, reconstruction or remodeling. Inspections shall be made to assure compliance with the provisions of these regulations, other ordinances of Price City and conditions precedent to the issuance of a conditional use permit if applicable.

2. To inspect each sign for which a complaint of non-compliance with local ordinances is made in writing to the Building Official or Zoning Administrator, or verbally documented, and maintain a log of all complaints.
3. To make routine spot checks of all signs to assure compliance with these regulations and other ordinances of Price City, and conditions precedent to the issuance of a conditional use permit if applicable.

4.7. ENFORCEMENT.

The Zoning Administrator of Price City is hereby vested with the duty of enforcing the sign regulations of this code and in the performance of such duty is empowered and directed:

1. To issue permits to construct, alter or repair signs which conform to the regulations of Price City.
2. To ascertain that all signs, construction of, or maintenance of any sign is in conformance with regulations of Price City and the conditions imposed precedent to the issuance of a conditional use permit if applicable.
3. To cause the issuance of a notice of violation or citation for violation of this Code to the person having charge or control or benefit of any sign determined by the Zoning Administrator or Building

Official to be unsafe or dangerous, or in violation of ordinances of Price City.

4. To institute any appropriate action or proceedings in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any sign is in violation of any ordinance of Price City, including but not limited to the zoning ordinance, to accomplish the following purposes:
 1. To prevent such unlawful erection construction, reconstruction, alteration, repair, conversion, maintenance or use, and
 2. To restrain, correct, or abate such violation.

To abate and remove any un-maintained sign, the condition of which is not corrected within 5 working days following appropriate notice to the person having charge, control, or benefit of any such sign, as provided by law.

1. The property owner, sign owner and/or occupant of any property where a sign is removed from shall pay all costs associated with the removal and any administrative costs associated with the removal.

4.8. NOTICE REQUIREMENTS.

Notification by Price City to persons having charge, or control, or benefit of any sign determined by the Zoning Administrator or Building Official to be unsafe or dangerous or in violation of the zoning ordinance or other ordinances of Price City and where Price City is contemplating removal of said sign shall be accomplished by Price City utilizing written notices sent by registered mail. Any such notice shall state the exact nature of the violation, the exact time and date by which the non-complying condition or use must be remedied,

and the appeals procedure by which the person having charge, control, or benefit of such sign may appeal the decision of the Zoning Administrator.

4.9. SIGN PERMIT AND PERMIT FEE REQUIRED.

All signs hereafter erected within Price City shall be erected, reconstructed, or remodeled only in accord with the authority authorized by the sign permit issued by Price City. Application for a sign permit shall be made to the Zoning Administrator and shall be accompanied by a fee identified in the approved fee schedule of Price City to defray the expenses to Price City incurred in the administration of this chapter. Such fee shall be established by resolution of the City Council. A sign permit shall be issued by the Zoning Administrator within sixty (60) days of receipt of application for the sign permit if the proposed sign is found by the Zoning Administrator to be in compliance with the provisions of this code and other ordinances of Price City.

4.10. RE-INSPECTION FEE.

In the event that a notice of violation is issued, a re-inspection fee shall be charged to defray the costs of re-inspection. Said re-inspection fee shall be charged for each inspection required until compliance with applicable regulations of Price City has occurred. The amount of the fee shall be established by resolution of the City Council.

4.11. SIGN OVERLAY ZONING DISTRICTS.

There are hereby created 3 overlay districts (S-1, S-2, S-3) to regulate the sign type, sign effects, sign dimensions, number of signs, and sign location in Price City. Refer to special zoning map for description of districts.

4.12. CODES AND SYMBOLS.

In the following section the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location which are allowed in the various districts are shown as “permitted” indicated by a “P” in the appropriate column (headed by the overlay zoning district designation), or as “conditional uses” indicated by a “C” in the appropriate column. If an “A” appears in the column the sign permit may be issued administratively by the Zoning Administrator if all regulations relative to the sign are completed in accordance with the Price City Land Use Management and Development Code. If, in the judgment of the Zoning Administrator, issues surrounding the sign require additional review by the Price City Planning and Zoning Commission, the use will be considered conditional. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required; or by the letter “M” to indicate maximum building height allowed in a particular district; or by the letter “B” to indicate the actual height of the building to which a sign is affixed or the height of the sign; or by the letter “S” to indicate the required building setback, whichever is applicable. If the regulation does not apply, or if it is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash “-”.

4.13. SIGN REGULATIONS BY OVERLAY DISTRICT

S-1

S-2

S-3

		RESIDENTIAL	DOWNTOWN SHOPPING CENTERS	ARTERIAL STATE HIGHWAYS
1. Sign Type				
1. On-Premise Signs				
a.	Free Standing	C	C/A	C/A
b.	Marquee	-	C/A	C/A
c.	Projecting wall	-	C/A	C/A
d.	Roof	-	C/A	C/A
e.	Fascia	-	P/A	P/A
f.	Canopy	-	P/A	P/A
g.	Under canopy	-	P/A	P/A
h.	Awning (electric)	-	P/A	P/A
i.	Low profile	C/A	P/A	P/A
j.	Portable & temporary	C/A	C/A	C/A
k.	Window/door	C/A	C/A	C/A
l.	Home occupation	C/A	C/A	C/A
m.	Electric reader board	-	C/A	C/A
1. electronic signs or billboards shall have 0.3-foot candles above ambient light or less and have automatic dimming capability. Dwell time for images shall be a minimum of eight (8) seconds and may be required by the Zoning Administrator or Planning Commission to be longer depending on the location of the sign. Twirl time shall be not less than one (1) second as identified by the Federal Highway Administration. ³ This standard applies to all sign types, locations, installations where illuminated, electric, flashing or digital signage is installed.				
(1) Illuminated signs in a unified commercial development shall require notification of all property owners within a five-hundred-foot (500') radius of the sign site prior to any public hearing or public meeting regarding the sign. ⁴				
n.	Billboards ⁵	-	-	-
o.	Temporary Signs ⁶	C/A	C/A	C/A
		S-1 RESIDENTIAL	S-2 DOWNTOWN SHOPPING CENTERS	S-3 ARTERIAL STATE HIGHWAYS
2. Off-Premise Signs and Sign Messaging				
a.	Free Standing	-	C/A	C/A
b.	Roof	-	C/A	C/A
c.	Fascia	-	C/A	C/A

³ Added Dwell Time and Twirl Time references 2025, based on definition in the publication Scenic Utah, Electronic Signs and Digital Billboard Ordinances, A Primer for Local Government, 3rd Edition, 2024

⁴ 2019 HB 343 Compliance.

⁵ Billboard may be relocated per agreement between City and Owner within City boundaries per HB 361, 2018 Legislature.

⁶ 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association.

- d. All off-premise signage and messages thereon shall comply with the provisions of this chapter including sign type, sign effect and copy content, sign dimensions, number of signs and sign location.⁷
 (1) Illuminated signs in a unified commercial development shall require notification of all property owners within a five-hundred-foot (500') radius of the sign site prior to any public hearing or public meeting regarding the sign.⁸
- e. Billboards - - -
- f. Temporary Signs⁹ C/A C/A C/A

2. Sign Effects and Copy Content

1. On-Premise Signs

- a. Identification P/A P/A P/A
- b. Illuminated - P/A P/A
 (1) Illuminated signs in a unified commercial development shall require notification of all property owners within a five-hundred-foot (500') radius of the sign site prior to any public hearing or public meeting regarding the sign.¹⁰
- c. Rotating - C/A C/A
- d. Flashing - C/A C/A
- e. Changeable copy - C/A C/A
- f. Animated - C/A C/A
- g. Electric reader board - C/A C/A

2. Off-Premise Signs

- a. Illuminated - C/A C/A
 (1) Illuminated signs in a unified commercial development shall require notification of all property owners within a five-hundred-foot (500') radius of the sign site prior to any public hearing or public meeting regarding the sign.¹¹
- b. Rotating - C/A C/A
- c. Flashing - C/A C/Ad.
- Changeable copy - C/A C/A
- e. Animated - C/A C/A
- f. Message center - C/A C/A
- g. Electric reader board - C/A C/A
- h. All off-premise signage and messaging shall comply with the provisions of this chapter including sign type, sign effect and copy content, sign dimensions, number of signs and sign location.¹²
- i. Billboards¹³ - -
- j. Temporary Signs¹⁴ C/A C/A C/A

⁷ January 2015 Update

⁸ 2019 HB 343 Compliance.

⁹ 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association.

¹⁰ 2019 HB 343 Compliance.

¹¹ 2019 HB 343 Compliance.

¹² January 2015 Update

¹³ Billboard may be relocated per agreement between City and Owner within City boundaries per HB 361, 2018 Legislature.

3. Sign Dimension

1. Max. Sign Height	3 Feet	C/A	C/A
2. Max. Sign Area On-Premise	35 sq. ft.	100 sq. ft.	200 sq. ft or by CUP
a. Medical Cannabis Business ¹⁵¹⁶	NA	20 sq. ft.	20 sq. ft.
3. Max. Sign Area Off-Premise	-	C/A	C/A
4. Home Occupied Business	18"x24" (432 sq. in.)	18"x24" (432 sq. in.)	18"x24" (432 sq. in.)
5. Or as permitted by conditional use permit			

4. Number of Signs (per building or lot)

1. On-Premise Signs			
a.	Free Standing	1	1
	300 ft. apart minimum-	2	-
	500 ft. apart minimum-	-	2
b.	Marquee	-	1 + A with review
c.	Projecting Wall	-	1 + A with review
d.	Roof	-	1 + A with review
e.	Fascia (Section 4.7.5)	1	1 + A with review
f.	Windows	1	1 + A with review
g.	Canopy	-	1 + A with review
h.	Home Occupied Bus.	1	1
i.	Combinations of Above	C/A	C/A
j.	Temporary Signs ¹⁷	C/A	C/A
2. Off-Premise Signs			
a.	Free Standing	-	1
b.	Roof	-	1
c.	Fascia	-	1
d.	All off-premise signage and messages thereon shall comply with the provisions of this chapter including sign type, sign effect and copy content, sign dimensions, number of signs and sign location. ¹⁸		
e.	Billboards ¹⁹	-	-
f.	Temporary Signs ²⁰	C/A	C/A

5. Location of Signs

1. Min. clearance under signs	7'	7'	14'
including overhang of public			

¹⁴ 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association.

¹⁵ Same requirement for cultivation business, processing business or pharmacy/dispensary.

¹⁶ Per SB 1002 2019 Interim Session of Legislature. Sign cannot exceed four feet by five feet in size and include the name, hours of operation and a green cross. Other local sign still regulations apply.

¹⁷ 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association.

¹⁸ January 2015 Update

¹⁹ Billboard may be relocated per agreement between City and Owner within City boundaries per HB 361, 2018 Legislature.

²⁰ 2017 update, based on Zoning Practice Bulletin regarding temporary signs, February 2016 issue, provided by the American Planning Association.

right of way.			
2. Min. setback from public right-of-way	1'	1'	1'
3. Min. distance between same sign types -		300'	500'
1. or as approved by CUP	-	C/A	C/A
4.			
4. Max. thickness of sign over right-of-way	-	1'	1'
6. Home occupied business	Window or yard only	Window or yard only	Window or yard only

6. Downtown blade sign overlay district. Placement of perpendicular signs in the downtown area, defined as the area extending from 100 north to 100 south and from 200 west to 300 east, may occur upon review and approval by the Price City Zoning Administrator and/or Planning and Zoning Commission. Signs must be attached to a permanent structure and the attachment inspected by the Price City Building Inspector, if required. Blade signs may not exceed 500 square inches in size and must be placed to provide a minimum of seven (7) feet clearance above any pedestrian pathways or sidewalks.

BLADE SIGN EXAMPLES:



4.13.7 OFF-PREMISES PERMANENT AND TEMPORARY²¹ SIGNS AND MESSAGING.²²

1. A sign shall be considered off-premises and include messaging considered off-premises advertising if, in the opinion of the Zoning Administrator, the sign or sign message, sign graphics, and/or sign text does not represent only the business, service, if any, or other activity taking place at the specific location where the sign is placed, in accordance with this Code. A sign that contains any information, message, text, graphics for a business, service or activity not provided or sold at the specific location where the sign is located shall be considered off-premises.
2. Each occurrence of an off-premises sign shall be submitted to the Zoning Administrator for review and approval prior to installation or operation with payment of the required fee as approved in the official fee schedule.
3. All off-premises signs shall be subject to all other terms, conditions, restrictions and regulations in this Code.
4. Off-premises signs do not include billboards, only complying signage that may include an off-site business message or graphic.

4.14. ADDITIONAL REQUIREMENTS:

1. Signs are not permitted on public property, within the public right-of-way, or in the air space above the public right-of-way without express license from the Price City Council. Also note that signs are not permitted in the residential districts except as expressly described in these

regulations. No sign shall overhang street or road surface used by motorized vehicles.

2. Except for home occupied businesses, all other signs are considered for non-residential uses and can be placed only on non-residential properties or agriculture properties.
3. On premise signs may contain references to a single business or a combination of businesses at that location only unless expressly licensed as an off-premises sign under the terms of this Code.
4. Fascia signs may:
 1. Be attached to any wall of a building;
 2. Not exceed twenty percent (20%) of the wall area to which the sign is attached;
 3. Not extend above the roof line;
 4. Not be used on the same building which has a roof sign.
5. The owner(s) of a parcel that is a part of a commercial complex may have one freestanding pole or monument sign per the minimum distance requirement on the parcel for the purposes of advertising the business(es) on the parcel provided that:
 1. The applicant for the freestanding pole or monument sign owns or represents the entire ownership interest of the parcel; and
 2. The business(es) on the parcel has no other sign or signage on any pole or monument in the commercial complex, as determined by the Zoning Administrator.
 3. Off-premises signs inherently part of or on any commercial complex sign is subject to the specific off-premises sign licensing requirements of this Code.

²¹ 2017 Update

²² January 2015 Update

Chapter 5

NON-COMPLYING USES AND STRUCTURES

- 5.1 Maintenance, Repairs and Alterations
- 5.2 Additions, Enlargements and Moving
- 5.3 Alteration Where Parking is Insufficient
- 5.4 Restoration of Damaged Structures
- 5.5 Pre-Existing Provisions
- 5.6 Vacating and Ceasing Non-Complying Uses
- 5.7 Effect of Change of Use
- 5.8 Non-complying Mobile Home Units
- 5.9 Termination of Non-complying Uses

5.1. MAINTENANCE, REPAIRS AND ALTERATIONS.

Maintenance repairs and structural alterations may be made to a non-complying structure or to a structure housing a non-complying use. A property owner shall have the burden of establishing the legal existence of a non-complying structure or non-complying use through substantial evidence, which may or may not be limited to municipal or county records.¹

5.2. ADDITIONS, ENLARGEMENTS, AND MOVING.

1. A building or structure occupied by a non-complying use and a building or structure non-complying as to height, area, or yard requirements shall not be added to or enlarged in any manner or moved to another location on a lot, nor shall any non-complying use of land be expanded on a lot except as provided herein.
2. A building or structure occupied by a non-complying use or a building or

structure non-complying as to height, area, or yard regulations may be added to or enlarged or moved to a new location on the lot upon issuance of a conditional use permit by the Planning Commission. The Planning Commission may schedule a public hearing on a request to add, enlarge or move a non conforming use or structure if deemed necessary.

5.3. ALTERATION WHERE PARKING IS INSUFFICIENT.

A building, structure or use lacking sufficient automobile parking space in connection therewith as required by this code may be altered or enlarged, provided additional off-street automobile parking space is supplied to meet the basic requirements of this code for such alteration or enlargement.

5.4. RESTORATION OF DAMAGED STRUCTURES.

A non-complying building or structure or a building or structure occupied by a non-complying use which is substantially damaged or is destroyed by fire, flood, wind, earthquake or other calamity or natural disaster, or vandalism, etc., may be restored. The occupancy or use of such building, structure, or part thereof, which existed at the time of such damage or destruction may be continued or resumed, provided that such restoration is started within 365 calendar days immediately following the date of damage or destruction, and is diligently pursued to completion in conformance with the ordinances of Price City within 2 years, and complies with all applicable codes.

5.5. PRE-EXISTING PROVISIONS.

A structure utilized prior to the effective date of this code for a use, which after the effective date of this code is non-complying, may continue to

¹ HB 303, 2022. Updated burden to establish legal.

be utilized for such non-complying use unless the structure is vacated or the use ceased for a continuous period in excess of 365 calendar days. Land used prior to the effective date of this code for a purpose which after the effective date of this code is non-complying may continue to be so used provided that such non-complying use is not ceased for a continuous period in excess of 365 calendar days. No such non-complying use of land may in any way be expanded or extended, either in the same or on adjoining property, except as provided under Section 5.2 above.

5.6. VACATING AND CEASING NON-COMPLYING USES.

1. A vacant structure may be occupied by a use for which the structure was previously used, designed or intended, if so occupied within a period of 365 calendar days after the use became non-complying.
2. However, a structure or any portion thereof occupied by a non-complying use which is, or hereafter becomes, vacant and remains unoccupied by said non-complying use for a continuous period in excess of 365 calendar days, shall not thereafter be occupied except by a use which conforms to the use regulations of the zoning district in which it is located.
3. Should a non-complying use of land cease for a period in excess of 365 calendar days, any future use of such land shall be in conformity with the provisions of this code, and the previously authorized non-complying use is expressly prohibited.

5.7. EFFECT OF CHANGE OF USE.

The non-complying use of a building or structure may not be changed except to a conforming use; but where such change is made,

the use shall not thereafter be changed back to a non-complying use.

5.8. NON-COMPLYING MOBILE HOME UNITS

1. If a non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation², is removed from the premises, it cannot thereafter be returned, except:
 1. If the mobile home is returned within 30 days where such removal was upon order of the building official for correction of deficiencies or by decision of the owner for the purpose of correcting deficiencies, or
 2. A new mobile home may be moved on to the premises if:
 1. Accomplished within 30 days of the removal of the removed mobile home and the restored or new mobile home is owned by the same owner as the mobile home removed, and
 2. Said mobile home is to be occupied for a continuous period of at least 6 months by the same occupant(s) of the mobile home removed.
 3. No non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does

² Added reference to reasons non complying determined to clarify in 2023 update for mobile homes pre-June 15, 1976. Reference www.hud.gov

not have a HUD placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation shall be permitted to be placed within Price City.³

(See Section 10-9a-5138, Utah Code Annotated 1953 as amended)

2. Manufactured, modular or mobile home parks and recreational coach parks shall be licensed annually by the City Council as businesses. Such licenses shall not be issued to nor renewed for mobile home and recreational coach parks that do not meet the minimum standards contained in this code or other codes, regulations or standards adopted or established by the City Council.

5.9 TERMINATION OF NON-COMPLYING USES.

The City Council may in any zoning ordinance or amendment provide for the termination of non-complying uses, except billboards, by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his/her investment in the non-complying use.

1. The termination of a billboard that is a non-complying use by the City Council may occur by acquiring the billboard and associated property rights through:
 1. gift;
 2. purchase;
 3. agreement;
 4. exchange; or
 5. eminent domain.

³ Added clarifying language regarding restriction for pre 1976 mobile homes 2023.

Chapter 6

OFF-STREET PARKING REQUIREMENTS

- 6.1 Off-Street Parking Required
- 6.2 Size of Parking Space
- 6.3 Access to Individual Parking Space
- 6.4 Number of Off Street Parking Spaces Required
- 6.5 Access Requirements
- 6.6 On-site Traffic Management Requirements
- 6.6 Maintenance of Parking Lots
- 6.7 Location of Off-Street Parking

6.1. OFF-STREET PARKING REQUIRED.

1. At the time any building or structure is erected or enlarged or increased in capacity or any use is established or re-established, there shall be provided off-street parking spaces for automobiles in accordance with the following requirements; nonetheless, sufficient parking shall be provided off street to avoid the necessity of parking on a public street except for certain areas designated by Price City where off-street parking requirements cannot be met due to encroachment of earlier development and redevelopment and there are other programs in effect to mitigate the parking situation; or as may be required and established by conditional use permit. The Zoning Administrator may provide for administrative allowances to assist in the facilitation of meeting parking requirements utilizing a mix off-street and on-street

parking within the existing built environment.¹

6.2. SIZE OF PARKING SPACE.

The minimum dimensions of each off-street parking space, exclusive of access drives or aisles, shall be at least 9 feet by 18 feet for perpendicular and diagonal, and ninety-degree spaces and 9 feet by 22 feet for parallel spaces. The size of the parking stalls may be increased under special circumstances, ADA requirements, frequent use, loading, location and end of aisle, etc.

6.3. ACCESS TO INDIVIDUAL PARKING SPACE.

Except for single-family and two-family dwellings, direct access to each parking space shall be from a private driveway and not from a public street. All parking spaces shall have independent access not blocked by another parking space or other obstacle. The private driveway leading into the parking lot shall not be used for parking.

6.4. NUMBER OF OFF STREET PARKING SPACES REQUIRED

1. When calculating the floor area of a building to establish parking requirements, reasonable reductions for hallways, closets and storage space, rest rooms, kitchens and mechanical equipment may be deducted to obtain the net useable floor space.
2. BUSINESS OR PROFESSIONAL OFFICES: one parking space for each 300 square feet of net usable or floor area.
3. CHURCHES WITH FIXED SEATING: one parking space for each 3.5 fixed seats, or one parking space for each 7 feet of

¹ Administrative allowances added 2022 based upon a Code review conducted by Santec Engineering Consultants.

linear pew in the main chapel, whichever is greater.

4. CHURCHES WITHOUT FIXED SEATS, SPORTS ARENAS, AUDITORIUMS, THEATERS, ASSEMBLY HALLS, MEETING ROOMS: one parking space for each 3 seats of maximum seating capacity.
5. DWELLINGS: two off-street parking spaces for each dwelling unit. Alternate parking capacity requirements may be considered and approved by the Planning and Zoning Commission. Multiple dwelling developments and multiple dwelling structures may be required to provide up to one (1) off street parking space per unit for visitor parking, or an alternate visitor parking capacity as may be approved by the Planning and Zoning Commission based on the determined needs at the development site and the mitigation of parking impacts to neighborhoods.²
6. STUDENT HOUSING: All student housing projects shall have at least 1 parking space per occupancy unit. An occupancy unit shall be defined as a bedroom having 100 square feet or less of floor space area. A bedroom having more than 100 square feet of floor space area shall count as 2 occupancy units.
7. FURNITURE AND APPLIANCE STORES: one parking space for each 600 square feet of floor area.
8. HOSPITALS AND CLINICS: two parking spaces for each bed and/or examining room
9. HOTELS, MOTELS: one space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.

² Added visitor parking based on development interactions with applicants 2026.

10. NURSING HOMES: four parking spaces, plus 1 space for each 5 beds.
11. RESTAURANTS, TAVERNS, PRIVATE CLUBS, AND ALL OTHER SIMILAR DINING AND/OR DRINKING ESTABLISHMENTS: one parking space for each 3.5 seats or 1 parking space for each 200 square feet of net useable floor area, whichever is greater.
 1. In addition, drive-up facilities shall provide sufficient stacking area for cars in a drive through lane in such a way as not to overhang or back up on public property or street. A parallel lane shall bypass the drive-up lane.
12. RETAIL STORES: except as provided in Section 6.4.7 above: one parking space for each 200 square feet of retail net useable floor space.
 1. In addition, convenience stores which sell gasoline shall provide sufficient stacking area for cars in drive through lanes in such a way as not to overhang or back up on public property and streets. A parallel lane shall bypass the drive-up lane.
 2. The stacking area may be considered to help fulfill the basic parking requirements.
13. WHOLESALE ESTABLISHMENTS, WAREHOUSES, MANUFACTURING ESTABLISHMENTS AND ALL INDUSTRIAL USES: as determined by conditional use permit or by planned unit development requirements, if applicable, or by Planning Commission, but in no case fewer than 4 customer spaces and 1 space for each employee projected for the highest employment shift. Parking of tractor-trailer rigs shall include a minimum of 1,500 square feet per parking space in a parking lot to accommodate parking of the vehicle and trailer and ingress-egress from the parking space.

14. SHOPPING CENTER OR OTHER GROUPS OF USES NOT LISTED

ABOVE: one parking space for each 200 square feet of total net useable floor space, or as determined by conditional use permit.

15. ALL OTHER USES NOT LISTED AND AMENDMENTS TO THE

REQUIREMENTS ABOVE: as determined by conditional use permit based on nearest comparable standards.

1. Sufficient parking should be provided to assure:
 1. maximum utilization of the facilities on site will not unduly impose on neighbors rights in the vicinity:
 2. that in the future if there is a change of use that the parking is adequately related to the site so that a new use has a reasonable chance to provide satisfactory parking
2. Where precise applicable parking standards are not known or have proven unsatisfactory in other instances, the analysis of the parking requirements of the site and its proposed use is to assure a reasonable number of parking spaces that cannot become an excuse for failure of the use on the site to perform its function properly.
3. The intent of minimum parking requirements is that normal or competitive functions are not to be curtailed due to lack of sufficient parking and therefore the use or function of the principal user of the site fails and otherwise deteriorates.
 4. It shall be the responsibility of the reviewing body to prepare its analysis of parking requirements in writing and make copies available to the property owner(s)/lessee(s) and other

parties of interest, as well as the City Council.

16. No parking on sidewalks or designated pedestrian paths.
17. Parking for disabled individuals shall be provided in accordance with all applicable ADA requirements.
18. On street parking may be used for overflow parking only. Use of on-street parking to assist in meeting minimum parking standards herein may be considered by the Planning and Zoning Commission.
19. On street parking shall not be used for storage of vehicles, trailers, boats, equipment, etc.

6.5 ACCESS REQUIREMENTS

1. Adequate ingress and egress to and from all uses shall be provided by a driveway or drive approach in the public right-of-way as follows:
 1. **RESIDENTIAL LOTS.** For each residential lot not more than 1 access driveway which shall be a maximum of 25 feet wide at the top back of curb, or as specifically approved by the Price City Zoning Administrator and City Engineer, to include end of taper or end of radius, except lots with a frontage greater than 100 feet have the option to provide 2 access driveways each up to 25 feet wide, or as specifically approved by the Price City Zoning Administrator and City Engineer, for circular driveways and other special type circulation and parking. Driveways shall not exceed 40% of the total front yard lineal footage. Driveways shall not be closer than 3 feet to side yard at the curb line. The entire taper or radius shall fall within

the right of way and not encroach into the frontage of the neighboring property.

2. No
driveway shall be closer than 50 feet to the point of intersection of two property lines at any corner as measured along the property line.
3. OTHER THAN RESIDENTIAL LOTS. Access shall be provided to meet the following requirements:
 1. Not more than 2 driveways shall be used for frontage greater than 100 feet unless specifically approved by the Zoning Administrator and City Engineer.
 2. No two of said driveways shall be closer to each other than 12 feet, and no driveway at the back of curb shall be closer to a side property line than 3 feet.
 3. Each driveway shall be not more than forty (40)³ feet wide at the top back of curb, or as specifically approved by the Price City Zoning Administrator and City Engineer, measured at right angles to the center line of the driveway, to include end of taper or end of radius, except as increased by conditional use permit. The entire flare of any return radius shall fall within the public right-of-way and not encroach into the frontage of the neighboring property.
 4. No driveway shall be closer than 50 feet to the point of intersection of two property lines at any corner as measured along

the property line or as specifically approved by the Price City Zoning Administrator and City Engineer.

5. On a street where there are no curbs or gutters, all driveways shall be well marked and protection provided the entire length of the frontage exclusive of the driveways as per approved plans.
6. Open sight distance from the intersection of street pavement edge and driveway center line shall be at least 50 feet in each direction for residential and other driveways.

4. PUBLIC RIGHTS-OF-WAY AND EASEMENTS.

1. Public rights-of-way and easements are reserved for specific uses including:
 - a. public access;
 - b. pedestrian traffic;
 - c. vehicular traffic;
 - d. traffic control and devices;
 - e. traffic paint striping;
 - f. street and pedestrian lighting;
 - g. water and sewer utilities;
 - h. fire hydrants;
 - i. electrical distribution utility;
 - j. telephone, natural gas, cable television utilities;
 - k. storm drainage utilities;
 - l. irrigation systems;
 - m. public signage;
 - n. public snow removal/storage;
 - o. curb and gutter;
 - p. pavement;
 - q. public parking;
 - r. mail boxes and mail drops;
 - s. loading and unloading;
 - t. approved landscaping and trees;
 - u. public benches;
 - v. bicycle and pedestrian routes;

³ 2015 Update: to be consistent with UDOT driveway widths in commercial areas.

- w. ATV routes;
- x. parade routes;
- y. emergency services access and routes;

2. Public rights-of-way and easements do not allow:

- a. sports equipment placement;
- b. private snow storage;
- c. parking inhibiting public services and maintenance;
- d. obstacles having a negative impact on sight distances impacting public safety;
- e. vegetation and trees that damage public infrastructure (sidewalk, curb, gutter);
- f. long-term parking of vehicles, boats, trailers, garbage containers;
- g. cleaning out of cement or other delivery trucks;
- h. blockages of water flows in gutters, ditches and pipes;
- i. unauthorized overshot style driveway approaches.

3. Other uses affecting a public right-of-way or easement may be considered by conditional use permit.

6.6 ON-SITE TRAFFIC MANAGEMENT REQUIREMENTS

1. Dead end aisles of parking must have additional backup area such as a hammerhead of adequate size to provide sufficient radius for backup provided at the end of the aisle.
2. Backing space shall be provided for parking areas which are composed of four (4) or more spaces so that cars need not back into a public street or alley. Public sidewalks shall not be permitted to

be used as part of the required backing area.

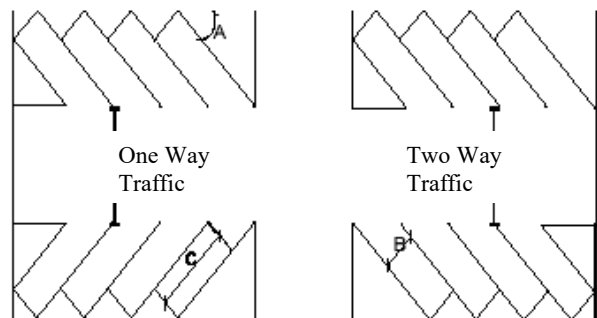
3. Acute angle parking, one (1) degree to eighty-nine (89) degrees, shall be designed for one (1) way traffic only.
4. Separate exits shall be provided for acute angle and one (1) way parallel parking of four (4) or more spaces so that cars need not exit by backing onto a street or alley.
5. All off-street parking stalls shall be designed in accordance with the dimensions and specifications set forth in Table 1 and Table 2, below.
6. A traffic control circulation plan shall be provided that includes road access placement of stop signs directional signs and speed limit signs.

TABLE 1

A (Angle)	B (Width of Stalls)	C (Length of Stalls)	D (Width of Aisle)
0°	10'	22'	20 (12*)
30°	9'	18'	20 (15*)
45°	9'	18'	20 (15*)
60°	9'	18'	20*
90°	9'	18'	24'

*One way traffic only

TABLE 2



6.7 MAINTENANCE OF PARKING LOTS

1. Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the

following requirements. Existing undeveloped, unimproved or unmaintained parking lots shall become compliant with the following requirements upon any change in use, occupancy or ownership of the parking lot.

1. HARD SURFACING

1. Each off-street parking lot shall be surfaced with an asphalt or concrete pavement and permanently maintained, unless approved otherwise by conditional use permit.
2. The parking area shall be so graded as to dispose of all surface water. Surface water shall not be drained onto adjacent private property.
3. If such water is to be carried to adjacent streets, it shall not cause conflict with pedestrian or vehicular traffic. Said water shall be collected, detained, channeled and/or piped to existing gutters ditches or storm drains in the public right-of-way or easements and shall not overwhelm existing drainage systems, streets, irrigation ditches or alleys. Drainage sumps are optional and shall not affect building foundations, create subsidence or increase ground water levels.
4. For parking lots less than 1/4 acre in size, runoff need not be calculated; however, drainage will still be collected and discharged into existing drainage ways. For parking lots greater than 1/4 acre in size up to one acre in size surface runoff shall be

calculated based a 50 year storm using local precipitation data. For parking lots that exceed one acre in size the surface runoff shall be calculated based on a 100 year storm using local precipitation data.

2. **SCREENING.** The sides and rear of any off-street parking lot which adjoin an area which is to remain primarily residential, having no nexus to the parking lot, shall be screened from such area residential by a masonry wall, chain link fence with slats or other solid visual barrier fence not less than 4 nor more than 6 feet in height. A landscaped buffer may be permissible as a substitute to a fence through conditional use permit authorization.
3. **LANDSCAPING.** Each parking lot shall be reasonably landscaped to minimum landscaping standards in compliance with a plan approved by the Planning Commission and such landscaping shall be permanently maintained.
4. **LIGHTING.** Lighting shall be used to illuminate any parking lot, to increase sight distance and increase security and shall be installed to reflect the light away from adjoining residential premises and street traffic.

6.8 LOCATION OF OFF-STREET PARKING

1. Off-street parking shall not be allowed in required front yard or side yard setbacks for residential lots. All residential off street parking for vehicles, trailers, etc. that is visible from the fronting street(s) to the property shall be in parking areas only, such as driveways, carports and garages.

2. Off-premise parking in lieu of required on site parking is allowed only by conditional use permit.
3. Parking will not be allowed between the gutter and sidewalk in the park or planting strip unless approved by conditional use permit.
4. Parking stalls in the street right of way shall not be used to satisfy the onsite parking requirement.
5. No parking on sidewalks. No parking in the park or planting strip between the sidewalk and curb, unless it is a pre-existing condition in front of an existing developed lot.
6. The private driveway leading into a commercial parking lot shall not be used for parking.

CHAPTER 7**CONDITIONAL USES**

- 7.1 General**
- 7.2 Performance Standards for Conditional Uses**
- 7.3 Standards for Conditional Use Developments**
- 7.4 Planned Unit Developments – Special Requirements**
- 7.5 Manufactured / Mobile Home Parks and Recreational Vehicle Parks Special Requirements**
- 7.6 Landfills and Land Excavations – Special Requirements**
- 7.7 Subdivisions (Land Development) – Special Requirements**

7.1. GENERAL

1. **PURPOSE AND INTENT.** The purpose of this Chapter and the intent of Price City in its adoption is to promote the health, safety, convenience, and general welfare of the present and future inhabitants of Price City. This Chapter accomplishes the aforesaid purpose and intent by providing sufficient flexibility to allow in certain areas compatible integration of uses which are related to the permitted uses of the zoning district or are of a temporary nature only, but which may be suitable and desirable only in certain locations in that zoning district due to conditions and circumstances peculiar to that location and/or upon certain conditions which make the uses suitable and/or only if such uses are designed, laid out, and constructed on the proposed site in a particular manner. While flexibility in allowing uses which would otherwise be generally unsuitable in a given zoning district is an important goal of this Chapter, it is also recognized that constraints on governmental decision

making are a legal imperative. This Chapter, therefore, also provides a framework of standards within which those governmental decisions must be made.

2. **CONDITIONAL USE PERMIT REQUIRED.** A Conditional Use Permit shall be required for all uses listed as conditional uses in this Code and any proposed uses not contemplated herein. Requirements may also be imposed upon permitted uses to the extent the requirement is consistent with 7.1.1 above.
18. For the following types of conditional uses, final plan or plat approval shall constitute the Conditional Use Permit:
 3. Subdivisions. Minor subdivision consisting of a one (1) lot subdivision may be approved and processed in accordance with the terms of this Code administratively.
 4. Planned unit developments.
 5. Recreation vehicle parks.
19. For all other types of conditional uses, including for the development of a subdivision (after plat approval and recording), a specific Conditional Use Permit or is required under this Chapter.
20. Valid Conditional Use Permits issued by Price City are considered attached to the property. Minor developments or information (name change) requiring amendment to the previously issued Conditional Use Permit may be completed administratively, or at the direction of the Zoning Administrator. Other substitute amendments may require additional review by the Planning and Zoning Commission and approval by the City Council.

3. REVOCATION OF PERMIT.

1. In the event any person holding a Conditional Use Permit pursuant to this section violates the terms of the permit or violates the requirements of a permitted use, or conducts or carries on said site development in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood of the property of the said permittee, a temporary suspension may be made effective immediately upon notification by the Zoning Administrator.
2. No Conditional Use Permit shall be permanently revoked or suspended until review and approval of the revocation or suspension is completed by the City Council. The permittee shall be notified in writing of such review and said notification shall state:
 1. The grounds for complaint or reasons for the revocation or suspension, in clear and concise language.
 2. The time and place such review is to be held. Such notice shall be served by certified mail or personal service on the permittee at least five days prior to the date set for the review. At any such review hearing the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his/her behalf. Upon conclusion of such review the City Council shall determine whether or not the permit should be suspended or revoked.
 3. The Planning and Zoning Commission may hold a

preliminary review to consider its recommendations to the City Council for revocation or suspension of permits, which may already have been temporarily suspended, at the next regularly scheduled meeting of the Planning and Zoning Commission.

4. NON-TRANSFERABLE. Conditional use permits are non-transferable, however they do attach to the property and may be assumed by subsequent property owners or users upon written notice of concurrence with all existing conditions of approval.
5. EXPIRATION AND POSSIBLE EXTENSION OF PERMIT. Every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not been commenced within 1 year, or is not completed within 2 years from date of issue; except that the Zoning Administrator may, if the permit holder presents satisfactory evidence that special circumstances or unusual difficulties have prevented work being started or completed within the specified time limits, grant a reasonable extension of time, in up to one year intervals, if written application is made and approved before the expiration of the permit. In the event the Zoning Administrator determines that additional review is needed the CUP extension request may be docketed for review and possible

extension approval by the Planning and Zoning Commission.¹

6. **GROUND FOR DENIAL OF A CONDITIONAL USE PERMIT APPLICATION.** The following shall constitute grounds for denial of a Conditional Use Permit application:

1. Under circumstances of the particular case, the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and there is no practical means available to the applicant to effectively mitigate said detrimental effects. Denial of an application must include a formal written finding on the record that a compelling, countervailing public interest may be jeopardized if the application is approved.²
2. The applicant cannot or does not give the Planning and Zoning Commission reasonable assurance that conditions imposed incident to issuance of a Conditional Use Permit will be complied with.
3. Unsatisfactory past performance such as: failure to comply with past permit conditions or current/past permit violations³.
4. Requested conditional use is not permissible under the provisions of this code.
5. Failure to complete all application requirements and/or pay all required fees.

6. The legislative body (Price City Council) may consider the Planning and Zoning Commission's failure to make a timely action or recommendation as a negative recommendation.⁴

7. **ISSUANCE OF CONDITIONAL USE PERMIT TO BE DEPENDENT ON AFFIRMATIVE FINDINGS.**

Conditional uses may be approved by the City Council upon recommendation of the Planning and Zoning Commission, in locations permitting such uses in this Code. Before approval is granted, a report to the City Council by the Planning and Zoning Commission shall find that the proposed development will meet the requirements of this Code.

8. **GENERAL INSPECTION.** Following the issuance of a Conditional Use Permit by the City Council, the Zoning Administrator, City Engineer or Building Inspector, shall inspect such use to ensure that development is undertaken and completed in compliance with the Conditional Use Permit.

9. **CONSTRUCTION SHALL MEET OR EXCEED THE CITY'S IMPROVEMENT STANDARDS.**

Construction standards, including drawings, details, calculations, tables, charts, references, and regulations may be adopted by resolution by the City Council, and when done so shall constitute minimum land development standards supplementing this Code. Additional standards may be required by Conditional Use Permit.

10. **CONFLICTING PROVISIONS.** Where specific requirements are made or exemptions allowed under other sections

¹ Added zoning administrator then planning commission 2024 based on case study from Carbon County.

² HB 311 (2018) and Vesting in State Statute section 10-9a-509.

³ Clarify unsatisfactory performance, update 2016

⁴ HB 388 2020, UCA 10-9a-302.

of this Code, those requirements or exemptions shall prevail over the land development standards supplementing this Code.

11. **IMPROVEMENT CONSTRUCTION TO BE OBLIGATION OF DEVELOPER.** Public improvements required by this Code shall be constructed at the expense of the developer and shall comply with the land development standards supplementing this Code. Public infrastructure shall be considered dedicated to the public with final approval of the Conditional Use Permit.
12. **COMMENCEMENT OF CONSTRUCTION.** Site improvement or grading of any proposed development site prior to Preliminary Design Plan approval by the Planning and Zoning Commission is prohibited, unless specifically enumerated by the Planning and Zoning Commission in the concept approval stage.

7.2. PERFORMANCE STANDARDS FOR CONDITIONAL USES.

Applicants for Conditional Use Permits shall meet all specific requirements made in this Code. In addition, the Planning and Zoning Commission may establish additional requirements as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, General Plan proposals and neighborhood needs, performance, and administration. More specifically, the Planning and Zoning Commission may require:

1. **CONDITIONS RELATING TO SAFETY FOR PERSONS AND PROPERTY.**
 1. Building elevations and grading plans which will prevent or minimize flood

water damage, where property may be subject to flooding.

2. The relocation, covering or fencing of canals, irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.
3. Increased or decreased setback distances from lot lines where the Planning and Zoning Commission determines it to be necessary to ensure the public safety and to insure compatibility with the intended characteristics of the district as outlined in this Code.
4. Appropriate design, construction, and location of structures, buildings, and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including but not limited to geologically hazardous areas, flood plains, washes, fault zones, rock fall and landslide areas.
5. Limitations and control of the number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.
6. Plans for the location, arrangement, and dimensions of truck loading and unloading facilities.
7. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, street lighting, traffic control and traffic signals.
8. Reduction of permitted street grades for winter and storm conditions, or exposure.

9. Fences shall not create visual sight distance nor other safety hazards. Backing movements, passing vehicles, sidewalk traffic, small children, bicycles, etc. shall be considered in the location of fences. If so directed by the Planning and Zoning Commission, fences shall be constructed of a design style, quality or material that mitigates land use impacts or promotes consistency within an area or neighborhood.
10. For high density residential developments, identified as any building, mobile home park, trailer park or structure containing sixteen (16) or more dwelling units a permit from the Southeast Utah District Health Department, as indicated below shall be required.⁵

Official Notice

Southeast Utah Health Department Will Require A Permit for High Density Housing Locations beginning January 1, 2022

The Southeast Utah Board of Health adopted an updated housing regulation on July 27, 2021. This update includes a **High Density Housing Development Permit**.

This applies to:

- A High Density development is classified as **any building, mobile home park, trailer park or structure containing 16 or more Dwelling Units**.
- trailer/mobile home park owner **even if** every trailer is owned by tenants and the property manager is only renting the space.

Deadlines and Important Dates:

- High Density Developments must have a permit by **July 27th, 2022**.
- Permit must be **renewed annually**

How to obtain a permit:

- **Beginning January 1, 2022**, \$131.00 Permit Fee
- Timely Completion of permit application
- May require an inspection

Revoking a permit:

- Permits are revocable at any time if the development is in violation of the Housing Regulation and will be subject to closure.
- Closure may be waived if the owner is cooperative and shows significant progress to come into compliance AND can demonstrate that there are no life safety risks.
- Further, this permit is revocable at any time if the development is routinely not in compliance, or not willing to improve violations in order to become compliant with the Southeast Utah Health Department's Housing Regulation.
- If the permit is revoked for any reason, the development or individual units within are subject to being **closed for occupancy** until the violation(s) are resolved and permit renewed.

If the permit is not obtained by July 27, 2022:

- The Southeast Utah Health Department may close the entire development to occupancy at the expense of the owner or property manager until a permit is appropriately obtained.
- The Southeast Utah Health Department will be understanding and strives to work with all community partners, we do ask you to be proactive in completing this requirement.

2. CONDITIONS RELATING TO HEALTH AND SANITATION.

1. A guarantee of sufficient water to serve the intended land use, to provide fire protection and a water delivery system meeting standards adopted by the City Council.
 2. A wastewater disposal system and a solid waste disposal system meeting standards adopted by the City Council.
 3. Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing users in the zoning district and to provide for an orderly development of land in Price City.
- ### 3. ENVIRONMENTAL CONCERNS.
1. Limitations and/or restrictions on the use and/or location of uses in sensitive areas due to soils capabilities, wetlands, ground water, wildlife, and plant life.
 2. Processes for the control, elimination, or prevention of land, water, air, or light pollution; the prevention of soil erosion; and the control of objectionable odors and sounds.
 3. The planting of ground cover or other required surfacing to prevent dust and erosion.
 4. Restructuring of the land and planting of the same as directed by the Planning and Zoning Commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.
- ### 4. CONDITIONS RELATING TO COMPLIANCE WITH INTENT OF GENERAL PLAN AND

⁵ SEUDHD permit requirements for high density residential added 2023, put into practice to comply with effective date of 1-1-22.

CHARACTERISTICS OF VICINITY (OR NEIGHBORHOOD)

1. The removal of structures, debris, or plant materials, incompatible with the intended characteristics of the zoning district outlined in this Code.
2. The screening of yards or other areas as protection from obnoxious land uses and activities.
3. Landscaping to ensure compatibility with the intended characteristics of the zoning district as outlined in this Code.
4. Limitations or controls on the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
5. The relocation of proposed or existing structures as necessary to provide for future streets in the transportation and circulation element of the Price City General Plan and Transportation Master Plan, adequate sight distances for general safety, or similar problems.
6. Provision for or construction of on or off-site recreational facilities necessary to satisfy needs of the conditional use.
7. Population density and intensity of land use limitations where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety and welfare, or conservation of values.
8. Other improvements which serve the property in question, and which may compensate in part or in whole for

possible adverse impacts to the zoning district from the proposed conditional use.

9. Conservation of values - community, neighborhood, and property values. Activities that do not diminish real property values as assessed by the Carbon County Assessor.⁶
 10. The character of the neighborhood and aesthetics of the streetscape shall be considered in the location, design and style and construction material of fences and in determining the reduction of any front yard for fencing purposes.
 11. Individual structures and properties comprised of an individual unit of ownership shall have individual and independent utility connections. All individually owned residential or commercial properties must be individually connected to utilities including water, sewer, electricity, and natural gas unless otherwise approved by both the Price City Engineer and the Zoning Administrator.
5. CONDITIONS RELATING TO PERFORMANCE
1. Time limits on the validity of the Conditional Use Permit. Such time limits shall be determined by the following guidelines:
 1. A Conditional Use Permit for uses which are of a temporary nature only may be issued for the intended duration of the temporary use or for 2 years, whichever period of time is shorter.
 2. Unless there is substantial and positive development action

⁶ Recommended by ULCT, 2016 Update.

under a Conditional Use Permit within a period of one year of its issuance, said permit shall expire. The Planning and Zoning Commission and City Council may grant an extension at one-year (1-year) intervals, when deemed in the public interest.

2. The work may be guaranteed by filing a surety bond or other valuable assurance in favor of and acceptable to Price City in an amount to be determined by the Public Works Director or City Engineer or City Council. The amount of said surety bond or other valuable assurance shall not exceed the amount calculated by the developer's engineer and reviewed by and concurred with the City's Engineer as necessary to assure compliance with all conditions.
3. Specific short and long-range plans of development may be required to demonstrate timeliness, feasibility, and impact on the public.
6. **ENERGY CONSERVATION CONCERNS**
 1. Solar orientation of buildings and uses.
 2. Use of renewable energy sources.
 3. Efficiency and/or intensity of exterior lighting
 4. Shading and protection of important buildings and paving (parking lots etc.), landscaping and trees, location of buildings and screens.
 5. Effective use of vestibules.
 6. Wind screening.
 7. Circulation (travel) efficiency.
 8. Efficiency of storm water removal and erosion control.

9. Maintenance and efficiency for off-site improvements to be maintained by the public;
10. Maintenance and efficiency for on-site improvements to be maintained by users, occupants, and owners, etc.
7. **PUBLIC HEARINGS.** A public hearing may be held when deemed by the Planning and Zoning Commission or City Council to be in the public interest. However, in the following instances the holding of a public hearing shall be mandatory:
 1. The Planning and Zoning Commission determines that existing streets and thoroughfares are not suitable and adequate to carry anticipated traffic, and increased densities resulting from the proposed use may generate traffic in such amounts as to overload the street network outside the zoning district.
 2. The Planning and Zoning Commission determines that increases in miscellaneous traffic, light, odor, or environmental pollution generated by the proposed use may significantly change the intended characteristics of the zoning district as outlined in this Code.
 3. The Planning and Zoning Commission determines that the architectural design of the proposed use varies significantly from the architectural characteristics of the zoning district (as outlined in this Code) in which such use is proposed.

7.3. STANDARDS FOR CONDITIONAL USE DEVELOPMENTS.

When applicable, the following general standards shall apply to all conditional use developments within Price City, unless waived

or limited in application of the development standard for good and sufficient reasons by the Planning and Zoning Commission:

1. The development shall be in single, group or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.
2. Landscaping, fencing, and screening within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the Planning and Zoning Commission for approval, together with other required plans for the development.
3. The size, location, design, and nature of signs, if any, and the intensity and direction of lighting or floodlighting shall be detailed in the application.
4. A grading and drainage plan shall be submitted to the Planning and Zoning Commission with the application in compliance with the Price City Drainage Design Criteria.
5. A planting / landscaping plan showing the proposed tree, shrubbery, and lawn plantings shall be prepared for the entire site to be developed, including especially the yards and parkways which abut upon or are within the right-of-way of public streets.
6. It shall be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity of the conditional use development.
7. All buildings used for human occupancy when completed shall be served by a central water system and central sewage disposal system which have been approved by the Building Official and which are in compliance with applicable local and state law.
8. In order to insure that the development will be constructed to completion in accordance with approved plans, the Planning and Zoning Commission shall require the developer to post a surety bond or mortgage or other valuable assurance acceptable to the City Council in an amount equal to the estimated cost, plus 10%, of constructing all required landscaping, fencing, street lighting, drainage, irrigation, road improvements, pedestrian ways, bike paths, curbs and gutters, hard surfacing, drinking water and sewer lines, fire protection, and traffic control and signals, as shown on the final site plan. Estimates of cost shall be furnished by the developer which will be checked for accuracy by the Planning and Zoning Commission staff. Final determination of the amount of the surety bond or other assurance shall be approved and directed by the City Council.
 1. The duration of the bond or other assurance shall be for one or more years from the date of approval of the development by the City Council. An extension of time for completion may be granted by the City Council upon application by the developers, provided such application is submitted at least 60 days prior to the expiration of the surety bond or other assurance and provided the issuer of the bond is willing to extend the time of the assurance. Said assurance shall not expire prior to completion of the project and approval of release by the City Council.
 2. In the event the developer defaults or fails or neglects to satisfactorily install the required improvements within one year from the date of approval and approved extensions of the development by the City Council or to pay all liens in connection

therewith, the City Council may declare the surety bond or other assurance forfeited and Price City shall install or cause the required improvements to be installed using the proceeds from the collection of the bond or other assurance to defray the expense thereof.

In the event there is a development requiring a Conditional Use Permit with the stipulation that a street right-of-way be dedicated, and certain improvements be completed within the right-of-way in front or adjacent to the development, then the improvement may be guaranteed by one of two options:

- a. Complete the agreement and post a surety for a guarantee, thus allowing developer the ability to apply for a building permit to construct a building, prior to completing the improvements in the right of way. However, in no case may the house receive an occupancy permit prior to the completion of the improvements in the right-of-way. The duration of the surety shall not expire prior to the completion of the improvements.
 - b. Complete the agreement without submitting a surety for a guarantee, thus allowing the developer the ability to complete the improvements without the expense of a surety for a guarantee. However, the developer shall not be allowed to apply for a valid building permit issued by Price City until all of the improvements are complete and a 10% one-year (1-year) guarantee is posted. This would not apply to all conditional uses, particularly where it does not involve a street dedication and/or street improvements.
3. The developer shall be responsible for the quality of all materials installed

and workmanship. At the completion of the work, or not less than 10 days prior to the release date of the surety bond or other assurance, the City's Engineer shall make a preliminary inspection of the improvements made and submit a report to the City Council setting forth the conditions of such facilities. If all liens are paid and other conditions thereof are found to be satisfactory, the City Council shall release the surety bond or other assurance. If the condition of material or workmanship shows unusual depreciation or does not comply with the acceptable minimum standards, standards required by Conditional Use Permit, or durability or if any outstanding liens are not paid, the City Council may declare the developer in default.

9. In the event that the land contained within a development is traversed by a proposed major street, water line, sewer line, or drainage channel shown in the General Plan or Transportation Master Plan, or described in a general plan element or map, said development shall be designed in accordance therewith. The right-of-way across the development for such transportation and circulation elements, or other right-of-way shall be deeded to the City or dedicated to the public.
10. Grouping and spacing of buildings and dwellings in residential areas shall provide for a restful and un-crowded environment. Landscaped areas shall be encouraged as the dominant features of the development. Areas not covered by buildings or by off-street parking space or driveways shall generally be planted / landscaped into natural vegetation, lawn, trees and shrubs, and otherwise landscaped and maintained in accordance with good landscape practice as approved

on the final plan. Permanent automatic irrigation systems shall be installed when required by the Planning and Zoning Commission to provide for maintenance of planted areas.

11. Details of plans, plats, and documents to be submitted showing the size of land, size of water lines, drainage lines, sewer lines and other domestic sewage disposal facilities, garbage and trash disposal, the quality of materials and improvements, protection from adverse influences, lighting, landscaping, off-street parking, grading and other details of design and construction shall conform to standards as set forth in such resolutions pertaining to such standards as may be adopted by the Planning and Zoning Commission.
12. The development shall meet all standards and requirements of this Code and all requirements of applicable ordinances, and Utah law.
13. The development shall be in keeping with the general character of the zoning district within which it is to be located.
14. The Planning and Zoning Commission may require that details, drawings, and plans for the development be prepared by a qualified professional team, licensed engineers, architects, and surveyors. In all cases, it is recommended that professional design and other assistance be obtained early in the project program. It is the intent of Price City that the developer solves all the problems and addressed all issues before approval is given and construction begins.
15. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property

owners. Such facilities shall be of sufficient capacity to ensure controlled drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.

16. All structures required by this Code to have building permits and all uses required to have use permits shall be inspected by the a Building Official in accordance with procedures established by the most recent edition of the International Building Code, as adopted by Price City and this Code; provided, however, that no building permit for such structures or use permits shall be issued until the Planning and Zoning Commission, or the Zoning Administrator if authorized by the Planning and Zoning Commission and City Council, has issued a Conditional Use Permit for the building site or use or have determined that a Conditional Use Permit is not required by this Code.
17. All land subdivision and development occurring within one hundred feet (100') of the centerline of a canal requires the notification of the owner or operator of the canal of the subdivision or development as required by State law (HB 298, 2010) by the land use authority. Approval of the land use application must not be approved until 20 days after notice to the canal owner or operator is mailed to allow sufficient time for the canal owner or operator to respond. The canal owner or operator shall provide input regarding: (1) access to the canal; (2) maintenance of the canal; (3) canal protection; (4) canal safety. (HB 310 2017).⁷

⁷ HB298 in 2010 originally required the developer to notify the canal company of development within 100 feet of the canal centerline. HB 301 in 2017 changed requiring the land use authority to send the notice; for the

canal company to provide certain comments and for a 20 day waiting period to receive comment before approval of the land use application.

18. Fire Safety. Vehicle access shall be provided within one hundred feet (100') of temporary or permanent fire department connections. Vehicle access shall be provided by either permanent or temporary roads. Temporary roads shall be constructed to a minimum standard complying with Price City standards and direction from the Price City Fire Chief and/or Price City Engineer. Temporary roads shall be appropriately maintained until permanent fire apparatus access roads are available. Temporary or permanent fire department access roads shall be functional before above ground construction begins and prior to combustible construction.⁸

7.4. PLANNED UNIT DEVELOPMENTS - SPECIAL REQUIREMENTS

1. PURPOSE. The purpose of planned unit development is to permit flexibility in land use and to allow diversification in the interrelationships of various uses and structures with their sites and thus offers an alternative method to the traditional type of development. The application of planned unit development concepts is intended to encourage neighborhoods, housing, design, open space, and facilities compatible with the present living environment in Price City as described by the General Plan, while at the same time insuring compliance with practices which will assure the health, safety and public welfare of the future inhabitants of the planned unit development, as well as maximizing the energy utilization efficiency of the project. In exchange for the additional services provided by the developer in a planned unit development, this Chapter will allow for increased intensity of

buildings and more flexible uses of the land.

2. CONDOMINIUMS TO BE DEVELOPED AS PLANNED UNIT DEVELOPMENT. Where, in the opinion of the Planning and Zoning Commission, the unique features of a condominium project (i.e., ownership, financing, topography, types of land uses, etc.) require more flexibility in design solutions in order to protect the public interest, the proposed condominium project shall comply with the provisions of this Chapter. Any conflicting provision of another ordinance adopted by Price City may be waived by the Planning and Zoning Commission with the approval of the City Council when the performance standards of the City are achieved.
3. PLANNED UNIT DEVELOPMENTS TO MEET USE LIMITATIONS OF ZONING DISTRICTS WHEREIN LOCATED. No Conditional Use Permit for a planned unit development shall be granted unless such development will meet the use limitations of the zoning district in which it is to be located, including planned unit developments in planned districts, and meet the density and other limitations of such districts, except as such requirements may be lawfully modified (variance approved) as provided by this Chapter or by zoning district regulations. Compliance with the regulations of this Code in no sense excuses the development from the applicable requirements of the subdivision regulations, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development.
4. REQUIRED CONDITIONS.

⁸ HB 305 (2018) – Fire Code Amendments

1. No planned unit development shall have an area less than that approved by the Planning and Zoning Commission as adequate for the proposed development.
2. The Planning and Zoning Commission shall require such arrangements of structures and open spaces as necessary to assure that adjacent properties will not be adversely affected. In particular:
 1. Where feasible, buildings of the lowest height and the least intensity of buildings and uses shall be arranged around the boundaries of the development.
 2. Lot area, width, yard, height, set back, and coverage requirements shall be determined by approval of the preliminary design plan.
 3. Where feasible, buildings or landscaping shall not unreasonably prohibit the free flow of air or direct exposure to sunlight, specifically in regard to solar heating and/or cooling structures by solar energy systems.
 4. The development will be planned so as to provide solar access to all of the residential units, unless specifically waived by the Planning and Zoning Commission.
3. All plans must be prepared by a qualified professional team, licensed engineer, architect, or land surveyor.
4. Ownership of private open space reservations shall be established in a manner acceptable to the City Council and made a part of the conditions of the plan approval.

5. OPEN SPACE REQUIREMENTS.

Preservation, maintenance, and ownership of required open spaces within the development shall be accomplished by:

1. Dedication of the land to Price City as a public park or parkway system, including a certificate of title insurance; or
2. Granting to Price City a permanent and perpetual open space easement on and over the said private open spaces to guarantee that the open space remains perpetually in recreational or park use, with ownership and maintenance being the responsibility of an Owners Association established with articles of association and bylaws which are satisfactory to the City Council and enforceable by the City Council; or
3. Granting to Price City a permanent and perpetual open space easement on and over the said private open spaces to guarantee that the open space remains perpetually in recreational or park use, to be maintained from the proceeds of a perpetual maintenance trust fund established by the developer in an amount satisfactory to the City Council; or by
4. Complying with the provisions of the Condominium Ownership Act of 1963, Title 57, Chapter 8, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities.

7.5. MANUFACTURED/ MODULAR / MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS SPECIAL REQUIREMENTS

1. PURPOSE AND INTENT. The purpose and intent of this section is:

1. To permit variety and flexibility in land development for residential purposes by allowing the use of manufactured /modular/mobile homes and recreational vehicles under certain conditions.
2. To require that mobile home and recreational vehicle developments will be of such character as to promote the objectives and purposes of this Code; to protect the integrity and characteristics of the zoning district contiguous to those in which manufactured / mobile home parks are located; and to protect other land use values contiguous to or near mobile home or recreational vehicle developments.

2. LOCATION.

1. No mobile home shall be located anywhere within the corporate boundaries of Price City except in a licensed mobile home park or approved mobile home subdivision, or as temporary living quarters or office by Conditional Use Permit. Emergency or temporary parking of any unoccupied mobile home outside a licensed mobile home park or mobile home subdivision will be permitted for a period not exceeding 24 hours. This limitation does not apply to unoccupied mobile homes in licensed mobile home sales areas. Approved manufactured or modular homes may be exempt from this requirement. Manufactured and modular homes may be allowed in traditional residential subdivisions

that are specifically approved by conditional use for such homes.

No non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation shall be placed within the corporate boundaries of Price City.⁹

2. Recreational coaches which do not include facilities necessary to be manufactured / mobile homes as defined in this Code, shall not be used at any place within the corporate boundaries of Price City, at any time, for living quarters except in designated camping areas or recreational coach parks.
3. Recreational coaches which are unoccupied for living space may be temporarily stored on a private residential lot or larger parcel of land, provided they do not violate any required setbacks for front or side yards. Long term storage of recreational coaches, maintenance operations, reconstruction, or construction activities are permitted within enclosures only and in zoning districts allowing such uses.

3. STANDARDS AND REQUIREMENTS FOR ALL MANUFACTURED / MODULAR/ MOBILE HOME PARKS, RECREATIONAL VEHICLE PARKS, AND MANUFACTURED/MODULAR / MOBILE HOME SUBDIVISIONS.

⁹ Added clarification to pre 1976 mobile home placement 2023.

1. The Planning and Zoning Commission shall review the proposed development plan to determine its compliance with all portions of the City's General Plan and, among other things, shall attempt to make sure that such development will constitute an environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area. Standards higher than the minimum standards contained in this Code may be required if necessary for local conditions of health, safety, and protection of property, and to ensure that the development will mix harmoniously with contiguous and nearby existing and planned uses.
2. The Planning and Zoning Commission shall not approve any application for a manufactured /modular/ mobile home park, recreational vehicle park, or manufactured /modular/ mobile home subdivision Conditional Use Permit if the developer cannot provide required water supplies and facilities, fire protection, waste disposal systems, storm drainage facilities, access or improvements, or if the developer cannot assure that the development will be completed within 12 months, or if the Planning and Zoning Commission or City Council determines there would be unusual danger of flood, wind, fire or other hazard, or if the proposed development would be of such character or in such a location that it would:
 1. Create excessive costs for public services and facilities.
 2. Endanger the health or safety of the public.
3. Unreasonably hurt or destroy the environment.
4. Cause excessive air or water pollution, or soil erosion or,
5. Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.
3. The development shall conform to the following standards and requirements, unless modified by an approved planned unit development plan:
 1. The area shall be in single ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.
 2. A strip of land at least 15 feet wide surrounding the entire park shall be left unoccupied by manufactured /modular/ mobile homes, recreational vehicles, storage buildings, service buildings, garages or any add-ons, and shall be planted and maintained in lawn, shrubs, trees, and an irrigation /sprinkler system, with an approved durable sight obscuring permanent wall or fence designed to afford privacy to the development.
 3. All storage and solid waste receptacles outside the confines of any manufactured/modular / mobile home or recreational vehicle shall be housed in a closed, view obscuring structure compatible in design and construction to the manufactured /modular/ mobile homes, and to any service buildings within the development; all patios, carports, garages, and other add-ons shall be compatible in design and

- construction with the manufactured /modular/ mobile home. The service buildings shall be constructed in accordance with standard commercial practice and kept in good repair as determined by the Zoning Administrator. In manufactured /modular/ mobile home developments where units will be situated with long axis perpendicular to the street, streets will run in a north-south direction to the greatest extent possible. This is to promote solar orientation of the units.
4. In addition to meeting the above requirements and conditions, and conforming to the other laws of Price City, all manufactured /modular/ mobile home parks, recreational vehicle parks, and manufactured /modular/ mobile home subdivisions shall also conform to all applicable Utah State regulations. In the event of any conflict between said regulations and this Chapter, this Chapter shall take precedence where its regulations are stricter, and the provisions of the state regulations shall take precedence where such regulations are more strict.
 4. Every manufactured/modular / mobile home park, recreational vehicle park, and mobile home subdivision shall provide underground utility service to every mobile home stand or lot as required by the Planning and Zoning Commission, including but not limited to water, sewer, electricity, natural gas, telephone, and TV.
 5. COMPLIANCE WITH OTHER REGULATIONS. Any manufactured/modular / mobile home or recreational vehicle located in any permitted area shall comply with and conform to all other zoning laws, rules, regulations, and building, plumbing, electrical, fire prevention, and all other codes and requirements applicable to a structure or building erected within the zoning district in which said mobile home or recreational vehicle is located.
 6. A non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation¹⁰, shall not be located on any lot, parcel or land for any purpose.¹¹
 7. GUARANTEES
 1. For manufactured /modular/ mobile home parks and recreational vehicle parks, adequate and reasonable guarantees must be provided as determined by the Planning and Zoning Commission and City Council for permanent retention of open spaces and, for the maintenance of roadways, storage facilities, service facilities, and landscaping resulting from the application of these regulations. Guarantees shall be in the form of a surety bond, or a cash deposit,

¹⁰ Added reference to reasons non complying determined to clarify in 2023 update.

¹¹ Added clarification to restriction on pre-June 15, 1976 mobile homes 2023. Reference www.hud.gov

- in the sum to be determined by the Planning and Zoning Commission, which form must be approved by the City Council and the City Attorney. The basis for providing assurance of compliance will be a management plan developed by the applicant and approved by the Planning and Zoning Commission and City Council that will outline standards of operation, remedies for failure to comply with those standards and a single responsible person or entity for its administration and dealing with Price City.
2. In any case, when a manufactured/modular / mobile home park or recreational vehicle park is owned by more than one person, the developer shall establish and appoint a park manager. The manager shall be authorized to receive, process, and represent fully the interests of the owners in respect to continuing management and maintenance of the park.
 3. Prerequisite to the operation of any manufactured/modular / mobile home park or recreational vehicle park in Price City shall be the obtaining of an annual business license from Price City.
 4. In the event a manufactured /modular/ mobile home or recreational vehicle park is not completed according to approved plans, or operated and maintained according to the approved management plan, the annual business license may be denied or revoked. The manufactured /modular/ mobile homes or recreational vehicles and associated property and facilities shall be removed, and all services discontinued before any part of the land within the development planning area may be used for any other purpose, or be subdivided.
 5. The premises on which any manufactured /modular/ mobile home is located, used, or occupied shall be maintained in a clean, orderly, and sanitary condition. The accumulation of any rubbish, waste, weeds, inoperative vehicles, or other unsightly material thereon shall constitute a public nuisance and a violation of this Code.
 6. Reasonable guarantees to assure compliance with this requirement will be required of the developer and/or owner as a requirement of Conditional Use Permit approval and ultimately the issuance of the annual City Business License.
8. **ADDITIONAL REQUIREMENTS FOR MANUFACTURED / MOBILE HOME PARKS.** In addition to the requirements for manufactured /modular/ mobile home parks outlined above in this section, mobile home parks shall meet the following requirements:
 1. The number of manufactured / mobile homes shall be limited to seven (7) units per acre and may be limited to fewer units, depending on manufactured /modular/ mobile home size, topography, and other factors of the particular site. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one acre, multiplied by the number of acres in the development. The remaining land

- not contained in individual lots, roads, or parking shall be set aside and developed as parks, playgrounds, and service areas for the common use and enjoyment of occupants of the development, and the visitors thereto.
2. No home or add-on shall be located closer than ten feet (10') from the nearest portion of any other home or add-on. All such homes and add-ons shall be set back at least ten feet (10') from road curbs or walks. If a manufactured /modular/ mobile home's tongue remains attached, it shall be set back a minimum of six feet (6') from road curbs or walks. All manufactured /modular/ mobile homes, storage buildings, service buildings, garages, carports, or other add-ons, etc., shall be set back at least fifteen feet (15') from any boundary of the manufactured /modular/ mobile home park, road curb or walks.
 3. Off-street parking shall be provided at the rate of two (2) parking spaces per manufactured /modular/ mobile home space, and each such parking space shall have a minimum width of ten feet (10') and minimum depth of twenty feet (20'). In no case shall the parking space be located farther than one one-hundred feet (100') from the manufactured /modular/ mobile home space it is designed to serve.
 4. A security compound for storage of vehicles, boats and other large items shall be provided equivalent to a minimum of three hundred square feet (300 sq. feet) of paved area per manufactured /modular/ mobile home space, as approved by the Planning and Zoning Commission.
 5. One-story bulk storage areas shall be provided within a manufactured /modular/ mobile home park equivalent to sixty square feet (60 sq. feet) per manufactured /modular/ mobile home space. The area designated for said bulk storage shall be improved, fenced, landscaped, and screened as approved by the Planning and Zoning Commission.
 6. Not less than ten percent (10%) of the gross land area shall be set aside for the joint use and enjoyment of occupants in a park-like setting with both active and passive recreational accommodations. The land covered by vehicular roadways, sidewalks, off-street parking, storage and required setbacks shall not be construed or included as part of this ten percent (10%) common area; provided, however, that in initial stages of development or special smaller developments the minimum area shall be not less than 1/2 acre or 10%, whichever is greater.
 7. Yard lighting with a minimum of 0.2-foot candles of light shall be required for protective yard lighting the full length of all driveways and walkways at each space.
 8. All areas not covered by manufactured /modular/ mobile homes or recreational vehicles, hard surfacing, or buildings shall be landscaped as approved by the Planning and Zoning Commission, and such landscaping shall be permanently maintained.
 9. All off-street parking spaces and driveways shall be hard surfaced before the adjacent spaces may be occupied.
 10. The roadways shall be designed to accommodate anticipated traffic, including the following standards,

unless modified by an approved planned unit development plan¹²:

1. ONE-WAY TRAFFIC: A minimum of fifteen feet (15') in width plus extra width as necessary for maneuvering mobile homes.
2. TWO-WAY TRAFFIC: A minimum of thirty feet (30') in width.
3. ENTRANCE ROADWAYS: A minimum of thirty-six feet (36') in width.
4. ROADWAYS: All roadways shall be hard surfaced and bordered by twenty-four inch (24") rolled gutters or an approved equivalent.
5. SIDEWALKS: Thirty-six inch (36") minimum width sidewalks shall be installed on all main roadways within the development, if required by the Planning and Zoning Commission.
6. ACCESS: Each park shall have at least two (2) accesses to public streets, unless more than one access is prohibited by a responsible public agency or immovable obstacle.
11. Within forty-five (45) days of occupancy, each manufactured /modular/ mobile home shall be skirted, or if shields are used, they are to be anchored, fireproof, and well-painted. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such

facilities must be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.

12. The manufactured /modular/ mobile home park shall:
 1. Be in keeping with the general character of the zoning district in which it is to be located.
 2. Be located on a parcel of land not less than ten (10) acres, or on two or more parcels separated by a street or alley only and totaling ten (10) acres, unless modified by an approved planned unit development plan.
 3. Have at least twenty-five (25) spaces completed, ready for occupancy, or an approved financing plan for construction and phase completion, together with approved security to assure compliance, before first occupancy is permitted.
 4. A laundry for convenience of park occupants, but not for the public, may be included in manufactured /modular/ mobile home parks.
13. No manufactured /modular/ mobile home space shall be rented for a period of less than thirty (30) days, and occupancy shall be by written lease. Leases shall be made available for inspection by the officials of Price City upon demand, to review compliance with these occupancy requirements.
14. Access shall be provided to each manufactured /modular/ mobile home

¹² Pursuant to 2021 HB 409, residential roadways with less than 1,000 vehicle trips per day shall have a maximum pavement width of thirty-two (32) feet.

stand for maneuvering mobile homes into position. The access way shall be kept free from trees and other immovable obstructions. Paving under mobile homes will not be required if adequate support is provided as required by Utah State regulations. Uses of planks, steel mats, or other means to support the mobile home during placement shall be allowed, so long as the same are removed upon completion of placement.

9. **ADDITIONAL REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS.**

In addition to the requirements for recreational vehicle parks outlined above in this section, recreational vehicle parks shall meet the following requirements:

1. Recreational vehicle parks shall generally be located:
 1. Adjacent to or in close proximity to a collector, major traffic artery or highway.
 2. Near adequate shopping facilities.
 3. Within or adjacent to an existing or planned a mobile home park.
2. Not less than 10% of the gross land area shall be set aside for the joint use or enjoyment of occupants. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of the 10% common area required for parks and playgrounds for occupants; provided, however, that in initial stages of development or in special smaller developments the minimum area shall not be less than 1/2 acre or 10%, whichever is greater.
3. Yard lighting with a minimum of 0.2-foot candles of light shall be required

for protective yard lighting the full length of all driveways and walkways.

4. All areas not covered by recreational vehicles, hard surfacing, or buildings shall be landscaped and permanently maintained pursuant to a plan approved by the Planning and Zoning Commission.
5. All off-street parking spaces and driveways shall be hard surfaced before the adjacent recreational vehicle spaces may be occupied.
6. The roadways shall be designed to accommodate anticipated traffic, including the following standards, unless modified by an approved planned unit development plan:
 1. **ONE-WAY TRAFFIC:** A minimum of fifteen feet (15') in width plus extra width as necessary for maneuvering recreational vehicles.
 2. **TWO-WAY TRAFFIC:** A minimum of thirty feet (30') in width.
 3. **ENTRANCE ROADWAYS:** Minimum of thirty-six feet (36') in width.
 4. **ROADWAYS:** Roadways shall be hard surfaced bordered by twenty-four inch (24") rolled gutters or an approved equivalent.
 5. **SIDEWALKS:** Thirty-six inch (36") minimum width sidewalks shall be installed on both sides of all main roadways, within the development, unless otherwise directed by the Planning and Zoning Commission.
 6. **ACCESS:** Each recreational vehicle park shall have at least two (2) accesses to public streets, unless more than one is prohibited

- by a responsible public agency or immovable obstacle.
7. No individual space in a recreational vehicle park shall be used by one individual recreational vehicle for more than ninety (90) days consecutively, nor shall such space be leased to any one individual for a period longer than ninety (90) days in any one (1) calendar year.
 8. Recreational vehicles may be stored where permitted, but not used for permanent living quarters.
 9. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in an appropriate zoning district when such use is a permitted use or a conditional use.
 10. Recreational vehicles may be parked in an approved and licensed mobile home park provided that:
 1. The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes;
 2. The recreational vehicle use area shall have direct access to a collector or arterial street; and
 3. Separate ingress and egress shall be provided for recreational vehicles when required by the Planning and Zoning Commission.
 11. Recreational vehicle parks may be approved by the City Council in locations permitting such use in this Code. Before such approval is given, a report to the City Council by the Planning and Zoning Commission shall be submitted with findings that the proposed development will:

1. Be placed on a parcel of land of not less than five (5) acres, or within a mobile home park, unless modified by a planned unit development plan.
2. Before first occupancy, have at least twenty-five (25) spaces completed (10 if in a mobile home park), or an approved schedule of financing, construction and phase completion, and approved security, to assure compliance.

7.6. LANDFILLS, GRADING EXCAVATIONS, BACKFILLING AND COMPACTION - SPECIAL REQUIREMENTS

1. **PURPOSE AND INTENT.** This section is adopted to promote public safety and the general public welfare; to protect property against loss from erosion, earth movement, rock fall, landslide, subsidence, collapse, cave-in, dust and flooding; to maintain a superior community environment; to provide for the continued orderly growth of Price City; and to insure the maximum preservation of the natural scenic character of major portions of Price City by establishing minimum standards and requirements relating to land grading, excavations, and fills, and procedures by which these standards and requirements may be enforced. It is intended that this section be administered with the foregoing purposes in mind and specifically in an attempt to:
 1. Ensure that the development of each site occurs in a manner harmonious with adjacent lands so as to minimize problems of drainage, erosion, earth movement and similar hazards.

- | | |
|--|--|
| <ol style="list-style-type: none"> 2. Ensure the public lands and places, water courses, streets, and all other lands in Price City are protected from erosion, earth movement and drainage hazards. 3. Ensure that the planning, design, and construction of all development will be done in a manner which provides maximum safety and human enjoyment and except where specifically intended otherwise, makes such construction as unobtrusive in the natural terrain as possible. Complete a geotechnical report evaluating existing conditions, develop recommendations for earthwork activity and identify precautions. 4. Ensure, where practicable, the maximum retention of natural vegetation to aid in protection against erosion, earth movement and other hazards and to aid in preservation of the natural scenic qualities of Price City. <p>2. PERMIT REQUIRED - EXCEPTIONS.</p> <ol style="list-style-type: none"> 1. No person shall commence or perform any grading or excavation, including those in gravel pits and rock quarries, in excess of the limits specified below without first obtaining a Conditional Use Permit for such grading or excavation. 2. In this section, all references to Conditional Use Permit shall mean a Conditional Use Permit for grading, backfilling, or excavation. (See also Chapter 18 of the International Building Code, Soils & Foundations). 3. A Conditional Use Permit shall be required in all cases where development comes under any one or more of the following provisions | <p>unless such work is otherwise exempted elsewhere in this Chapter:</p> <ol style="list-style-type: none"> 1. Excavation, fill or any combination thereof exceeding five-thousand (5,000) cubic yards. Excavation or fill within a known mapped 100-year (100-year) floodplain. 2. Fill exceeding ten feet (10') in vertical depth at its deepest point measured from the adjacent undisturbed ground surface. 3. An excavation exceeding five feet (5') in vertical depth at its deepest point. 4. An excavation, fill or combination thereof exceeding an area of five acres. 5. Vegetation removal from an area in excess of five (5) acres. <p>4. A Conditional Use Permit shall not be required in the following cases:</p> <ol style="list-style-type: none"> 1. Excavations below finished grade for which a building permit is required and has been issued by Price City, including, but not limited to, the following: <ol style="list-style-type: none"> 1. septic tanks and drain-fields, 2. tanks, 3. vaults, 4. tunnels, 5. equipment basements, 6. swimming pools, 7. cellars, or 8. footings for buildings or structures. 2. Excavation or removal of vegetation within property owned by public utility companies or |
|--|--|

- within public utility easements by public utility companies.
3. Removal of vegetation as a part of the work authorized by an approved building permit.
 4. Tilling of soil or cutting of vegetation for agricultural or fire protection purposes.
 5. Commercial quarries operating with valid Conditional Use Permits and/or in appropriate industrial zones as provided for in this Code.
 6. Engineered interior fills or surcharge on the property with respect to industrial development.
 7. Items not covered by this Chapter which are exempted from required permits by this Code and the building code of Price City.
 8. Grading and/or excavation done pursuant to an approved final development or subdivision plan.

3. **RESPONSIBILITY.** Failure of the City Officials to observe or recognize, excavation or fill work, hazardous or unsightly conditions, or to recommend denial of the Conditional Use Permit, or of the Planning and Zoning Commission to deny said permit, shall not relieve the permittee from making application for a permit and from responsibility for appropriately doing the work or damages resulting there from.

4. **RETENTION OF PLANS.**

Plans, specifications, and reports, for all excavation or fill work and Conditional Use Permit applications, shall be retained by the property owner.

5. **INSPECTIONS.**

1. The Zoning Administrator, Building Official, Building Inspector or City Engineer shall make the inspections hereinafter required and shall either approve that portion of the work completed or shall notify the permittee wherein the same fails to comply with this section. Where it is found by inspection that conditions are not substantially as stated or shown in the Conditional Use Permit application, the inspector may stop further work until and unless approval is obtained for a revised grading plan conforming to the existing conditions.
 2. Plans for grading work, approved by the Planning and Zoning Commission, shall be maintained at the site during the progress of the grading.
 3. In order to obtain inspections, the permittee shall notify Price City at least 48 hours before said inspection is to be made.
6. **STANDARDS AND SPECIFIC REQUIREMENTS.**

1. **APPLICABILITY.**

All grading and excavation shall comply with the requirements set forth in this Chapter in addition to other requirements of this Code.

2. **HOURS OF OPERATION.** All grading and excavation in or contiguous to residential neighborhoods shall be carried on between the hours of 7:00 a.m. to 7:00 p.m., 7 days a week. The Zoning Administrator, City Engineer or Building inspector may waive this requirement if it is shown that restricting the hours of operation would unduly interfere with the development of the property and it is shown that other properties or

- neighborhood values would not be adversely affected.
3. **DUST AND DIRT CONTROL.** All graded or disturbed surfaces of excavations, and all equipment materials and roadways on the site shall be dampened or suitably treated, managed, or contained to prevent clouds of dust and the deposit of dust on neighboring properties or streets; all materials transported to or from the site shall be so contained during transportation as to prevent spillage on street or other property outside of the site. Tracking of mud and debris by the wheels or tracks of vehicles and equipment will be prevented by setting up an area (drain rock pad) on site for the vehicles and equipment to drive over to loosen mud and debris. Failure to control dust and dirt may result in suspension or revocation of Conditional Use Permit(s) and/or building permit(s).
 4. **SLOPES.** The Zoning Administrator, City Engineer or Building Inspector may require the percent of slope of a cut or fill to be reduced if it is found that the cut or fill is subject to unusual or excessive erosion, caving or sliding, or if other conditions make such requirements necessary for stability. Steeper slopes may be permitted where the material being cut is unusually stable.
 5. **FILL MATERIAL.** All fill, except in publicly approved refuse disposal or other landfill operations, shall be earth, rock, or other inert materials free from organic material, metal, asphalt, petroleum products, toxins or other hazardous materials, except that topsoil spread on cut and fill surfaces may incorporate humus for desirable moisture retention and plant growth.
 6. **DRAINAGE.** Drainage analysis, reports, and plans, when required, must comply with the Price City Drainage Criteria. Adequate provisions shall be made to prevent any surface waters from damaging any excavation or any portion of a fill and adversely impacting adjacent properties. Discharges shall comply, when required, with the requirements of the Utah Department of Environmental Quality. Drainage structures shall be constructed or installed as necessary to prevent erosion damage or to prevent saturation of the fill or natural material, at the foot of or behind cut slopes and walls.
 7. **FINISHED CUTS AND SLOPES.** The exposed or finished cuts or slopes of any fill or excavation shall be smoothly graded. Exposed slopes of any cut or fill shall be protected by erosion control and approved planting, crib walls, retaining walls, fabrics or walls and planting, terracing, or a combination thereof.
 8. **BACKFILL.** Any pipe trench or other trenching or excavation made in any slope of any excavation or filled site shall be backfilled in lifts and compacted to the level of the surrounding grade.
 9. **COMPACTION OF FILLS.** Unless otherwise directed by the Zoning Administrator, City Engineer or Building Inspector, all fills governed by this Code intended to support buildings, structures, or where otherwise required to be compacted for stability, shall be compacted, inspected and tested in accordance with the following provisions unless otherwise dictated by a geotechnical/soils report:

1. The natural ground surface shall be prepared by removal of: vegetation and, if necessary, shall be graded to a series of terraces.
2. The fill shall be spread in a series of layers, each not exceeding twelve inches (12") in thickness, and shall be compacted by "sheepsfoot" roller compactor (after each layer is spread) or other acceptable method approved by the City Engineer.
3. The moisture content of the fill material shall be controlled at the time of spreading and compaction to obtain required maximum density.
4. The fill material after compaction shall have an average dry density of not less than 95% of maximum dry density and a minimum of 90% in all portions of the fill requiring compaction as determined by the AASHTO Soil Compaction Test Method T99-57 or T180-57, or other acceptable testing method.
5. A written report of the compaction, showing location, boundaries and depth of test holes, materials used, moisture conditions, recommended soil-bearing pressures, and relative density obtained from all tests, prepared by a civil engineer or soils engineer licensed by the State of Utah shall be submitted to the Zoning Administrator, Building Inspector or City's Engineer.
6. The Zoning Administrator, City Engineer or Building Inspector may require additional tests or information if, in their opinion, the conditions or materials are

such that additional information is necessary, and may modify or delete any of the above-listed requirements that in their opinion are unnecessary to further the purpose of this Code.

10. EROSION CONTROL AND LANDSCAPING. All cut and fill surfaces created by grading except for firebreak purposes shall be planted with a ground cover that is compatible with the natural ground covers in Price City. Topsoil is to be stockpiled during rough grading and used on cut and fill slopes. When slopes too steep to support continuous ground cover have been permitted and in lieu thereof niches and ledges provided for planting, such slopes need not be planted with a continuous ground cover, but may instead be screened with vines and plantings. Cuts and fills along public roads may be required to be landscaped so as to blend into the natural surroundings.

11. FILLING FOR AGRICULTURAL AND FIRE PROTECTION PURPOSES. Filling of the ground for agricultural or fire protection purposes shall be accomplished with such practices as will prevent erosion and damage to natural drainage channels.

12. FINAL INSPECTION. If upon final inspection of any grading it is found that the work authorized by the Conditional Use Permit has been satisfactorily completed in accordance with the requirements of this Code and any other requirements imposed, the Zoning Administrator, City Engineer or Building Inspector shall so record in the record.

The Zoning Administrator, City Engineer or Building Inspector shall

have the authority to revoke any Conditional Use Permit whenever it is found that the work covered by the certificate has been materially extended or altered without prior approval, or that any planting, retaining walls, cribbing, drainage structures, or other protective devices as shown on the approved plans and specifications submitted with the application for a permit have not been maintained in good order and repair. Said revocation shall remain until the problems and non conformance are corrected.

13. PROHIBITED ACTIVITIES.

1. The provisions of this Chapter shall not be construed as permitting the removal of topsoil solely for resale, or of permitting quarrying of any site within the limits of Price City unless in a zoning district allowing such activities.
2. This Chapter shall also not be construed as authorizing any person to maintain a private or public nuisance upon his or her property, and compliance with the provisions of this Chapter shall not be a defense in any action to abate such nuisance.
3. Filling the 100-year floodway.

7.7. SUBDIVISIONS (LAND DEVELOPMENT) - SPECIAL REQUIREMENTS

1. INTENT AND PURPOSE. The purpose of this section and the intent of Price City in its adoption is to promote the health, safety, convenience, and general welfare of the present and future inhabitants of Price City.
 1. This section will accomplish this purpose by:

1. Providing policies, standards, requirements, and procedures to regulate and control the design and improvement of all developments.
2. Assisting in the implementation of the objectives, policies, and programs of the General Plan by ensuring that all proposed developments, together with provisions for their design and improvement, are consistent with the General Plan, Transportation Master Plan, and all applicable specific plans.
2. Preserving and protecting, to the maximum extent possible, unique and valuable natural resources and amenities, including topographic and geologic features, beaches and natural water courses, fish and wildlife habitats, historical and cultural places, and scenic vistas and attractions; and improving the public's access to and enjoyment of such resources and amenities through the dedication or continuance of appropriate public easements thereto.
3. Preserving and protecting the special environmental quality and aesthetic character of all hillside, flood plains and mountainous areas; preventing detrimental impacts to the soil mantle, vegetative cover, and other environmental factors; reducing the hazards to life and property from fire, flood, erosion, sedimentation and soil slippage; and relating the amount of grading within a development to the slope of the natural terrain.
4. Encouraging the clustering of housing and building developments where subdivisions or other developments are permitted in hillside and mountainous areas, minimizing

- grading, preserving the natural terrain, and enlarging the open space.
5. Relating land use intensity and population density to existing developments, street capacity and traffic access, the slope of the natural terrain, the availability and capacity of public facilities and utilities, and open spaces.
 6. Providing lots of sufficient size and appropriate design for the purposes for which they are to be used.
 7. Providing streets of adequate capacity and design for the traffic that will utilize them, and ensuring maximum safety for pedestrians and users of vehicles.
 8. Ensuring adequate access to each building site.
 9. Providing sidewalks, pedestrian-ways, bike paths, and equestrian and hiking trails for the safety, convenience, and enjoyment of residents of new developments.
 10. Providing adequate systems of water supply, sanitary sewage disposal and collection, storm drainage, street lighting, fire protection and other utilities needed for public health, safety, and convenience. Advance copies of a proposed (for final) plat with streets and addresses shall be provided to the Price City Fire Department for review and recommendation as well as the local public safety answering point (911 dispatch).¹³ Identification of water conveyances (underground or above ground) and other utilities on the plat shall be required.¹⁴
 11. Providing adequate sites for public facilities needed to serve residents of new developments.
 12. Ensuring that costs of providing land for streets, alleys, pedestrian-ways, bike paths, easements, and other rights-of-way and for the improvements therein needed to serve new developments are borne by the property owner and/or developer(s). Maintenance of street, alley and pedestrian ways, paths, easements, and other rights of way fronting or abutting a parcel are the maintenance responsibility of the fronting or abutting property owner.
 13. Preventing land which is actually or potentially dangerous by reason of flood hazard, inundation, inadequate access, inadequate water supply or fire protection, insufficient sewerage facilities, or hazardous geological conditions, from being developed for any use or in any manner tending to create an increased detriment to the public health, safety, or welfare and burden on the City.
 14. Ensuring that, insofar as possible, land is developed in a manner that will promote the public health, safety, convenience, and general welfare and the physical, social and economic development of the area in conformance with the General Plan and Transportation Master Plan, and provide access for solar and other renewable energy sources to the maximum extent possible, and encourage energy and water conservation through design, layout, "siting" and other techniques.
 15. Preserving and protecting to the maximum extent possible, solar

¹³ 2019 HB 61 Compliance.

¹⁴ 2021 HB107 Compliance.

access to structures and encourage and promote/ require energy conservation and the use of renewable energy sources.

16. Providing space for parking bays. (off-street parking as needed)

17. Providing space for bike paths and jogging trails.

2. MAPS AND PLATS REQUIRED

1. Before development on a subdivision begins, the parcels must be accurately subdivided according to a map, plat, or other recording instrument approved by the Planning and Zoning Commission under Chapter 3 (Section 3.7) and recorded with the County Recorder's Office.
2. The development of a subdivision shall comply with the standards in this Chapter, the standards in Chapter 3 (Section 3.8), and all other applicable ordinances.

3. DESIGN STANDARDS.

1. All developments shall comply with the following standards unless a variance from one or more provisions of this section is approved by the City Council in accordance with the variance procedure of this Code.

2. GENERAL STANDARDS:

1. The design of a development shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees.
2. Land subject to hazardous conditions such as slides, mud flow, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-potable water supply shall be

identified and shall not be developed until the hazards have been eliminated or will be eliminated or mitigated by the proposed development and construction plans.

3. LOTS

1. No single lot shall be divided by a municipal or county boundary line.
2. A lot shall not be divided by a road, alley, or other lot.
3. No wedge-shaped lot shall be less than 30 feet in width at the front property line, or the lot frontage required in the zoning district, whichever is larger.
4. Side lot lines shall be at right angles or radial to street lines, except when justified by the developer and approved by the Planning and Zoning Commission.
5. All residential lots in developments shall front on a public street, or on a private street approved by the Planning and Zoning Commission of Price City. Required frontage shall not be considered to be provided if vehicular access across the street-line is prohibited. Double frontage lots are allowed on corners. Triple frontage is prohibited unless approved by the Planning and Zoning Commission (does not include frontage on an alley).
6. Corner lots shall be so designed as to provide for the same quality and size of building area as interior lots by such enlargement as necessary to accommodate the increased required front setbacks

- and yards. The Planning and Zoning Commission may, when no adverse impact to health, safety or welfare of residents is demonstrated, approve an exception on corner lot front yard setbacks to accommodate reasonable and planned development.
4. **ROADBED CONSTRUCTION STANDARDS FOR PAVED ROADWAYS FOR PUBLIC STREETS.** Minimum roadbed grading and paving for minor, collector, and arterial streets shall be established by the Public Works Director, unless recommended otherwise by a geotechnical report.
 5. **STREET GRADES.** All street grades shall be designed as follows:
 1. Arterial and collector streets shall be limited to a maximum grade of ten percent (10%). Sustained grades shall be limited to seven percent (7%).
 2. Minor streets shall be limited to a maximum grade of twelve percent (12%). Sustained grades shall be limited to nine percent (9%).
 3. Cul-de-sacs shall not have a negative grade without adequately planned water drainage. All cul-de-sacs shall terminate with a grade not to exceed three percent (3%) for the last one hundred feet (100') of traveled surface.
 4. Street intersections shall have a vertical alignment such that the grade shall not exceed three percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the intersection.
 5. Maximum grades shall be approved only when accompanied by changes to a lesser grade, and where length of that portion of that road at maximum grade is less than six hundred feet (600').
 6. All changes in vertical alignment shall be made by vertical curves with minimum length of fifty feet (50') for local (minor) streets and one hundred feet (100') for collector and arterial streets.
 7. Streets in mountainous terrain or on steep hillsides shall be designed at less than maximum allowable grade in order that they can be safely negotiated, and that snow can be removed during winter, and that development can be adequately accessed by emergency services.
6. **SIDEWALKS, CURBS AND GUTTERS.**
 1. Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public, unless approved otherwise by the Planning and Zoning Commission. Sidewalks, curbs and gutters may be required by the Planning and Zoning Commission or Zoning Administrator on existing streets bordering the development.
 2. Sidewalks, curbs, gutters, and driveway approaches, in the public right of way, shall be constructed of concrete. Decorative epoxy, acrylic or painted concrete or stamped concrete may only be permitted

- upon the approval of the Zoning Administrator and Public Works Director. Sidewalks in commercial zones may be decorative as approved by Conditional Use Permit.
3. Park strips shall be installed at a minimum width of five feet (5'), unless otherwise approved the Planning and Zoning Commission.
 4. Park or plant strips may be landscaped with grass, trees, flowers, bushes and/or rocks or paver bricks. Solid concrete or asphalt pavement is not allowed. Exceptions may be made when, in the opinion of a Technical Review Committee (TRC) comprised of the Zoning Administrator, City Engineer and Public Works Director, an alternate treatment of the park strip, to include hard surfacing, of the park strip, may serve to improve storm water management, pedestrian or vehicle traffic safety or other specifically identified public needs. Hard surfaced park-strips are the financial responsibility of the adjoining property owner when dig-ups or other maintenance activity may impact the hard surface.¹⁵ Vegetative hedges and trees with low-hanging branches are not allowed.
 5. Trees in the park or planting strips shall be of a variety that when full grown will not heave or otherwise negatively impact the sidewalk.
 6. Sidewalks may be placed against the top back of curb providing the sidewalk is six feet (6') wide unless restricted by pre-existing conditions.
 7. PEDESTRIAN CROSS-WALKS. Where blocks exceed six hundred feet (600') in length, pedestrian rights-of-way of not less than ten feet (10') in width may be required by the Planning and Zoning Commission through blocks where needed for adequate pedestrian circulation. Sidewalk improvements of no less than four feet (4') in width shall be placed within the rights-of-way, when required by the Planning and Zoning Commission.
 8. UTILITIES TO BE UNDERGROUND. Unless the Planning and Zoning Commission determines, upon application by the developer, and recommendation of the City's Engineer and/or Public Works Director, that it is not feasible to do so, all power lines, telephone lines, and other utility lines shall be placed underground by the developer. The pattern or cross-section of utility placement will be as approved.
 9. ALLEYS. The Planning and Zoning Commission may approve service or secondary access to the interior of blocks when deemed to be in the public interest, in which case such alleys must be indicated in the Preliminary Design Plans and on the Final Plat. Alleys must be labeled as either public or private. Alleys are not considered public streets.

¹⁵ January 2015 Update: flexibility on park strip treatments

Maintenance of all public or private alleys is the responsibility of the fronting, abutting or adjacent property owner.

10. SANITARY SEWAGE DISPOSAL GENERAL REQUIREMENTS.

1. Except as otherwise provided below, the developer shall provide, or have provided, a piped sanitary sewerage system to the property line of every lot in the development. The sewerage system shall meet the minimum standards and requirements of Price City, the Health Department, and the Price River Water Improvement District. A sewer system capacity study shall be completed by the developer as required to determine availability of downstream sewer pipeline condition, capacity and special sewerage treatment requirements.
2. Septic tanks and/or sealed vaults may be approved only when an existing sanitary sewer system is more than one-half mile (1/2 mile) from the boundary of the development and shall be disapproved in any case unless approved in writing by the Zoning Administrator, Building Official and the Health Department. In order to determine the adequacy of the soil and geology involved to properly absorb sewage effluent and to determine the minimum lot area required for such installations, an interpretive map based on the Natural Resources Conservation Service Soil Survey showing the suitability of the soil for septic tank fields or pits shall be submitted, along with the results of percolation tests. The

results of these data will be reviewed by the Health Department and the Building Official, in addition to any other information available to them, for recommendations to the Planning and Zoning Commission. The following requirements shall be met:

1. Land altered, or filled with non-earth materials within the last ten (10) years shall not be divided into building sites which are to be served by soil absorption waste disposal systems.
2. Each developed lot to be served by an on-site soil absorption sewerage disposal system shall contain an adequate site for such system. An adequate site requires a minimum depth of eight feet (8') from the surface of the ground impermeable bedrock, and a minimum depth of six feet (6') from the surface of the ground to the groundwater surface (based on annual high water level). Each site must also be at least fifteen hundred feet (1,500') from any shallow water supply well and three hundred feet (300') from any stream or water course, and at least fifty feet (50') from any dwelling or property line.
3. Soils having a percolation rate slower than or faster than standards allowed by the Building Official or the Health Department shall not be divided into building sites to be served by soil absorption sewage disposal systems.

4. Land rated as having severe limitations for septic tank absorption fields as defined by the local county soil survey, U.S. Department of Agriculture, Natural Resources Conservation Service shall not be divided into building sites to be serviced by soil absorption sewage disposal systems unless each such building site contains not less than twenty thousand square feet (20,000 sq. feet) of other soils rated suitable for building construction and installation of an on-site soils absorption sewage disposal system.
5. An applicant desiring to install soil absorption sewage disposal facilities on the soils having severe limitations, as determined in the preliminary plan review, shall have additional on-site investigations made, including percolation tests; obtain the certification of a soils scientist that specific areas lying within these soils are suitable for the proposed soil absorption sewage disposal system; and meet Building Official and Utah State Division of Health standards and regulations. In addition, the Building Official and Department of Health shall find that the proposed corrective measures have overcome or will overcome the severe soil limitations.
6. Other applicable standards adopted by the City Council and local and State Division of Health.
7. Septic systems and drain fields will not be allowed on topography, cliffs and terrain that is elevated above the surrounding area where additional development can occur.
11. **SANITARY SEWER MAINS, LATERALS, AND HOUSE CONNECTIONS - FUTURE.** Where local, county and regional master or general plans indicate that construction or extension of sanitary sewers may serve the development area within a reasonable time, the Planning and Zoning Commission may require the installation and capping of sanitary sewer mains and house connections by the developer, in addition to the installation of temporary individual on-lot sanitary disposal systems by the developer or lot purchaser. Whenever individual on-lot sanitary sewage disposal systems are proposed, the developer shall either install such facilities or require by deed restrictions or otherwise as a condition of the sale of each lot or parcel within such development that on-lot sanitary sewage disposal facilities be installed by the purchaser of said lot at the time the principal building is constructed, and no building permit shall be issued until such installation is assured. In all other cases, sanitary disposal facilities for sewage shall be provided for every lot or parcel by a complete community or public sanitary system. All sewer mains shall be a minimum of eight inches (8") in diameter. Larger size sewer mains will be installed as recommended by sewer study.
12. **TEST PROCEDURES.** Test of sanitary sewer mains, laterals, and

house connections shall be conducted in accordance with local and State health requirements. As-built drawings will be submitted along with installation and testing reports. The City's approval will be required before putting the system in service.

13. WATER IN SUFFICIENT QUANTITY TO BE OBLIGATION OF DEVELOPER.

1. The procurement of water, as required by the City Council, shall be by purchase of water rights, water shares, exchange, or service agreement, and shall be the responsibility of the developer. Such water right or share to be provided to Price City without charge by the developer.¹⁶ There shall be water available for use in the development in an amount sufficient to meet minimum flows of two hundred fifty (250) gallons per person per day plus outside irrigation and minimum static pressures of fifty pounds (50 pounds) per square inch (psi) with a fire flow requirements of one thousand (1,000) gallons per minute. The minimum pressure and flow may be increased based on project impact. There shall be adequate water resources, treatment, storage, transmission, and distribution to service the project.
2. In no event shall the quantity of water provided by the developer be less than that required to meet minimum fire flow standards.

14. CULINARY WATER SYSTEM. The culinary water delivery system shall extend to the property line of every

lot and shall be capable of delivering the flows and pressures as required. All water mains shall be a minimum of eight inches (8") in diameter, unless required to be larger based on a water system study. Plan and profiles design drawing will be submitted. As-built drawings will be submitted along with installation and testing reports. The City's approval will be required before putting the system in service.

15. IRRIGATION SYSTEMS (INCLUDING DRAINAGE FACILITIES).

1. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred feet (100') of a proposed development, complete plans for relocation, piping, covering or other safety precautions shall be submitted with an application for preliminary approval of a plat. An easement for the irrigation route shall be required.
2. In all developments, irrigation systems shall be underground with clean-outs of a type and in such amounts as may be deemed acceptable by the City Engineer and/or Public Works Director.
3. All pressure irrigation systems in or within one hundred feet (100') of a proposed development shall be identified and otherwise color coded (purple) as to pipe and valve color to meet local and State standards and regulations and to prevent cross-connections and contamination.

¹⁶ Clarified 'turn-over' of water to Price City 2024.

16. PERMIT REQUIRED. A

Conditional Use Permit shall be required prior to the construction of any development.

4. STORM DRAINAGE AND FLOOD PLAINS

1. Complete drainage systems for the entire development area shall be designed by an engineer licensed in the State of Utah and qualified to perform such work, and shall be shown on a drawing and shall be in compliance with the Price City Drainage Design Criteria. All existing drainage features which are to be incorporated in the design shall be so identified. If the Final Plat is to be presented in sections, a general drainage plan for the entire area shall be presented with the first section, and appropriate development stages for the drainage system for each section indicated.
2. The drainage and flood plain systems shall be designed to:
 1. Permit the unimpeded flow of natural water courses.
 2. Ensure adequate drainage of all low points.
 3. Ensure compliance with development in designated flood plains in accordance with the National Flood Insurance Program, Rate Maps, City Flood Plain Ordinance and in other areas of suspected flooding.
 1. Construction of buildings shall not be permitted in a known or formally designated floodway.
 2. Building construction may occur in that portion of the designated flood plain (flood fringe) where the return

frequency is one hundred (100) years, provided all usable floor space is constructed above the designated maximum probable base flood elevation.

3. Where flow velocities in a flood plain are generally determined to be under five feet (5') per second and maximum flood depth will not exceed three feet (3'), such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted. Warning signs shall be posted and maintained.
4. Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, non-cased deep wells, sanitary landfills, septic tank and on-lot sewage disposal systems, water treatment plants, and also sewage disposal systems not completely protected from inundation.
5. Any contemplated flood plain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping, and filling operations in a designated flood plain constitute an encroachment and must be approved by the Planning and Zoning Commission before accomplishment.

4. The drainage basin as a whole shall accommodate not only runoff from the development area but also, where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and “upstream” from the development itself, as well as its effects on lands downstream.
5. All proposed surface drainage structures shall be indicated on the plans.
6. All appropriate designs, details, and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans, to include on-site detention.

Analysis and Design Criteria.

The rational method is to be employed for watersheds less than or equal to ten (10) acres. Peak rate and volume calculations are to be based on the one hundred year¹⁷ (100-year) one (1) hour storm for the storm drainage network. Use an intensity of 1.10 inches per hour for one (1) hour or other local reliable precipitation data.

The Natural Resource Conservation Service (NRCS) method is to be used on watersheds larger than ten (10) acres. Peak rate and volume calculations are to be based on the one hundred (100) year twenty four (24) hour storm event with a type 2 distribution for the storm drainage network.

Post development conditions shall not exceed predevelopment conditions.

Check for the five (5), ten (10), twenty five (25), fifty (50) and one hundred (100) year storms and related flood routing. Delineate the watersheds for each catch basin and inlet. Design the storm sewer pipe network for the fifty (50) year one (1) hour storm. Evaluate the effects of the one hundred (100) year storm. Runoff and flooding shall be contained within the streets and storm sewer pipeline network.

Storm water detention basins, inlets and outlets shall be designed for the one hundred year (100-year) storm event at a one hour (1-hour) duration, minimum.

Each lot will be developed and built upon such that there is a positive grade away from all structures. Property owners shall be responsible for controlling drainage runoff that is generated onsite and impacts from offsite runoff. Onsite detention shall be developed as necessary. Discharge of runoff from onsite shall be directed towards approved street and natural drainage ways.

Structures on lots shall not be built with basement garage driveways or basement stair accesses that directly connect to the street.

Evaluation of potential pollution, contamination, and construction site discharge through storm water runoff from the facilities or features of the development. The results of the evaluation may require source control, pre-treatment, and pollution prevention practices to be

¹⁷ Changed from 50 to 100 year storm event 2024 to be consistent with other standards and ongoing implementation.

implemented to control polluted storm water runoff. Prepare and submit a 'Storm Water Pollution Protection Plan' according to local and/or State regulations.

7. On-site drainage shall not negatively impact adjacent properties or development. Alteration to existing water routes or channels shall not impact adjacent properties or development. Work within mapped flood plain areas will require a stream channel alteration permit through the State of Utah.
8. All necessary permits shall be obtained from applicable local, state, and federal agencies (i.e., State Engineer, US Army Corps of Engineers, State Division of Health etc.)
9. All owners of real property within the boundaries of Price City shall keep all storm water collection, conveyance and mitigation structures, corridors, gutters, canals, ditches, etc. free from vegetation and debris to not encumber storm water flows. Failure to maintain such storm water collection, conveyance and mitigation structures, corridors, gutters, canals, ditches, etc. free from vegetation and debris shall be a violation of this code.¹⁸

¹⁸ January 2018 Update to Code.

Chapter 8**RESIDENTIAL FACILITIES
(GROUP HOMES) STANDARDS**

- 8.1 Purpose and Background**
- 8.2 Definitions**
- 8.3 Residential Housing Development, Design, Construction and Other Standards.**
- 8.4 Large Residential Facilities for Elderly Persons**
- 8.5 Large Residential Facilities for Persons with a Disability**
- 8.6 Large Residential Facilities for Youth Rehabilitation**
- 8.7 Small Residential Facility for disabled, elderly or youth.**

8.1 PURPOSE AND BACKGROUND

1. The purpose of this chapter is to comply with Section 10-9a-520, Utah Code Annotated, 1953 as amended (U.C.A.). It is further the purpose of this chapter to permit the establishment of group homes (residential facilities) for “persons with disabilities”, as defined herein, subject to licensing procedures and, where appropriate, conditional use standards.
2. It is the City’s intent to comply with the Utah Fair Housing Act and the Federal Fair Housing Amendments Act of 1988.
3. This chapter shall govern any facility or residence that meets the definition of a residential facility (group home) for persons with disabilities, the elderly, or youth, as set forth herein.
4. A residential facility (group home), large or small, shall be a permitted use in the zoning district(s) where residential occupancy is allowed, subject to the licensing and administrative requirements set forth herein. (See

Section 8.3 of this Chapter and Chapter 10 and Chapter 11 of this Code).

8.2 DEFINITIONS. For purposes of this chapter the following definitions shall apply.

1. **Adult Daycare Facility.** Any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardian for periods of less than twenty-four (24) hours per day.
2. **Assisted Living Facility.** A residential facility, licensed by the State of Utah, with a home like setting that provides an array of coordinated support personnel and health care services, available 24 hours per day, to residents who have been determined by the Utah Department of Health or the Utah Department of Human Services to need any of these services. Each resident shall have a service plan based on the assessment, which may include: (1) specified services of intermediate nursing care; (2) administration of medication; (3) support services promoting residence independence and self sufficiency. Such a facility does not include adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.
3. **Boarder.** A person living in a rented room in a boarding house. The boarding house operator or member of his or her immediate family who reside on the premises with the operator, shall not be considered a boarder.
4. **Boarding House.** A building or portion thereof where, for compensation, rooms are rented together with meals for not more than six (6) boarders who generally do not directly utilize kitchen facilities. The operator of a boarding house must

reside on the premises of the boarding house. The work shall include compensation in money, services, or other things of value. A boarding house does not include a residential facility for disabled persons or a residential facility for the elderly. A boarding house does not include a nonresidential facility, such as a rehabilitation/treatment facility, where the primary purpose of the facility is to deliver rehabilitation, treatment, counseling, medical, protective or other similar services to the occupants.

5. Building, Public. A building owned and operated, or owned and intended to be operated by the City, a public agency of the United States, the State of Utah, or any of its political subdivisions. The use of a public building is non transferrable and terminates if the structure is devoted to a use other than as a public building.

6. Disability. Physical or mental impairments that substantially limit one or more of a person's major life activities, including a person having a record of such a problem or being regarded as having such an impairment. The following are incorporated into the definition of disability, to wit:

- (a) disability does not include current illegal use of, or addiction to any federally controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802, or as defined under the Utah Controlled Substances Act, Section 58-37-1, et seq., U.C.A.;
- (b) a physical or mental impairment includes the following:
 - (i) Any psychological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems:

neurological; musculoskeletal; special sense organs; cardiovascular; reproductive; digestive; genitourinary; hemic and lymphatic; skin; and endocrine; or

- (ii) any mental or physiological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities; or
- (iii) such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, human immunodeficiency virus (HIV), mental retardation, emotional illness, drug addiction, (other than current , illegal use of controlled substances) and alcoholism.

7. Domestic Staff. Persons employed or residing on the premises of a dwelling or other residential facility to perform domestic services or to assist residents in performing major life activities.

8. Elderly Person. A person who is 60 years or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

9. Family. One or more persons related by blood, marriage, adoption, or guardianship, and shall also include three (3) additional unrelated individuals living with the family, such as Domestic Staff, living together as a single non-profit housekeeping unit. Family does not exclude the care of foster children.

10. Hospital. An institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an in-patient and out patient basis by or under the supervision of one or more physicians. A medical clinic or professional office which offers any in-patient or overnight care, or operates on a 24-hour basis shall be considered to be a hospital. A hospital may include necessary support service facilities such as laboratories, out-patient units and training and central services, together with staff offices necessary to operate the hospital.
11. Large Residential Facility. Also called a Large Group Home, authorized as a permitted use. Large Group Homes, as either a principal or accessory use, shall not exceed six (6) persons as residents for all types of facilities. No large group home shall be located within 1,260 linear feet of any other type or size of group home. A reasonable accommodation may be requested for potential locations within closer proximity than 1,260 feet. A large group home shall not include persons who are diagnosed with a substance abuse problem or who are staying at the home as a result of criminal offenses.
12. Major Life Activities. Functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and/or working.
13. Non-Residential Treatment Facility. A facility wherein no persons will be housed on an overnight basis, and provides services including rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenders, sexual abuse, or mental health. Associated educational services may also be provided to juvenile occupants.
14. Nursing Home. An intermediate care/nursing facility or a skilled nursing facility licensed by the State of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment require assistance and/or supervision on a 24-hour per day basis. Such a facility does not include an adult day care provider in conjunction with residential facilities for elderly persons or a residential facility for persons with a disability.
15. Protective Housing Facility. A facility either (1) operated, licensed, or under contract with a governmental entity, or (2) operated by a charitable, non-profit organization, where, temporary, protective housing is provided at no financial charge to: (i) abused or neglected children waiting placement in foster care; (ii) pregnant or parenting teens; (iii) victims of sexual abuse; or (iv) victims of domestic abuse.
16. Reasonable Accommodation. A change in any rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. The following words, as they relate to Reasonable Accommodation, have the following meanings:
- (a) Reasonable. A requested accommodation that will not undermine the legitimate purpose

- of existing zoning regulations notwithstanding the benefit that the accommodation will provide to a person with a disability.
- (b) Necessary. The applicant must show, that, but for the accommodation, one or more persons with a disability will likely be denied an equal opportunity to enjoy the housing of their choice.
- (c) Equal Opportunity. Achieving equal results as between a person with a disability and a non-disabled person.
17. Record of Impairment. Having a history of, or having been classified as having a mental or physical impairment that substantially limits one or more major life activities.
18. Regarded as Having Impairment. A person is regarded as having an impairment when:
- (a) the person has a physical or mental problem/condition that does not substantially limit one or more of his/her major life activities but is treated/deemed by another person as having such limitation;
- (b) the person has a physical or mental problem/condition that substantially limits one or more major life activities only as the result of the attitudes of others toward such an impairment; or
- (c) the person has none of the impairments/conditions or problems defined in this section, but is treated by another person as having such an impairment.
19. Rehabilitation/Treatment Facility. A facility licensed by or contracted with the State of Utah to provide temporary occupancy and supervision of individuals (adults and/or juveniles) in order to provide rehabilitation, treatment or counseling services. Without limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenders, sexual abuse, or mental health. Associated educational services may also be provided to juvenile occupants.
20. Related. Related by blood, marriage or adoption within the definition of "family" means a father, mother, husband, wife, son, daughter, sister, brother, uncle, aunt, nephew, niece, first cousin, mother-in-law, father-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, or grandchild, to include the half as well as the whole blood.
21. Residential Facility for Elderly Persons. A dwelling unit that is occupied on a 24-hour per day basis by 6 or fewer elderly persons in a family type arrangement. A residential facility for elderly persons shall not include any of the following:
- (a) a facility which is operated as a business; provided that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of preparation and maintenance of the facility.
- (b) a facility where persons being treated for alcoholism or drug abuse are placed; a facility where

- placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution; or a facility which is a health care facility as defined by the Health Care Facility Licensing and Inspection Act, Section 26-21-1, et seq., U.C.A.; or a facility which is a residential facility for persons with a disability.
22. Residential Facility for Persons with a Disability. A residence in which more than one and fewer than 6 people with a disability reside and which is:
- (a) licensed or certified by the Department of Human Services pursuant to Section 62A-2-101, et seq., U.C.A., which governs the Licensure of Programs and Facilities; or
 - (b) licensed or certified by the Department of Human Health under the above mentioned Health Care Facilities Licensing and Inspection Act.
23. Residential Facility for Youth. A dwelling unit that is occupied on a 24-hour per day basis by 6 or fewer persons designated as youths in a family type arrangement. A residential facility for youths shall not include any of the following:
- (a) a facility which is operated as a business; provided that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of preparation and maintenance of the facility.
 - (b) a facility where persons being treated for alcoholism or drug abuse are placed; a facility where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution; or a facility which is a health care facility as defined in Section 26-21-2, U.C.A.; or a facility which is a residential facility for persons with a disability.
24. Residential Facility. Any building or portion thereof where an individual is actually living at a given point in time and intends to remain, and not a place of temporary sojourn or transient visit.
25. Retirement Home. A residential facility designated, occupied, and intended for use by residents fifty (50) years of age or older where common facilities for cooking and dining are available to all residents and independent facilities are provided for living, sleeping and sanitation.
26. Sheltered Workshop. An onsite supervised educational or vocational training facility for persons with a disability and does not provide any residential facilities.
27. Shelter for Homeless. Charitable lodging or sleeping rooms provided on a temporary basis (usually on a daily basis) to those members of society lacking other safe, sanitary or affordable shelter. A shelter for the homeless may also include kitchen and cafeteria facilities.
28. Small Residential Facility. Also called a Small Group Home.

Authorized as a permitted use. Small Group Homes, as either a principal or accessory use, shall not exceed three (3) persons as residents for all types of facilities. No small group home shall be located within 1,260 feet of any other type or size of group home. A reasonable accommodation may be requested for potential locations within closer proximity than 1,260 feet. A small group home shall not be used to accommodate persons who are diagnosed with a substance abuse addiction/problem or who have been sentenced to home confinement as a result of criminal offenses.

29. Trade or Vocational School. A post high school educational or vocational training facility.

30. Transitional Housing Facility. A facility owned, operated or under contract with a governmental entity, or a charitable, not for profit organization, where temporary housing is provided at no financial charge to homeless persons, while they seek/obtain work, job skills, or otherwise take steps to stabilize their circumstances on a temporary basis, usually 3 to 24 months, but not less than 30 days. A transitional housing facility shall not include a shelter for the homeless; and a dwelling unit provided to a family for their exclusive use as part of a transitional housing program, for more than thirty days, shall not be considered to be a transitional housing facility.

8.3 RESIDENTIAL HOUSING DEVELOPMENT, DESIGN, CONSTRUCTION AND OTHER STANDARDS

1. RESIDENTIAL FACILITIES CONSTRUCTED ON-SITE OR MANUFACTURED OFF-SITE (ALL FACILITY TYPES). Residential facilities construction shall comply with all applicable building, health and safety regulations in effect in Price City, the Americans with Disabilities Act, all applicable fire regulations, all applicable State standards and licensing requirements and be constructed on a legal lot in a zone which permits the residential facility and following issuance of an appropriate Building Permit by Price City. A Certificate of Occupancy issued by Price City is required and will be issued upon finding that the residential facility has complied with all of the applicable regulations. The facility shall also comply with all zoning provisions applicable to single family detached dwellings for the zone in which it is to be located, except as may be otherwise allowed by the provisions within this chapter.

(a) NEW ON-SITE RESIDENTIAL FACILITY CONSTRUCTION (ALL TYPES). New construction of residential facilities on site shall meet the requirements of the International Building Code (IBC), and be inspected by the Price City Building Department.

(b) The exterior of all new residential facilities shall be completed within one year of the City's issuance of the Building Permit and prior to use or occupancy.

(c) NEW OFF-SITE CONSTRUCTED RESIDENTIAL FACILITIES (ALL TYPES). New residential facilities constructed or manufactured off-site in a "factory" must be certified to be in compliance with the International Building Code or the National

Manufactured Housing Construction and Safety Standards Act of 1974 and bear the approved U. S. Department of Housing and Urban Development approved (HUD) insignia. The HUD insignia may not be removed from its original location on the structure nor any modification made to the structure without prior approval of Price City. Installation of an off-site manufactured residential facility that is designed to meet IBC requirements shall be permanent and comply with IBC requirements for component assemblies.

- (i) Installation of the off-site manufactured residential facility constructed to meet HUD requirements and which bears the HUD insignia shall comply with the authorized "installation manual" which accompanies the unit from the factory. The installation shall be designed to meet seismic, wind load and flotation requirements. A copy of the calculations shall become part of the building permit application. The residential facility shall be permanently installed on an approved permanent foundation which is constructed according to the HUD installation manual or the IBC.

2. PREVIOUSLY USED AND OLDER OFF SITE CONSTRUCTED RESIDENTIAL FACILITIES (ALL TYPES). Anyone intending to move previously used off-site constructed residential facilities into Price City or to move the same within Price City shall:

- (a) Provide a certification from a qualified licensed professional architect approved by Price City that

the structure was constructed to meet HUD requirements and retains the insignia of approval, has not been modified, or, if it has been modified that such modification does not invalidate the original factory certification for its intended use.

- (b) Provide a certification from a qualified licensed professional architect approved by Price City that the facility was constructed to meet IBC requirements and has not been modified, or, if it has been modified that such modification does not invalidate the original approval of having been constructed to meet IBC requirements.
- (c) If a residential facility does not meet the above criteria and the local Building Official is convinced that the plans for its installation in Price City will bring it into full compliance with the IBC, said Building Official may approve the plans and allow the residential facility to be moved to its intended permanent legal and complying location in Price City, so long as the intended site has been approved by City.

3. EXTERIOR APPEARANCE

RESIDENTIAL FACILITY (ALL TYPES) Roof, exterior siding, dimensions, and skirting or foundation of a residential facility shall meet the following standards:

- (a) Roofs shall have a minimum pitch of 2.5 to 12 over at least 75% of the structure and have a surface of wood shakes, wood or composition asphalt mineral surface shingles, concrete, fiberglass or metal tiles, single-ply, slate, built-up gravel, or standing rib metal roofing. Roof overhangs must not be less than six inches, including rain gutters which may account for up

- to four inches of overhang measured from the vertical side of the dwelling.
- (b) Exterior siding materials shall consist of wood, masonry, concrete, stucco, “masonite”, metal or vinyl clad lap, or any material with similar appearance which meets the IBC requirements.
 - (c) The minimum width of any dwelling shall be at least 22 feet at the narrowest point of the main floor at ground level for at least 32 feet measured at right angles to the width face, exclusive of garage area.
 - (d) Skirting is required with materials which meet IBC standards and which are aesthetically consistent with concrete or masonry type foundation materials.
 - (e) All setbacks shall comply with the requirements of the residential zone in which the facility is located.
 - (f) All required parking areas shall be off street on hard surfaced driveways and in such other locations approved for parking by the Price City Planning Commission and City Council.
4. STORAGE SPACE REQUIRED FOR RESIDENTIAL FACILITIES (ALL TYPES). A residential facility must provide a minimum of 72 square feet of enclosed storage space with at least six feet of clear height located within the residential facility, in the basement, in the garage area (supplemental to) or in an accessory storage structure on site which conforms to all applicable zoning and building code regulations and requirements.
5. The following standards shall apply to all residential facilities:
- (a) Each residential facility shall be subject to all minimum Price City development standards for construction or renovation in place at the time of the construction or renovation applicable for a dwelling unit in the zoning district in which the facility is located.
 - (b) Minimum parking spaces required shall be the same as for a similar dwelling in the same zoning district. The Planning Commission may require additional off-street parking, in addition to the minimum parking requirement, to accommodate potential facility activity levels and residents and visitors at the residential facility.
 - (c) No residential facility for the elderly, disabled or youth shall be made available to any individual who has demonstrated, by prior behavior, actions and /or criminal convictions, or as a resident that he or she:
 - (i) May be determined to be or does constitute a direct threat to the health or safety of other individuals; or
 - (ii) Has or may engage in conduct resulting in substantial physical damage to the property of others.
 - (iii) The Price City Police Department shall provide health, safety and property damage assessments at the request of the Zoning Administrator or applicant regarding the status of an individual or group of individuals.
 - (d) Prior to occupancy of a residential facility, the person or entity licensed or certified by the Department of Human Services or the Department of Health, who is the applicant for a permit and license to Price City, shall:
 - (i) Provide a certified copy of such license to Price City;

- (ii) Certify, in a sworn affidavit submitted with the application for a business license and/or conditional use permit, compliance with the Americans with Disabilities Act.
- (iii) Certify, in a sworn affidavit submitted with the application for business license and/or any applicable Conditional Use Permit, that no person will be placed or remain in an approved residential facility (all types of facilities) whose prior or current behavior, actions and/or criminal incidents or convictions, has demonstrated that such person is or may be a direct threat to the health or safety of other individuals, or whose said behavior, actions and/or incidents or convictions has resulted in or may result in substantial physical damage to the property of others.
- (e) The use allowed under this Chapter for residential facilities is non-transferrable and shall terminate if:
 - (i) The facility becomes devoted to, or a land use occurs other than a residential facility of any type approved by Price City.
 - (ii) The license or certification issued by the Department of Human Services or Department of Health or any other applicable agency is revoked; or
 - (iii) The facility fails in any way to comply with the conditions set forth in this section or any reasonable conditions additionally set forth by the Planning Commission and Price City Council.
- (f) No Large Residential Facility of any type shall exceed or be approved to exceed six (6) residents, not including staff at the approved location.
- (g) No Small Residential Facility of any type shall exceed or be approved to exceed three (3) residents, not including staff at the approved location.
- (h) Residential facilities of any type shall not be approved or permitted in the C-1, M-1 and M-2 zoning districts.
- (i) Residential Facilities of any type may be approved as a permitted use, upon review of compliance requirements and notice of such approval issued by Price City, in R1-6, R1-8, R1-12, R2-7, R2-11 and RE zoning districts, subject to the terms of this Chapter.
 - (i) All residential facilities of all types and sizes must obtain a business license per each location from Price City.
- (j) None of the conditions or requirements of this Chapter shall be interpreted to limit or impede reasonable accommodations necessary to allow the establishment or occupancy of a residential facility for person(s) with a disability.
 - (i) Any person or entity who desires to request a reasonable accommodation shall file an application to the Price City Planning Commission. Said applications shall include, in writing, the following and shall be subject to the fee schedule approved by Price City for submittal of such application:
 1. The name, mailing address, e-mail address and phone number(s) of the applicant;
 2. The nature and extent of the disability;

3. An exact statement of the ordinance or policy from which the applicant requests consideration of a reasonable accommodation;
 4. The applicant's proposed reasonable accommodation(s);
 5. A statement detailing why a reasonable accommodation is necessary.
 6. The physical address of the property where the applicant intends to live.
- (ii) When considering whether or not to grant a reasonable accommodation, the Price City Planning Commission shall, at a minimum, consider the following factors, among others deemed appropriate and applicable to the individual situation under review:
1. The zoning district and ordinance applicable to the property in question.
 2. The parking, traffic, and noise impact on the neighborhood where the reasonable accommodation is requested.
 3. Whether or not the accommodation requested will pose an undue burden or expense to Price City.
 4. The extent to which the accommodation will or will not benefit the applicant.
 5. The extent to which the accommodation will or will not benefit the community.
 6. Whether or not the accommodation fundamentally alters the zoning ordinance and whether or not the accommodation would likely create a fundamental change in the character of a residential neighborhood.
 7. Whether or not the applicant has demonstrated that the accommodation will affirmatively enhance the applicant's life, or ameliorate the effects of the applicant's disability, or the lives or disabilities of the person on whose behalf the application is filed.
 8. Whether or not the accommodation is granted, is similar housing available within the R1-6, R1-8, R1-12, R2-7, R2-11 or RE zoning districts for the applicant or group of applicants.
 9. Given the scope of the accommodation requested, what is the impact on the immediate neighborhood.
 10. The requirements of all applicable Federal and State laws and regulations.
- (iii) Written findings and conclusions of the Price City Planning Commission shall be sent to the applicant within thirty (30) days after the decision by the Price City Planning Commission.
- (iv) If a request for a reasonable accommodation is denied, such decision may be appealed to the Price City Council.
- (k) No residential facility (group home) of any type or size for persons with disabilities shall be established, operated or maintained within Price City without a valid license issued by the Utah State Division of Licensing

and/or the Department of Human Services, and without a valid business license issued, per each physical location, by the Price City Business License Office.

8.4 RESIDENTIAL FACILITIES FOR ELDERLY PERSONS

1. A residential facility for elderly persons shall:
 - (a) conform with existing zoning requirements of the desired location;
 - (b) a large residential facility for elderly persons may be occupied on a 24 hour-per-day basis by a maximum of six (6) or fewer elderly persons in a family-type arrangement; and
 - (c) a small residential facility for elderly persons may be occupied on a 24 hour-per-day basis by a maximum of three (3) or fewer elderly persons in a family-type arrangement; and
 - (d) conform with applicable standards of the Department of Human Services and be licensed and inspected by that department.
2. APPROVAL OF ELDERLY RESIDENTIAL FACILITIES
 - (a) Upon application for a permit to establish a residential facility for elderly persons in any area where residential dwellings are allowed, Price City may decide whether or not the proposed residential facility for elderly persons conforms to ordinances adopted by Price City.
 - (b) If Price City determines that the residential facility for elderly persons complies with all applicable ordinances, it shall grant the requested permit for that facility.

3. ELDERLY RESIDENTIAL FACILITIES IN AREAS ZONED EXCLUSIVELY FOR SINGLE-FAMILY DWELLINGS

1. A residential facility for elderly persons shall be permitted in any municipal zoning district that is zoned to permit such use, subject to all applicable licensing and administrative requirements of Price City and:
 - (a) conforms to all applicable health, safety, zoning, and building codes;
 - (b) can be used as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character; and
 - (c) conforms to Price City's criteria, adopted by ordinance, governing the location of residential facilities for elderly persons in areas zoned to permit exclusively single-family dwellings.
- (a) appropriate buffer between residential facilities so as to not result in clustering or "ghettoization" of such facilities.
- (b) sufficient separation between facilities to avoid any impairment to the effectiveness of the residential setting.
- (c) maintains the nature and character of single family zoning districts so as not to negatively impact the general welfare of the facility's residents.
- (d) eliminates potential disparate impacts that may result in adverse treatment of people with disabilities and is neutral to the intended land use when compared to other land uses.
- (e)

8.5 LARGE RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

1. RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

- (a) A residential facility for persons with a disability shall conform with existing zoning requirements of the desired location.
- (b) A large residential facility for persons with a disability may be occupied on a 24 hour-per-day basis by a maximum of six (6) or fewer persons with a disability in a family-type arrangement and under the supervision of a house family or manager.
- (c) A small residential facility for persons with a disability may be occupied on a 24 hour-per-day basis by a maximum of three (3) or fewer persons with a disability in a family-type arrangement; and
- (d) both types of such homes shall conform with applicable standards of the Department of Human Services.

2. LOCATION AND PERMITTING OF RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

- (a) Residential facilities for persons with a disability may be permitted in any area where residential dwellings are allowed, subject to all applicable licensing and administrative requirements of Price City.
 - (i) Exception: A residential facility for persons with a disability that would likely create a fundamental change in the character of a residential neighborhood may be excluded from a zoning area.
- (b) Administrative requirements shall be limited to the following:

- (i) the facility meet all applicable development, building, safety, zoning, and health ordinances applicable to similar dwellings and/or developments;
- (ii) the operator of the facility provide assurances that the residents of the facility will be properly supervised on a 24-hour basis;
- (iii) the operator of the facility establish a municipal advisory committee through which all complaints and concerns of neighbors may be addressed;
- (iv) the operator of the facility provide adequate off-street parking space;
- (v) the facility be capable of use as a residential facility for persons with a disability without structural or landscaping alterations that would change the structure's residential character;
- (vi) no person being treated for alcoholism or drug abuse be placed in a residential facility for persons with a disability;
- (vii) no person who is violent be placed in a residential facility for persons with a disability;
- (viii) placement in a residential facility for persons with a disability be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility; and
- (ix)
 - 1. an appropriate buffer between residential facilities so as to not result in clustering or "ghettoization" of the group homes.

2. sufficient separation between group homes to avoid any impairment to the effectiveness of the group home setting.
3. maintains the nature and character of single family zoning districts so as not to negatively impact the general welfare of the group home residents.
4. eliminates potential disparate impacts that may result in adverse treatment of people with disabilities and is neutral to the group home land use when compared to other land uses.

5.

3. APPROVAL OF RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

- (a) Upon application for a permit to establish a residential facility for persons with a disability in any area where residential dwellings are allowed, Price City may decide only whether or not the residential facility for persons with a disability conforms to ordinances adopted by Price City under this part.
 - (i) If Price City determines that the residential facility for persons with a disability complies with those ordinances, it shall grant the requested permit to that facility.
- (b) The use granted and permitted by this section is non transferable and terminates if the structure is devoted to a use other than a residential facility for persons with a disability or if the structure fails to comply with the ordinances adopted under this part.

Discrimination against persons with a disability and against residential facilities for persons with a disability is prohibited.

- (i) The decision of Price City regarding the application for a permit by residential facility for persons with a disability must be based on legitimate land use criteria and may not be based on the disabled condition of the facility's residents.

8.6 LARGE YOUTH REHABILITATION RESIDENTIAL FACILITY.

The following conditions and standards apply to youth rehabilitation facilities:

1. The facility shall conform to all applicable standards and requirements of the Utah State Department of Human Services.
2. The facility shall conform to all building, safety, health and zoning requirements of the Price City Land Development Code applicable to structures in the zone in which the proposed facility is to be located.
3. Any facility located in an existing residential dwelling shall be capable of use as a youth rehabilitation facility without structural or landscaping alterations that would change the structure's residential character.
4.
 - (a) an appropriate buffer between residential facilities so as to not result in clustering or "ghettoization" of such facilities.
 - (b) sufficient separation between facilities to avoid any impairment to

the effectiveness of the facility's setting.

- (c) maintains the nature and character of single family zoning districts so as not to negatively impact the general welfare of the facility's residents.
- (d) eliminates potential disparate impacts that may result in adverse treatment of the youth housed in the facility and is neutral to the group home land use when compared to other land uses.
- (d)
- 5. The facility shall have a landscaped front yard.
- 6. The facility shall have a rear yard sight obscuring fence.
- 7. The facility shall be of a size, scale and design such that it is in harmony with other residential uses in the neighborhood.
- 8. The facility shall comply with applicable Utah State laws and regulations and not exceed a ratio of 1 adult to 3 youth or exceed a total of 6 youth assigned to the facility at any one time.
- 9. Shall be staffed by qualified professional adults on a 24 hour per day basis at all times in accordance with the above mentioned supervision ratio.

8.7 SMALL RESIDENTIAL FACILITY FOR DISABLED, ELDERLY OR YOUTH

- 1. A small residential facility may also be called a Small Group Home. Authorized as a permitted use, subject to all applicable licensing and administrative requirements of Price City. Small Group Homes, as either a principal or accessory use, shall not exceed three (3) persons as residents for all types of facilities. A small group

home shall not include persons who are diagnosed with a substance abuse problem or who are staying at the home as a result of criminal offenses.

- 2. A small residential facility must be staffed on a 24 hour per day basis by qualified providers for the facility.
- 3. A small residential facility may be directed to disabled, elderly or youth clientele, but the clientele type may not be combined.
 - (a) an appropriate buffer between residential facilities so as to not result in clustering or "ghettoization" of the group homes.
 - (b) sufficient separation between group homes to avoid any impairment to the effectiveness of the group home setting.
 - (c) maintains the nature and character of single family zoning districts so as not to negatively impact the general welfare of the group home residents.
 - (d) eliminates potential disparate impacts that may result in adverse treatment of residents housed therein and is neutral to the group home land use when compared to other land uses.
- 4. All small residential facilities must meet the same construction and other standards as a large residential facility as indicated in Section 8.3 of this Chapter and must meet all required permitting of other regulatory agencies and entities and must not impact the residential nature of a neighborhood.
- 5. All small residential facilities must obtain an administrative permit and Business License from Price City prior to occupancy.

Chapter 9**ZONING DISTRICT ESTABLISHMENT**

- 9.1 Establishment of Zoning Districts**
- 9.2 Filing of Code and Map**
- 9.3 Rules for Locating Boundaries**
- 9.4 Authorized Uses Within Districts are Plenary**
- 9.5 Additional Requirements in Each District**
- 9.6 Zoning at Time of Annexation**

9.1. ESTABLISHMENT OF ZONING DISTRICTS.

For the purposes of this code the territory of Price City which has adopted this code is divided into one or more of the following listed zoning districts as shown on the zoning map(s) of Price City.

1. Rural Residential District, R1-43 (Chapter 10)
2. Single Family Residential District, R1-12 (Chapter 10)
3. Single Family Residential District, R1-8 (Chapter 10)
4. Single Family Residential District, R1-6 (Chapter 10)
5. Multiple Residential District, R2-7 (Chapter 10)
6. Multiple Residential District, R2-11 (Chapter 10)
7. General Commercial District, C1 (Chapter 11)
8. Manufacturing Distribution District, M1 (Chapter 11)
9. General Manufacturing District, M2 (Chapter 11)
10. Sensitive Area District, SA (Chapter 12)

11. Planned District, PL (Chapter 13)
12. Public Facilities District, PF (Chapter 14)
13. Sign overlay district S-1, S-2, S-3 (Chapter 4) and Downtown Blade Sign overlay district (Chapter 4)

9.2. FILING OF CODE AND MAP.

This code and map or maps shall be filed in the custody of the Price City Recorder and may be examined by the public subject to the reasonable regulations established by said City Recorder.

9.3. RULES FOR LOCATING BOUNDARIES.

Where uncertainty exists as to the boundary of any zoning district, the following rules shall apply:

1. Wherever the district boundary is indicated as being approximately upon the centerline of a street, alley, or block, or along a property line, then, unless otherwise definitely indicated on the map, the centerline of such street, alley, block, or such property line shall be construed to be the boundary of such zoning district. The Zoning Administrator shall provide final zoning district boundary determination when uncertainty exists.

Whenever such boundary line of such zoning district is indicated as being approximately at the line of any river, irrigation canal or other waterway, or railroad right-of-way, or public park or other public land, or any section line, then in such case the center of such river or stream, canal or waterway, or of such railroad right-of-way, or the boundary line of such public land or such section line shall be deemed to be the boundary or such zoning district. The Zoning Administrator shall provide final zoning district boundary determination when uncertainty exists.

Where such zoning district boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map. The Zoning Administrator shall provide final zoning district boundary determination when uncertainty exists.

9.4 AUTHORIZED USES WITHIN DISTRICTS ARE PLENARY.

The uses of land allowed in each zoning district shall be plenary and uses of land not specifically allowed as set forth therein shall be prohibited (-) in the respective zoning district.

9.5 ADDITIONAL REQUIREMENTS IN EACH DISTRICT.

In addition to the requirements imposed within each zoning district, the requirements contained in each of the various chapters and sections of this Code may apply. Chapters 1, 3, 5, 6 and 16 are applicable in all zoning districts.

Requirements of Chapters 4, 7, 8, and 12 also may be applicable in each or any of the other zoning districts. The applicability of overlay districts shall be evidenced by notation on the zoning map.

9.6 ZONING AT TIME OF ANNEXATION

1. The legislative body of a municipality may assign a zoning designation to territory annexed to that municipality at the time the territory is annexed.
2. If the annexing municipality's zoning ordinance does not designate a zone for the territory to be annexed to the municipality, or if the legislative body does not assign a zone to territory at the time it is annexed, the territory annexed to a municipality shall be zoned according to the zone of the annexing municipality with which it has the longest common boundary.

3. The legislative body shall consider zoning designations of annexed land prior to annexation when assigning a zone to the annexed territory.

Chapter 10

RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

- 10.1 Purpose
- 10.2 Codes and Symbols
- 10.3 Use Regulations
- 10.4 Area Regulations
- 10.5 Width Regulations
- 10.6 Frontage Regulations
- 10.7 Front Yard Regulations
- 10.8 Rear Yard Regulations
- 10.9 Side Yard Regulations
- 10.10 Height Regulations
- 10.11 Coverage Regulations
- 10.12 Depth Regulations
- 10.13 Improvements Required to be Completed or in Progress Before a Building Permit May Be Issued
- 10.14 Residential Estate District
- 10.15 Improvements Completion
- 10.16 Businesses Prohibited
- 10.17 Accessory Dwellings

10.1.PURPOSE.

General evaluation criteria to be utilized in consideration of land use applications include:

- a. The land use application complies with all applicable provisions of the Price City Land Use Management and Development Code, state and federal law;
- b. The proposed use is consistent with the Price City General Plan;
- c. Structures associated with the proposed land use are compatible with surrounding structures in terms of use, scale, mass and circulation patterns;
- d. The proposed land use is not detrimental to the public health, safety and welfare. Any potential or

known detrimental impacts of the proposed land use shall be mitigated through the imposition of reasonable conditions placed on the proposed land use;

- e. Vehicle and pedestrian traffic conditions are not adversely affected by the proposed land use including the existence or need for dedicated turn lanes, pedestrian access and capacity of existing streets;
- f. Sufficient utility connectivity and capacity are demonstrated and confirmed;
- g. Sufficient emergency vehicle access to service the proposed land use;
- h. The location and design of off-street parking is included and the proposed land use is in compliance with off-street parking standards;
- i. Fencing, screening and landscaping to separate the proposed land use from adjoining land uses and mitigate potential conflicts in uses is considered, water wise landscaping encouraged and not prohibited;¹
- j. Exterior lighting complies with adopted lighting standards and mitigates impacts;
- k. Within and adjoining the site, impacts to aquifers, slopes and flood potential have been mitigated and is appropriate to the topography of the site;
- l. The land use checklist (See Section m) has been utilized in evaluation of the proposed land use.
- m. Land Use Checklist:
 - a. Lighting at the site

¹ HB282, 2022 Session. Cannot prohibit water wise landscaping.

- b. Fencing at the site
- c. Utility connections and capacity at the site
- d. Traffic patterns existing and produced
- e. Ingress and egress from the site
- f. Signage, type, location, style
- g. Landscaping, water wise landscaping encouraged and not prohibited²
- h. Parking, on and off-street
- i. Public infrastructure needed and/or in place
- j. Need for public infrastructure development agreement
- k. Need for building permit for renovation or new construction
- l. State or Federal permits or licenses needed
- m. Local business license needed or in place and past performance, if applicable
- n. Storm water management issues
- o. Geotechnical study needed or issues present
- p. Building and fire safety issues present
- q. Environmental impacts and mitigations
- r. Easements, encroachments or rights-of-way needed, in place or required

- s. Notification of surrounding property owners of activity at site
- t. Variances or other adjustments needed or appropriate
- u. Existing non complying uses and structures

These districts are intended to be primarily residential in character and protected from encroachment by commercial, agricultural and industrial uses.

1. To promote and preserve the keeping of limited numbers of domestic animals, no farm animals, and low residential density.
2. R1-12. To provide areas for low density, single-family residential neighborhoods of spacious and un-crowded character.
3. R1-8. To provide areas for medium and low density, single family residential neighborhoods.
4. R1-6. To provide areas for medium low-density, single family residential neighborhoods.
5. R2-7. To provide areas for medium residential density with opportunity for varied housing styles and character.
6. R2-11. To provide areas for high residential density with opportunity for varied housing styles and character.
7. R1-43. To provide areas of low density. The keeping of limited numbers of animals and maintaining areas of crops, horticulture and large gardens.
8. Residential Estate District, RE. (See Section 10-14)

² HB282, 2022 Session, cannot prohibit water wise landscaping.

10.2.CODES AND SYMBOLS.

In following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as “permitted uses” indicated by a “P” in the appropriate column, or as “conditional uses” indicated by a “C” in the appropriate column. Permitted uses (P) shall require a letter of authorization of the land use to be issued by the Price City Planning Department prior to development, installation or commencement of the land use. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash “-”. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter “A”. If the regulation does not apply, it is indicated in the appropriate column by a dash “-”. ADM

indicates the assignment of the approval to administration under the direction of the Zoning Administrator.

10.3. USE REGULATIONS.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the rural residential district, single family residential district, or multiple residential district except as provided in this code. (See chart below)

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
10.3.1	ACCESSORY USES. ALL ACCESSORY USES LOCATED ON RESIDENTIALLY ZONED LAND SHALL HAVE LANDSCAPING, WATER WISE LANDSCAPING ENCOURAGED AND NOT PROHIBITED,³ INSTALLED ON THE PROPERTY AND MAINTAINED IN COMPLIANCE WITH THE PRICE CITY PROPERTY MAINTENANCE CODE.⁴						
10.3.1.1	Accessory buildings and uses customarily incidental to permitted uses other than those listed below	P	P	P	P	P	P
10.3.1.1.05	Emergency shelters and bunkers; in-ground or above ground. All construction types. Engineering required ⁵ .	C	C	C	C	C	C
10.3.1.1.1	Residential Accessory Use when no main residential building on subject property	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM
10.3.1.2	Swimming pool	C	C	C	C	C	C
10.3.1.3	Accessory buildings and uses customarily incidental to permitted uses and farm uses that may be used for the housing of equipment,	P	-	-	-	-	-

³ HB282, 2022 Session, cannot prohibit water wise landscaping.

⁴ January 2015 Update

⁵ January 2018 Update

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	supplies, animals, fish or fowl, shall be located at least 100 feet from a dwelling or public street						
10.3.1.4	Accessory buildings and uses customarily incidental to conditional uses	P	P	P	P	P	P
10.3.1.4.1 ⁶	Busking. Restricted in all residential zones.	-	-	-	-	-	-
10.3.1.4.3	Accessory Dwelling Units (ADU) such as basement apartments, over garage apartments, cottages and other similar secondary residential uses. Subject to the provisions and restrictions of Section 10.17.	ADM	ADM	ADM	ADM	ADM	ADM
10.3.1.4.1.5	Internal Accessory Dwelling Unit. (Internal to the main building or structure) ⁷ . Subject to the provisions and restrictions of Section 10.17.	P	P	P	P	P	P
10.3.1.5	Temporary buildings (facilities, dumpsters, storage containers, grain silos ⁸ , etc.) for uses incidental to construction work, including living quarters for guard or night watchman, which building must be removed upon completion or abandonment of the construction work. Mobile homes for temporary living quarters and such other temporary uses found appropriate to the Planning Commission and approved by the Governing Body. Utilizing new or used land/sea type storage containers, grain silos for construction of permanent or temporary structures or	C	C	C	C	C	C

⁶ Busking: Restricted in all residential zones added 2023 Update.

⁷ Internal Accessory Dwelling Unit added as a permitted use in all residential zones based on HB82S05, 2021 Legislature.

⁸ Added grain silos to the restriction 2024.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	accessory buildings prohibited. ⁹						
10.3.1.5.5	Temporary Uses. Temporary uses, permitted or conditional, associated with another use at a site or not, must not exceed fourteen (14) days with a minimum period of thirty (30) days between temporary periods.	ADM Or C	ADM Or C	ADM Or C	ADM Or C	ADM Or C	ADM Or C
10.3.1.5.5.5 ¹⁰	Short term temporary residential rentals (Air BNB).	C	C	C	C	-	-
	1. Requires Price City business license, registration with the State of Utah and payment of all applicable sales and lodging taxes. 2. Must mitigate area lighting, on-street parking, garbage collection and other site based impacts. 3. Short term rental not to exceed ten (10) days in total per transient occupant or twenty (20) days total per month. 4. No signage allowed. 5. Annual building and fire safety inspections of structure and property required. 6. Maximum transient occupancy of structure not to exceed that set by the fire and safety inspection. Must not exceed IBC Residential Group R-3 maximum of 10 or fewer occupants and 5 or fewer guest rooms. 8. Must be located greater than six-hundred fifty (650) feet from any other existing permitted short term rental location. 10. No Price City imposed restriction prohibiting the listing or offering of the rental on a website. 11. No Price City imposed restriction on short-term rental if the owner of the property occupies the property also.¹¹ 12. Price City shall not utilize tax revenue to rent a short-term rental for the purpose of prohibiting the use of the short-term rental.¹²						
10.3.1.6	Distributed Generation. Residential sized wind electricity generators, commonly referred to as small wind or micro wind and solar electricity generation installations. Must be installed such that the energy generated	ADM	ADM	ADM	ADM	ADM	ADM

⁹ January 2018 update.¹⁰ January 2018 update; HB 253, 2017.¹¹ Per SB221, 2021, 2022 Update Cycle¹² Per SB221, 2021, 2022 Update Cycle

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	is received on the utility side of the meter in a feed-in-tariff manner, not the residential side of the meter. Requires meter, inverter, controls, and other equipment as may be required by Price City.						
10.3.1.6.5 ¹³	Energy Storage equipment and facilities: Tesla Wall; battery banks, etc. Requires building permit also.	ADM	ADM	ADM	ADM	ADM	ADM
10.3.1.7 ¹⁴	Privately owned and operated cemetery open to the public with burial lots for sale to the general public. 1. Minimum cemetery size of one (1) acre in all zone districts or as otherwise approved by the Price City Planning Commission. 2. Must complete a cemetery plat and plan: approved by Price City and recorded by the Carbon County Recorder. Permanent deed restriction to remain a cemetery in perpetuity. 3. Must provide a plan for perpetual maintenance of the property. Price City may require submission of a perpetual maintenance bond to Price City in an amount determined appropriate at the time of approval.	C	C	C	C	C	C
10.3.2	AGRICULTURE AND FORESTRY						
10.3.2.1	Agriculture including raising limited numbers of animals, fowl or fish; raising of crops, horticulture and gardening	P	-	-	-	-	-
10.3.2.1.5	Keeping of chickens. No more	-	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM

¹³ January 2017 update.¹⁴ Added to Code in January 2017 based on community input.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	than 1 chicken per 2,500 square feet of property up to a maximum of 3 chickens total and only for the sole purpose of producing eggs. Subject to the following conditions:						
	a. No Roosters permitted. b. Chickens shall be confined within a secure, enclosed outdoor area. c. The enclosed area shall include a covered, ventilated, and predator resistant chicken coop. d. The coop shall have a minimum floor area of at least two (2) square feet per chicken. e. If chickens are not allowed to roam within the enclosed area outside the coop, the coop shall have a minimum floor area of six (6) square feet per chicken. f. The coop shall be located in a rear yard at least twenty five (25) feet from ANY dwelling located on an adjacent lot. g. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be maintained so as to not to violate the property maintenance code, the municipal code or Utah Code as they relate to noise and smell. h. No chicken shall be permitted to roam outside the coop or enclosed area. i. Chicken feed shall be stored and dispensed in rodent-proof and predator-proof containers. j. Chickens shall only be permitted to be placed on single family detached structure lots or parcels. k. Chickens shall not be kept on any residential lot or parcel unless the person keeping chickens first obtains a permit as indicated in this section. Permit/authorization may be revoked for failure to comply with the above conditions and any other conditions set forth by the Zoning Administrator. l. Sale of eggs from home requires Home Occupied Business CUP and Business License.						
10.3.2.2	Agriculture business or industry	C	-	-	-	-	-
10.3.2.2.5	Beekeeping and Bee Hives. 1 hive per 4,000 sq. feet. of open lot space; hive must have removable frame; hive must be 15 feet from property line; owner must provide hive door barrier and water at hive; beekeeper must register with Utah Department of Agriculture and Food, if	C	C	C	C	C	C

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	required, and provide certificate of compliance including detail on approved species of bee. Domestic bee species only; no Africanized Honey Bees (AHB) permitted. ¹⁵						
10.3.2.3	Aviary	C	-	-	-	-	-
10.3.2.3.5	Kennel for domestic animals (pets) and related uses	C	-	-	-	-	-
10.3.2.4	Child day care, nursery or preschool	ADM/C	ADM/C	ADM/C	ADM/C	ADM/C	ADM/C
10.3.2.5	Fruit or vegetable stand	ADM	ADM	ADM	ADM	ADM	ADM
10.3.2.6	Household pets	P	P	P	P	P	P
10.3.2.7	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P
10.3.3	RESIDENTIAL. ALL RESIDENTIAL LAND USES SHALL HAVE LANDSCAPING, WATER WISE LANDSCAPING ENCOURAGE AND NOT PROHIBITED,¹⁶ INSTALLED ON THE PROPERTY AND MAINTAINED IN COMPLIANCE WITH THE PRICE CITY PROPERTY MAINTENANCE CODE.¹⁷						
10.3.3.1	Single-family dwelling	P	P	P	P	P	P
10.3.3.1.5 ¹⁸	“Tiny” Homes. Restricted in all zone districts unless otherwise indicated. May be permitted in mobile home parks or private PUD’s upon conditional approval (as required in this Code) of the PUD. All tiny homes must be constructed and placed using a building permit.	-	-	-	-	-	-
10.3.3.2	Two-family dwelling	A/C	-	-	-	A/C	A/C
10.3.3.3	Three-family dwelling	A/C	-	-	-	A/C	A/C
10.3.3.4	Four family dwelling	A/C	-	-	-	A/C	A/C

¹⁵ Pursuant to determination that Africanized Honey Bees (AHB) have been detected in the region; article in Emery Telcom News 4-19-17.

¹⁶ HB282, 2022 Session, cannot prohibit water wise landscaping.

¹⁷ January 2015 Update

¹⁸ January 2017 Update.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
10.3.3.5	Multiple-family dwelling	A/C	-	-	-	C	A/C
10.3.3.5.5	Multiple Family High Density Southeast Utah District Health Department Permit Required as indicated below. ¹⁹	Yes	Yes	Yes	Yes	Yes	Yes
Official Notice Southeast Utah Health Department Will Require A Permit for High Density Housing Locations beginning January 1, 2022 The Southeast Utah Board of Health adopted an updated housing regulation on July 27, 2021. This update includes a High Density Housing Development Permit. <u>This applies to:</u> - A High Density development is classified as any building, mobile home park, trailer park or structure containing 16 or more Dwelling Units. - trailer/mobile home park owner <u>even if</u> every trailer is owned by tenants and the property manager is only renting the space. <u>Deadlines and Important Dates:</u> - High Density Developments must have a permit by July 27th, 2022. - Permit must be renewed annually <u>How to obtain a permit:</u> Beginning January 1, 2022, \$131.00 Permit Fee - Timely Completion of permit application - May require an inspection <u>Revoking a permit:</u> - Permits are revocable at any time if the development is in violation of the Housing Regulation and will be subject to closure. - Closure may be waived if the owner is cooperative and shows significant progress to come into compliance AND can demonstrate that there are no life safety risks. - Further, this permit is revocable at any time if the development is routinely not in compliance, or not willing to improve violations in order to become compliant with the Southeast Utah Health Department's Housing Regulation. - If the permit is revoked for any reason, the development or individual units within are subject to being closed for occupancy until the violation(s) are resolved and permit renewed. <u>If the permit is not obtained by July 27, 2022:</u> - The Southeast Utah Health Department may close the entire development to occupancy at the expense of the owner or property manager until a permit is appropriately obtained. - The Southeast Utah Health Department will be understanding and strives to work with all community partners, we do ask you to be proactive in completing this requirement.							
10.3.3.6	Dormitories	-	-	-	-	C	C
10.3.3.6.5	Utilizing new or used land/sea type storage containers, grain silos ²⁰ for construction of permanent or temporary	-	-	-	-	-	-

¹⁹ Added high density Southeast Utah District Health Department Permit reequipment 2023, effective and placed into practice 1-1-22.

²⁰ Grain silos added to restriction 2024.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	structures or accessory buildings prohibited. ²¹						
10.3.3.6.5.5	Straw bale, adobe and / or other non-traditional construction materials prohibited. ²²	-	-	-	-	-	-
10.3.3.7	Groups of dwellings (including twin homes, condominiums etc.) when approved as a planned unit development. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD. ²³	C	C	C	C	C	C
10.3.3.8	A corner lot requires 2 front, one side and one rear yards	A	A	A	A	A	A
10.3.3.9 ²⁴	Large Residential facilities (group homes) for the disabled, elderly and youth rehabilitation, subject to Chapter 8 requirements Public Hearing Required. Applicant to pay publication costs. ²⁵ Written notification to be made to all property owners within 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	P	P	P	P	P	P
10.3.3.9.5 ²⁶	Small Residential facility for disabled, elderly or youth. Subject to Chapter 8 restrictions Public Hearing Required. Applicant to pay	P	P	P	P	P	P

²¹ January 2018 Update.

²² Added section 10-3-3-6-5-5 to restrict alternate building construction types 2023.

²³ Added requirement for PUD plan 2026.

²⁴ Proximity requirement of 1,260 feet between facilities and 500 feet from SOB, tobacco or alcohol sales removed 2016 update at the recommendation of ULCT.

²⁵ Public Hearings for all group home, boarding house, transitional house, protective housing, rehab facility added 2016

²⁶ Proximity requirement of 1,260 feet between facilities and 500 feet from SOB, tobacco or alcohol sales removed 2016 update at the recommendation of ULCT.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.						
10.3.3.9.5.1	Adult Day Care Facility	C	C	C	C	C	C
10.3.3.9.5.2	Assisted Living Facility	C	C	C	C	C	C
10.3.3.9.5.3	Boarding House Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	-	-	-	-	C	C
10.3.3.9.5.3.5	Roommates in Single or Multiple Family Structure. Roommates not to exceed safe and sanitary capacity of structure or living quarters, one roommate per bedroom in structure or living quarters. Extra roommates requires ADMIN CUP.	P-ADMIN	P-ADMIN	P-ADMIN	P-ADMIN	P-ADMIN	P-ADMIN
10.3.3.9.5.4	Protective Housing Facility Public Hearing Required. Applicant to pay publication costs. Written notification to	C	C	C	C	C	C

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.						
10.3.3.9.5.5	Rehabilitation/Treatment Facility ²⁷ Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	C	C	C	C	C	C
10.3.3.9.5.6	Transitional Housing Facility Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	C	C	C	C	C	C
10.3.3.10	Student housing	-	-	-	-	C	C
10.3.3.11	Accessory dwellings	C	C	C	C	C	C
10.3.3.12	Temporary, not to exceed 1 year, shipping/storage containers and truck trailers/boxes and other non-permitted storage uses	-	-	-	-	-	-
10.3.3.13	Temporary street festivals, block parties, events, street	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM

²⁷ Conditional in R1-43, R1-12, R1-8 and R1-6 added in 2016.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	markets						
10.3.3.14	Temporary or permanent sidewalk vending operations	-	-	-	-	-	-
10.3.4	Home Operated Business, Zoning Administrator must determine that adverse neighborhood impacts mitigated based on conditions of approval and finding that the combined offsite impact of the home based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone ²⁸ . May be referred to the planning commission by the Zoning Administrator.	ADM C if needed	ADM C if needed	ADM C if needed	ADM C if needed	ADM C if needed	ADM C If needed
10.3.4.3	Home Operated Business, Microenterprise Home Kitchen. Must obtain health department permit. ²⁹	ADM C if needed	ADM C if needed	ADM C if needed	ADM C if needed	ADM C if needed	ADM C if needed
10.3.4.5	Home Occupied Business; Office Use Only. Includes independent contractor sales operations (candles; jewelry, etc.) Finding that <u>the combined offsite impact of the home based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.</u> ³⁰ May be referred to the planning commission by the Zoning Administrator.	P ³¹	P	P	P	P	P
10.3.5	Hospital; medical or dental clinic accessory to a hospital and located on the same or near	-	-	-	-	C	C

²⁸ HB31, 2016 HOB Business Licensing Requirement included in zoning conditions. CUP still required as indicated.

²⁹ HB94, Second Substitute, 2021, 2022 Code Update Cycle.

³⁰ HB31, 2016 HOB Business Licensing Requirement included in zoning conditions. CUP still required as indicated.

³¹ Update HOB OUO to be a permitted use-consistent with community need and request.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	the premises						
10.3.5.5	Nursing Home	C	C	C	C	C	C
10.3.5.7	Retirement Home	-	-	-	-	C	C
10.3.6	Manufactured and Modular home, (single home – various widths); No Mobile Homes. Must be compatible with the neighborhood where placed; front door oriented to frontage and street. Front door not to be relocated from original manufactured location for purposes of compliance with this requirement. ³² No non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation shall be permitted to be placed within Price City. ³³	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM	C/ADM
10.3.7	Manufactured, modular, mobile home parks and subdivisions (See Section 7.5) No non-complying mobile home, identified as a mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD placard physically attached to it indicating that it does not	C	C	C	C	C	C

³² Clarified front door not to be relocated 2024.

³³ Added clarifying language to pre 1976 mobile homes placement 2023.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation shall be permitted to be placed within Price City. ³⁴						
10.3.8	Private educational institution having a curriculum similar to that ordinarily given in public schools	C	-	-	-	C	C
10.3.9	Private recreational grounds and facilities, not open to the general public, and to which admission charge is made	C	C	C	C	C	C
10.3.10	Professional offices when harmonious with the general character of the district where located.	C	C	C	C	C	C
10.3.10.5	Neighborhood Oriented Small Retail, Convenience and Service Businesses and related serving the neighborhood area. Examples: lawnmower repair, minor retail and rental, etc. ³⁵	-	-	C	C	C	C
10.3.11	Public and quasi-public buildings and uses (cemeteries, parks, churches, essential service facilities, golf courses, substations or transmission lines 50 kv or greater capacity, recreation facilities, schools, public and private streets, railroad and utility lines, rights-of-way, and parking).	C	C	C	C	C	C
10.3.11.05	Microschools ³⁶ Must have net 35 usable square feet per student. Specific	P	P	P	P	P	P

³⁴ Added clarifying language to pre 1976 mobile homes placement 2023.

³⁵ Added Small Neighborhood Businesses as Conditional in 2022.

³⁶ Added Microschools 2025 based on SB13 2024, 10-9a-305 Requirement.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	considerations to mitigate include parking, traffic, hours of operation and business licensing.						
10.3.11.1	Public, private and quasi public social service providers	-	-	-	-	-	-
10.3.11.2	Placement of cellular telephone or other communication towers on private property or within the public right-of-way: height not to exceed average of existing utility and communication poles in area unless otherwise approved; design; aesthetic presentation (stealth or camouflaging) to be directed by Planning Commission. (1) franchise agreement with Price City required; (2) building permit required. ³⁷	C	C	C	C	C	C
10.3.12	Land excavations and backfilling for building, foundations, mass grading, 100 year mapped flood plains and new developments.	C	C	C	C	C	C
10.3.13 ³⁸	Subdivisions	A	A	A	A	A	A
10.3.13.1 ³⁹	Cluster or conservation subdivision	A	A	A	A	A	A
10.3.13.2 ⁴⁰	Traditional Neighborhood Subdivision	A	A	A	A	A	A
10.3.13.2.5 ⁴¹	Single family, two-family and townhome subdivision. Planning Commission for Preliminary Plat approval only	A	A	A	A	A	A

³⁷ January 2018 update: based on recommendation form “Zoning Practice” bulletin regarding wireless facility siting, November 2016, published by the American Planning Association.

³⁸ Subdivisions all “A” per Utah Code 10-9a-6, 2023 SB 174, 2024 HB 476. Change made 2025.

³⁹ Subdivisions all “A” per Utah Code 10-9a-6, 2023 SB 174, 2024 HB 476. Change made 2025.

⁴⁰ Subdivisions all “A” per Utah Code 10-9a-6, 2023 SB 174, 2024 HB 476. Change made 2025.

⁴¹ Subdivisions all “A” per Utah Code 10-9a-6, 2023 SB 174, 2024 HB 476. Change made 2025.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	and Zoning Administrator for final plat approval. ⁴² Maximum of 4 review cycles.						
10.3.14 ⁴³	Planned unit developments. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD. ⁴⁴	C ⁴⁵	C	C	C	C	C
10.3.15	Recreational vehicle storage (parking)	C	C	C	C	C	C
10.3.16	Removal of Blighted properties and redevelopment activities	C	C	C	C	C	C
10.4.	AREA REGULATIONS						
10.4.1	The minimum lot area in square feet for a single-family or multi-family dwelling structure in the district regulated by this chapter shall be:	43,560	12,000	8,000	6,000	7,000	11,000
10.4.1.1	The additional lot area in square feet for each additional dwelling structure shall be:	-	-	-	-	5,000 ⁴⁶	1,000
10.4.1.2	Minimum lot area in square feet for all main uses or buildings other than residential dwellings shall be:	5,000	5,000	5,000	5,000	5,000	5,000
10.5.	WIDTH REGULATIONS						
10.5.1	The minimum width in feet for any lot at the building setback line, except as modified by planned unit development, shall be:	200	90	75	60	65	70
10.6.	FRONTAGE REGULATIONS						
10.6.1	The minimum width of any lot	60	45	40	40	45	45

⁴² Preliminary plat-Planning Commission and Final Plat-Zoning Administrator per SB174, 2023, UCA 10-9a-604,1 and 10-9a-604.2.

⁴³ Subdivisions all "A" per Utah Code 10-9a-6, 2023 SB 174, 2024 HB 476. Change made 2025.

⁴⁴ Added reference to required PUD plan 2026.

⁴⁵ Changed from "A" to "C" 2026 based on issues with developers.

⁴⁶ Amended to 5,000 additional square footage from 6,000 additional square footage 2022, to aid in in-fill development.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	at the street right-of-way line in feet, except as modified by conditional use permit, shall be:						
10.7.	FRONT YARD REGULATIONS						
10.7.1	The minimum depth in feet for the front yard for main buildings in districts regulated by this chapter shall be from the property line or street right of way line to the main foundation wall of the dwelling or building:	30	30	30	25	25	25
10.7.2	or the average of the existing building setbacks on the block where 50 percent or more of the frontage is developed; however, in no case shall be less than:	30	25	25	20	20	20
10.7.3	or be required to be more than:	30	30	30	25	25	25
	The roof overhang in feet shall not be more than:	3	3	3	3	3	3
	Covered front porches and decks may extend beyond the building foundation wall up to 10 feet providing they are open on at least 3 sides and may not be enclosed by screen or grates.	A	A	A	A	A	A
10.7.4	Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; otherwise they shall be set back the following number of feet from the rear of the main building (minimum):	4	4	4	4	4	4
10.7.5	On corner lots, main buildings shall have two front yards, one rear yard, and one side yard.	A	A	A	A	A	A
10.8.	REAR YARD REGULATIONS						
10.8.1	The minimum depth in feet for	50	50	30	20	20	20

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	the rear yard in the districts regulated by this chapter (see also Section 1.29) shall be:						
10.8.2	Accessory buildings may have a minimum setback of 1 foot provided that all drainage from them stays on the lot. If there is less than 10 feet distance to another accessory building on an adjacent lot the construction shall consist of fire resistive materials.	A	A	A	A	A	A
10.8.3	On corner lots which rear on a side yard of another lot, accessory buildings may have a minimum setback of 1 foot provided that all drainage from them stays on the lot. If there is less than 10 feet distance to another accessory building on an adjacent lot the construction shall consist of fire resistive materials.	A	A	A	A	A	A
10.9.	SIDE YARD REGULATIONS						
10.9.1	The minimum side yard in feet for any dwelling in districts regulated by this chapter shall be:	15	10	8	6	6	6
10.9.2	The total width of the two required side yards in feet shall be:	30	24	18	16	18	18
10.9.4	Other main buildings (not residential) shall have a minimum side yard in feet of:	20	20	15	15	20	20
10.9.5	The total width of the 2 required side yards (nonresidential) ⁴⁷ in feet shall be:	25	40	35	35	45	45
10.9.6	The minimum side yard in feet for an accessory building shall be:	10	10	6	6	6	6

⁴⁷ 2025 Clarified non residential side yard setbacks

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
10.9.7	Accessory detached ⁴⁸ buildings shall have a minimum setback of 5 feet ⁴⁹ provided that all drainage from them stays on the lot. If there is less than 10 feet distance to another accessory building on an adjacent lot the construction shall consist of fire resistive materials. Alternate detached accessory building setback must be approved by the Price City Building Inspector and Price City Zoning Administrator.	A	A	A	A	A	A
10.9.8	Provided that no accessory buildings shall be located in feet closer to a dwelling on an adjacent lot than 10 feet.	10	10	10	10	10	10
10.9.9	On corner lots, main buildings shall have two front yards and one rear yard, and one side yard.	A	A	A	A	A	A
10.9.10	The side yard for a corner lot in feet shall not be less than:	15	10	8	6	6	6
10.9.11	Carports not wider nor longer than the main building; with the front open and the side and rear sides open at least 50%; not more than 1 story in height; firmly anchored and attached to the main building and constructed of fire resistant materials; may extend no closer than 2 ⁵⁰ foot from the side property line, with all drainage falling on the property; there is no carport next to it on the adjacent lot; and there is at least 8 ⁵¹ feet	A	A	A	A	A	A

⁴⁸ 2021 clarified detached structure.

⁴⁹ 5 Foot Setback changed from 1 foot to correlate with the building code 2021. Added Building Inspector and Zoning Administrator review and approval of less than 5 feet option, but not less than 1 foot.

⁵⁰ 2021 updated from 1 foot to 2 feet to better align with the building code.

⁵¹ 2021 update to correlate with the 2 foot from the property line update and the building code.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	distance to the nearest dwelling or accessory building on the adjacent lot.						
10.10.	HEIGHT REGULATIONS						
10.10.1	The maximum height for all buildings and structures in districts regulated by this chapter shall be 35 feet or 2½ stories or as specifically approved by conditional use permit.	C	C	C	C	C	C
10.11.	COVERAGE REGULATIONS						
10.11.1	The maximum coverage in percent for any lot in the districts regulated by this chapter shall be:	20	30	35	35	35	50
10.12.	DEPTH REGULATIONS						
10.12.1	The minimum depth of a lot in feet in districts regulated by this chapter, except as may be modified by conditional use permit, shall be:	150	130	100	95	95	95
10.13.	IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUED FOR A NEW PRIMARY BUILDING AND OR LAND USE, ACCESSORY BUILDINGS AND LAND USES MAY REQUIRE PUBLIC IMPROVEMENTS⁵². (Improvements are to be in compliance with standards adopted by the municipality); Exception: May not apply to garages, carports, additions, remodels or accessory improvements when associated with a main building. May be applicable for approved accessory uses when no main building is present⁵³.						
10.13.1	Street grading	A	A	A	A	A	A
10.13.2	Street base	A	A	A	A	A	A
10.13.3	Street paving	A	A	A	A	A	A
10.13.4	Curb and gutter	A	A	A	A	A	A
10.13.5	Sidewalk	A	A	A	A	A	A
10.13.5.5	Alleys – maintenance of all public and private alleys is the responsibility of the adjoining, fronting or abutting property	A	A	A	A	A	A

⁵² 7-30-13⁵³ Updated to clarify relationship between main building, accessory building in 2016.

ZONING DISTRICTS APPLICABILITY		R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	owner.						
10.13.6	Surface drainage facilities / flood control	A	A	A	A	A	A
10.13.7	Wastewater disposal facilities; Sewer	A	A	A	A	A	A
10.13.8	Culinary water facilities	A	A	A	A	A	A
10.13.9	Fire fighting facilities; Fire Hydrants	A	A	A	A	A	A
10.13.10	Street name signs / traffic control	A	A	A	A	A	A
10.13.11	Street monuments	A	A	A	A	A	A
10.13.12	Survey monument boxes	A	A	A	A	A	A
10.13.13	Street lights	A	A	A	A	A	A
10.13.14	Address numbers	A	A	A	A	A	A
10.13.15	Public utilities (power, natural gas, telephone, cable TV, etc.). Propane tanks prohibited unless specifically approved by Conditional Use Permit in all zones.	A	A	A	A	A	A
10.13.16	Electric vehicle group charging stations and CNG vehicle refill stations or locations	C	C	C	C	C	C
10.13.17 ⁵⁴	Landscaping. Must be installed prior to occupancy and shall be maintained in compliance with the Price City Property Maintenance Code. Water wise landscaping encouraged and not prohibited. ⁵⁵	A	A	A	A	A	A
10.13.18 ⁵⁶	Artificial Grass and Turf Installations, subject to the following minimum standards. Standards apply to all zone districts. Installation and approval considered “A” for all zone districts. Artificial Grass and Synthetic Turf Installations, subject to the following minimum standards: 1. Installed consistent with the guidelines of the Association of Synthetic Grass Installers (ASGi).						

⁵⁴ January 2015 update⁵⁵ HB282, 2022 Session, water wise landscaping cannot be prohibited.⁵⁶ Artificial Grass Section Added January 2016

ZONING DISTRICTS APPLICABILITY	R1-43	R1-12	R1-8	R1-6	R2-7	R2-11
	2. A landscape plan must be submitted to the Price City Planning Department. The plan shall include both the artificial turf area and other landscaped areas. This is in addition to any other required landscape plan documents. 3. Synthetic turf may not be installed in the public right of way (park and planter strips). 4. Synthetic turf shall be limited to a maximum coverage of fifty percent (50%) of the yard area. 5. Installation of synthetic turf shall be performed by a contractor with a valid license. The contractor shall also have all necessary permits and licenses to conduct business within Price City. 6. Synthetic turf shall have a minimum blade length (pile height) of 1.25 inches. Nylon based grass blades are not permitted. 7. All existing sprinkler systems (piping, valves and sprinkler heads) no longer in use must be either capped or removed. All existing landscaping must be removed where the synthetic turf will be located and a minimum of three inches (3") of soil excavated. 8. The turf area shall be leveled, with a crushed stone sub base added to establish a foundation and facilitate drainage of the turf. The stone sub base shall be a minimum of three inches (3") in depth and be compacted to ensure proper drainage. 9. A weed barrier must be provided to prohibit growth of weeds. This barrier may be incorporated into the synthetic turf or be installed as a separate layer. 10. The synthetic turf shall be securely fastened to the ground. Seams shall be glued and stapled to minimize tears. The synthetic turf should be placed in patterns that emulate real grass. 11. An infill of sand and rubber must be poured into the synthetic turf to keep the blades erect and provide a natural feel and look. 12. The synthetic turf must be maintained at all times. Rips and/or tears, holes, seam separations and uplifted surfaces shall be promptly repaired. Unrepaired synthetic turf shall be considered a violation of the Price City Property Maintenance Code.					

10.14. RESIDENTIAL ESTATE DISTRICT, RE.

1. OBJECTIVES AND

CHARACTERISTICS: The objective in establishing the Residential Estate District, RE is to encourage the creation and maintenance of a residential environment within an area which is characterized by large lots (minimum of one acre) on which single family dwellings are situated, surrounded by settings in which the pre-development natural character of the landscape is

retained. Native plant species, wildlife habitats, low water consumptive landscapes, minimum vehicular traffic, private lanes connected to public streets, featured or gated entries, building products produced from natural materials, and quiet residential conditions are also characteristic of this zone. While much of this zone is currently devoted to open land uses, it is intended that the land shall be developed into residential uses as the needs arise having characteristics as herein above

set forth. The minimum area for a RE District shall be ten (10) acres and contain up to 9 individual building lots plus the public areas, such as roads and utility rights-of-way. Representative of the uses within the RE District are one family dwellings, caretaker's cottages (not to exceed one per lot), parks and playgrounds. Boarding and lodging houses, two family dwellings, triplexes, apartment houses and other multiple dwellings representative of higher density residential areas are strictly prohibited in this zone. Commercial and industrial uses, to include home occupied businesses, are strictly prohibited. In order to accomplish the objectives and purpose of this ordinance, and to promote the characteristics of this zone the following precise regulations shall apply to the Residential Estate District, RE:

2. PERMITTED USES: The following uses shall be permitted in the Residential Estate District, RE:

1. One-family dwellings and accessory buildings and structures; including guest houses (not to exceed 1200 square feet) and subject to the setback requirements of one-family dwellings, private garage and/or barn.
2. Keeping of animals and fowl, as an accessory use to a single family dwelling, limited to the following:
 1. Two large animals per lot and one additional large animal for each 10,000 square feet over 1 acre. Large animals may include horses, cattle, goats, sheep or other animals determined by the Planning and Zoning Commission to be compatible with this zone.

2. Not more than 20 poultry or rabbits shall be kept on any lot.
3. Planned Unit Developments approved per this ordinance. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD.⁵⁷
4. Residential facility for persons with a disability, elderly persons, or youth, not to exceed six (6) residents. Residential facility requirements of Chapter 8 apply.
3. CONDITIONAL USES: Fire stations, public facilities, schools may be permitted as a conditional use and shall be considered in the RE residential zone.
4. AREA REQUIREMENTS: An area of not less than one (1) acre (43,560 sq. ft) shall be provided and maintained for each dwelling and uses accessory thereto.
5. WIDTH REQUIREMENTS: The minimum width of any building site for a dwelling shall be one hundred-fifty (150) linear feet.
6. BUILDING SETBACK REQUIREMENTS:
 1. Side Setback: A minimum side yard of any building shall be twenty (20) feet, and the total width of the two required side yards shall be not less than forty (40) feet. On corner lots, the side yard which faces on a street, shall be not less than thirty (30) feet for any building.
 2. Front Setbacks: The minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of twenty (20)

⁵⁷ Added reference to PUD plan 2026.

feet shall be thirty-five (35) feet. Other private garages and all accessory buildings other than private garages shall be located at least six (6) feet in the rear of the main building.

3. Rear Setbacks: The minimum rear yard for any main building shall be thirty (30) feet.

7. BUILDING HEIGHT

REQUIREMENTS: The maximum height of any building shall be two (2) stories above ground, not to exceed thirty-five (35) feet.

8. BUILDING SIZE REQUIREMENTS: The ground floor area of any one-family main dwelling shall not be less than twelve hundred fifty (1,250) square feet, exclusive of open porches and carports.

9. SPECIAL PROVISIONS:

1. All Special Provisions in R-1 Residential Zone.
2. Variations from development standards of other residential zones may be permitted by the City Council as part of the approval of this zone. Variations shall not include changes in the permitted uses allowed except to the extent set forth herein.
3. The minimum area required for Residential Estate District is ten (10) acres.
4. All streets within a Residential Estate District shall meet with City Engineering Standards. Streets adjacent to a Residential Estate District and master planned arterial and collectors shall be fully improved with curb, gutter and sidewalk in accordance with City Engineering Standards.

5. The Residential Estate District is designed to be in areas where the generally uniform slope is 5% or less and therefore, would not require curb, gutter and sidewalks along public streets. Areas with slopes greater than 5% will be permitted with fully improved streets (curb, gutter and sidewalk) or as a P.U.D. Public streets shall have a minimum of one hard-surfaced sidewalk or footpath per street.
6. Areas used for animals shall be maintained so as to conform with health, sanitation, water and drainage requirements or other conditions set forth by the Price City Planning and Zoning Commission and Price City Council.

10. SUPPLEMENTARY DEVELOPMENT STANDARDS: See Chapter 16, Supplementary Development Standards.

10.15. IMPROVEMENTS COMPLETION.

The improvements in sections 10.13 and 10.14 shall be completed and guaranteed through a development agreement or other financial surety for a period of not less than one year from the date of substantial completion. Said improvements installed within the approved public right-of-way, City property and/or easements shall be dedicated to the City for continued ownership, maintenance and operation. Exceptions to the development agreement shall be indicated in the conditional use permit.

10.16. BUSINESSES PROHIBITED.

1. It shall be unlawful for any person, firm or corporation, to establish, conduct, operate or maintain, or cause or permit to be established, operated or maintained

within the designated residential district of said City of Price, any brick yard or brick kiln, garage, undertaking parlor, or any other business which may tend to disturb the peace and quiet of the neighborhood, or endanger its health, safety or welfare.

2. It shall be unlawful for any person, firm or corporation to establish conduct, operate or maintain or cause or permit to be established, operated or maintained within said residential district or within 1,500 feet of the boundaries thereof, any circuses, carnivals, exhibitions of showmen, transient exhibitions featuring mechanical rides or amusements, traveling shows unless expressly permitted by the City Council upon recommendation of the Price City Planning and Zoning Commission.

10.17. ACCESSORY DWELLINGS.

1. **PURPOSE.** The purpose of this Section is to establish use and development regulations for accessory dwelling units (ADU). These regulations are adopted for the following purposes:
 1. To allow City residents to house elderly parents, disabled relatives, and other family members or students under conditions where those family members can enjoy a degree of independence while also having assistance readily available when needed.
 2. To accommodate such housing in single-family or multiple family⁵⁸ residential zoned neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, and

compatible scale and appearance of residential buildings.

3. To prevent the proliferation of multiple family rental dwellings, absentee ownership, property disinvestment, building code violations, and associated decline in quality of single-family residential neighborhoods.
4. To establish uniform standards for ADUs.
2. **SCOPE.** The requirements of this Section shall apply to any approved ADU within the City. Such requirements shall not be constructed to prohibit or limit other applicable provisions of the Land Use Development and Management Code, and other laws. An ADU that conforms to the development standards of this Code shall be subject to a conditional use permit in all residential zones.
3. **DEVELOPMENT STANDARDS – PERMITTED USE.**

The development standards set forth in this section shall apply to any ADU allowed as a conditional use.

1. **Location.** An accessory dwelling unit (ADU) shall be allowed only within an existing lot with a main building or as an attachment to an owner-occupied single-family dwelling. In addition, and ADU shall not be allowed on a lot or parcel which fronts on to a street (whether a public or private street) which has a paved roadway less than 30 feet wide.
2. **Number of Accessory Dwelling Units and/or Guest Houses.** A maximum of 1 ADU shall be allowed per legal lot when an occupied single-family dwelling

⁵⁸ Added multiple family districts 2024.

exists. No lot or parcel shall simultaneously include an ADU and a guest house.

3. **Parking.** A single-family dwelling with an ADU shall provide at least 3 off-street parking stalls conforming with the City's parking standards specified elsewhere in this Code. No more than 2 parking stalls shall be within the side or rear yard setbacks adjacent to a street. No parking for the ADU shall be allowed within the front yard setback area. Parking stalls shall be paved with concrete, masonry, or concrete pavers. Gravel parking stalls or driveways may be allowed at the discretion of the Zoning Administrator, provided that the structure to be used as an ADU was in existence at the time of the adoption of this ordinance, the structure was accessed or served by a gravel driveway and/or parking stalls at the time of adoption of this ordinance, and the surface is sufficient to allow for access by public safety vehicles.
4. **Utility Metering.** Separate utility metering for the ADU shall be allowed and is preferred, and the utility service shall be in the property owner's name. All utility connection plans for the ADU shall be approved by the Zoning Administrator and the City Engineer.
5. **Minimum and Maximum Size,** based on the footprint of the respective structures,⁵⁹ of Accessory Dwelling Unit. An ADU shall not be larger than the single-family dwelling to which it is accessory and shall not exceed ten percent (10%) of the minimum lot size in the zoning

district (example 8,000 sq. ft. lot = 800 sq. ft maximum ADU).⁶⁰ An ADU is not subject to other minimum or maximum square footage requirements; provided that dimensions and sizes of living areas, kitchen areas, sleeping areas and bathroom facilities shall comply with applicable provisions of the adopted Price City Building Code Lot coverage in the respective zoning district may be increased by not more than 10% to accommodate ADU's.

6. **Construction Codes.** An ADU shall comply with the construction housing codes in effect at the time the ADU is constructed, created as a separate dwelling, or subsequently remodeled. This shall include the obtaining of a building or other permits as the codes may require.
7. **Building Entrances.** An ADU that is added onto an existing single-family dwelling or is part of an approved new single-family dwelling shall have a separate entrance, the sole purpose of which, is to provide access to the ADU.
 1. Basement apartments or over garage apartments may be approved with separate entrances by specific approval of the Planning and Zoning Commission and shall be subject to all other requirements of this Code.
8. **Architecture.** An ADU that is added onto an existing single-family dwelling or a new single-family dwelling that is designed to

⁵⁹ Clarified footprint as the basis for the size 2025.

⁶⁰ Added clarification on max ADU size 2024, reference from SLC.

accommodate an ADU shall not resemble a multi-family structure in terms of the scattered placement of garage doors, carports, or number or location of outside entries or porches. The architectural design and materials of an addition for an ADU shall match the existing single-family dwelling so that the addition appears to be part of the original building.

9. **Access Between Units.** An unrestricted passage of at least six feet (6') shall exist between an ADU and the principal single-family dwelling in which it is located. Use of such passage shall not require going out-of-doors, using a key, or passing through a garage or unfinished part of the dwelling.
10. **Absentee Owner.** The owner of the property shall live on the property in either the main building or the ADU and compensation in the form of rent or rent equivalents may only be collected for either the main building or the ADU but not both.
11. **Home Occupied Business.** No Home Occupied Business or Office Use Only shall be permitted in a ADU to a main building on the same property, including short term Air BnB type rentals.⁶¹
4. **CONDITIONAL USE.** No additional dwelling may be created unless a conditional use permit for a second dwelling has been approved in accordance with City regulations regarding the establishment of a second dwelling unit on property and is restricted to only 1 ADU.

5. **NOTICE.** Upon approval of an accessory dwelling unit permit by the City, the owner of the property where the ADU is located shall execute a notice of accessory dwelling unit approval. Such notice shall define the approved use and any restrictions or conditions of approval. The Property Owner shall record the notice with the County Recorder and provide a copy thereof to Price City.

⁶¹ Clarified short term rental as restricted along with other home occupied businesses.

Chapter 11

COMMERCIAL AND INDUSTRIAL DISTRICTS

11.1 Purpose

11.2 Codes and Symbols

11.3 Use Regulations

11.4 Height Regulations

11.5 Area, Width, Frontage, Yard and Coverage Regulations

11.6 Improvements Required to be Completed or in Progress Before a Building Permit May Be Issued

11.7 Improvements Completion

11.1. PURPOSE

General evaluation criteria to be utilized in consideration of land use applications include:

- a. The land use application complies with all applicable provisions of the Price City Land Use Management and Development Code, state and federal law;
- b. The proposed use is consistent with the Price City General Plan;
- c. Structures associated with the proposed land use are compatible with surrounding structures in terms of use, scale, mass and circulation patterns;
- d. The proposed land use is not detrimental to the public health, safety and welfare. Any potential or known detrimental impacts of the proposed land use shall be mitigated through the imposition of reasonable conditions placed on the proposed land use;
- e. Vehicle and pedestrian traffic conditions are not adversely affected by the proposed land use including the existence or need for dedicated

- turn lanes, pedestrian access and capacity of existing streets;
- f. Sufficient utility connectivity and capacity are demonstrated and confirmed;
- g. Sufficient emergency vehicle access to service the proposed land use;
- h. The location and design of off-street parking is included and the proposed land use is in compliance with off-street parking standards;
- i. Fencing, screening and landscaping to separate the proposed land use from adjoining land uses and mitigate potential conflicts in uses is considered. water wise landscaping encouraged and shall not be prohibited¹;
- j. Exterior lighting complies with adopted lighting standards and mitigates impacts;
- k. Within and adjoining the site, impacts to aquifers, slopes and flood potential have been mitigated and is appropriate to the topography of the site;
- l. The land use checklist (See Section m) has been utilized in evaluation of the proposed land use.
- m. Land Use Checklist:
 - a. Lighting at the site
 - b. Fencing at the site
 - c. Utility connections and capacity at the site
 - d. Traffic patterns existing and produced
 - e. Ingress and egress from the site

¹ HB282, 2022 Session. Water wise landscaping cannot be prohibited.

- f. Signage, type, location, style
- g. Landscaping, water wise landscaping encouraged and shall not be prohibited²
- h. Parking, on and off-street
- i. Public infrastructure needed and/or in place
- j. Need for public infrastructure development agreement
- k. Need for building permit for renovation or new construction
- l. State or Federal permits or licenses needed
- m. Local business license needed or in place and past performance, if applicable
- n. Storm water management issues
- o. Geotechnical study needed or issues present
- p. Building and fire safety issues present
- q. Environmental impacts and mitigations
- r. Easements, encroachments or rights-of-way needed, in place or required
- s. Notification of surrounding property owners of activity at site
- t. Variances or other adjustments needed or appropriate
- u. Existing non complying uses and structures

1. GENERAL COMMERCIAL DISTRICT
C1. To provide areas in appropriate locations where a combination of business, retail commerce, public, quasi-public, office, multiple-family uses, entertainment, and related activities may be established, maintained and protected.

All uses allowed as indicated in Section 11.3.

Any parcel larger than one acre at the time of passage of this code may be divided or developed only under planned unit development approval. No new lot smaller than $\frac{3}{4}$ acre may be created except as provided for in a PUD or as specifically recommended by Price City Planning Department staff and approved by the Planning and Zoning Commission and City Council or approved through the variance appeal process. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD.

Every conditional use permit and every planned unit development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective, and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use, building construction and appearance, traffic safety and control, landscaping and drainage.

Area, width, frontage, yard coverage and height regulations in a C1 district are to be determined by conditional use permit or planned development approval.

3. MANUFACTURING –
DISTRIBUTION DISTRICT
M1. To provide for areas in

² HB282, 2022 Session. Water wise landscaping cannot be prohibited.

appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

4. GENERAL INDUSTRIAL DISTRICT M2. To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.
5. Mixed use overlay zone. All C-1 zoning district areas may provide for mixed use development whereby commercial, professional and residential uses are present in the same location or area of development.

11.2.CODES AND SYMBOLS.

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. Permitted uses (P) shall require a letter of authorization of the land use to be issued by the Price City Planning Department prior to development, installation or commencement of the land use. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, “-“. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter “A”. If the regulation does not apply, it is indicated in the appropriate column by a dash, “-“. Permitted uses require a notice of zoning verification from the Price City Zoning Administrator. “ADM” indicates the

assignment of the approval to administration under the direction of the Zoning Administrator. The Zoning Administrator may require the proposed use be considered by the Planning Commission and City Council prior to approval of any permit or license.

11.3.USE REGULATIONS.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this Code. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. Temporary uses as defined in this Code are authorized in any district upon issuance of a conditional use permit for the same.

(See chart below)

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.1	AGRICULTURAL			
11.3.1.1	Agricultural industries	C	C	C
11.3.1.2	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P
11.3.1.5	Medical marijuana/cannabis production facility. ³ Must comply with all State of Utah requirements. Allows for indoor or outdoor cultivation. 1. Not located within 1,000 feet of a community location⁴ or within 600 feet of a primary residential zone measured from the nearest entrance to the facility following the shortest route of ordinary pedestrian travel. 2. Up to 20% waiver of proximity requirements if the Utah State Dept of Agriculture determines that it is not reasonably feasible to site the facility without the waiver. 3. No additional proximity requirements may be imposed.	C	P	P
11.3.2	COMMERCIAL			
11.3.2.1	Residential			
11.3.2.1.2	Multiple Family High Density Southeast Utah District Health Department Permit Required as indicated below. ⁵	Yes	Yes	Yes

³ 2019 HB 3001 Compliance. Also, must comply with SB 1002, Interim Session 2019.

⁴ Community location defined as: a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground or a public park.

⁵ Added Southeast Utah District Health Department high density residential permit requirement 2023, effective in practice to comply with 1-1-22 date.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
Official Notice Southeast Utah Health Department Will Require A Permit for High Density Housing Locations beginning January 1, 2022 The Southeast Utah Board of Health adopted an updated housing regulation on July 27, 2021. This update includes a High Density Housing Development Permit. <u>This applies to:</u> • A High Density development is classified as any building, mobile home park, trailer park or structure containing 16 or more Dwelling Units. • trailer/mobile home park owner <u>even if</u> every trailer is owned by tenants and the property manager is only renting the space. <u>Deadlines and Important Dates:</u> • High Density Developments must have a permit by July 27th, 2022. • Permit must be renewed annually <u>How to obtain a permit:</u> • Beginning January 1, 2022, \$131.00 Permit Fee • Timely Completion of permit application • May require an inspection <u>Revoking a permit:</u> • Permits are revocable at any time if the development is in violation of the Housing Regulation and will be subject to closure. • Closure may be waived if the owner is cooperative and shows significant progress to come into compliance AND can demonstrate that there are no life safety risks. • Further, this permit is revocable at any time if the development is routinely not in compliance, or not willing to improve violations in order to become compliant with the Southeast Utah Health Department's Housing Regulation. • If the permit is revoked for any reason, the development or individual units within are subject to being closed for occupancy until the violation(s) are resolved and permit renewed. <u>If the permit is not obtained by July 27, 2022:</u> • The Southeast Utah Health Department may close the entire development to occupancy at the expense of the owner or property manager until a permit is appropriately obtained. • The Southeast Utah Health Department will be understanding and strives to work with all community partners, we do ask you to be proactive in completing this requirement.				
11.3.2.1.5	Utilizing new or used land/sea type storage containers, grain silos, ⁶ for construction of permanent or temporary structures or accessory buildings prohibited. ⁷	-	-	-
11.3.2.1.5.5	Straw bale, adobe and / or other non-traditional construction materials prohibited. ⁸	-	-	-
11.3.2.1.1	Hotels, tourist courts and motels, facility style Air BNB ⁹	C	-	-
11.3.2.1.2	Recreation coach parks	C	-	-
11.3.2.1.3	Rooming and boarding houses	C	-	-
11.3.2.1.3.1	Individual single or multi-family dwellings and mixed use residential component of development and related accessory uses. No non-complying mobile home, identified as a	C	-	-

⁶ Added grain silos to restriction 2024.

⁷ January 2018 Update.

⁸ Added section 11.3.2.1.5.5 to restrict alternate construction types 2023.

⁹ Added commercial facility style Air BNB 2022.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	mobile home that (1) was manufactured prior to June 15, 1976; and/or (2) does not have a HUD placard physically attached to it indicating that it does not meet the HUD standards and cannot be accepted as compliant with the HUD code; and/or (3) is determined by the Building Inspector to be unsafe for habitation shall be permitted to be placed within Price City. ¹⁰			
11.3.2.1.3.1.03	Residential Accessory Dwelling Unit (ADU). Must be on a lot with a single-family detached residence and comply with all provisions and restrictions of Section 10.17. ¹¹ Up to 1 additional off-street parking space per ADU. ¹²	ADM	ADM	ADM
11.3.2.1.3.1.05	Emergency shelters and bunkers; in-ground or above ground. All construction types. Only allowed as accessory to main structure. Engineering required ¹³ .	C	C	C
11.3.2.1.3.1.5 ¹⁴	Short term temporary residential rentals (Air BNB) 1. Requires Price City business license, registration with the State of Utah and payment of all applicable sales and lodging taxes. 2. Must mitigate area lighting, on-street parking, garbage collection and other site based impacts. 3. Short term rental not to exceed ten (10) days in total per transient occupant or twenty (20) days total per month. 20 day restriction shall be for residential structures not commercial structures (house in the commercial zone vs. a building use for short term rentals). 4. No signage allowed in residential structures, per the Code for commercial structures. 5. Annual building and fire safety inspections of structure and property required. 6. Maximum transient occupancy of structure not to exceed that set by the fire and safety inspection. 8. Must be located greater than six-hundred fifty (650) feet from any other existing permitted short term rental location. 10. No Price City imposed restriction prohibiting the listing or offering of the rental on a website. ¹⁵	C	-	-

¹⁰ Added clarifying language regarding pre 1976 mobile homes 2023.

¹¹ Added option for ADU on single family lot in a C-1, M-1 or M-2 zone utilizing the same conditions and restrictions identified in Section 10.17, added 2024.

¹² Clarified off street parking per SB174, 2023 legislature.

¹³ January 2018 Update

¹⁴ January 2018 update.

¹⁵ Amended requirement 3, 4, 6 for relevance in regard to a commercial structure instead of a residential structure in the commercial zone, 2023.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.2.1.3.1.5	"Tiny" Homes. Restricted in all zone districts. May be permitted in mobile home parks or PUD's upon conditional approval (as required in this Code) of the PUD. All tiny homes must be constructed and placed using a building permit. ¹⁶	-	-	-
11.3.2.1.3.1.5	Distributed Generation. Solar or small wind electric generators placed on residential structures. Must be installed such that the energy generated is received on the utility side of the meter and in a feed-in-tariff manner, not the customer side of the meter. Requires meter, inverter, controls, and other equipment as may be required by Price City.	ADM	ADM	ADM
11.3.2.1.3.1.5.5 ¹⁷	Energy Storage equipment and facilities: Tesla Wall; battery banks, etc. Requires building permit also.	ADM	ADM	ADM
11.3.2.1.4	Religious quarters	C	-	-
11.3.2.1.5	Large Residential Facility (Group homes) for the disabled, elderly and youth rehabilitation, provided they are separated at least 1,260 feet from another similar facility and 500ft from any tobacco, alcohol sales or sexually oriented business land use. Subject to Chapter 8 requirements. Public Hearing Required. Applicant to pay publication costs. ¹⁸ Written notification to be made to all property owners within 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	-	-	-
11.3.2.1.5.5	Small Residential facility (Group Homes) for the disabled, elderly and youth rehabilitation, provided they are separated at least 1,260 feet from another similar facility and 500ft from any tobacco, alcohol sales or sexually oriented business land use. Subject to Chapter 8 requirements. Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	-	-	-
11.3.2.1.5.6	Adult Daycare Facility	C	-	-
11.3.2.1.5.7	Assisted Living Facility	C	-	-
11.3.2.1.5.8	Boarding House. Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	C	-	-

¹⁶ January 2017 update.¹⁷ January 2017 update.¹⁸ Public Hearings for group homes, boarding house, treatment facility, protective housing, shelter for homeless added 2016

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.2.1.5.9	Non-Residential Treatment Facility	C	-	-
11.3.2.1.5.10	Protective Housing Facility. Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	C	-	-
11.3.2.1.5.11	Shelter for the Homeless. Public Hearing Required. Applicant to pay publication costs. Written notification to be made to all property owners within a minimum of 250 feet of the subject property by the application indicating the nature of the proposed facility, contact information and the time, place of the public hearing.	C	C	C
11.3.2.1.6	Industrial	-	P	P
11.3.2.1.7	Transportation uses; staging; hubs	C	C	C
11.3.2.1.8	Over-the-Road and Local Bus terminals, stations, etc.	P	P	P
11.3.2.1.9	Hard surface parking, commercial	C	C	C
11.3.2.1.10	Private garage	C	C	C
11.3.2.1.11	Structure parking	C	C	C
11.3.2.1.12 ¹⁹	Mixed use commercial and residential development projects	C	C	C
11.3.3	COMMUNICATION			
11.3.3.1	Radio and television communication facilities	C	C	C
11.3.4	RETAIL TRADE			
11.3.4.1	Antiques and used merchandise	P	-	-
11.3.4.1.5	Auto parts, non-mechanical repair location	P	P	P
11.3.4.2	Bakeries	C	-	-
11.3.4.3	Books and stationery	P	-	-
11.3.4.4	Candy, nuts and confectionery	P	-	-
11.3.4.5	Children and infants wear	P	-	-
11.3.4.6	Computer sales and service	P	-	-
11.3.4.7	Custom tailoring	P	-	-
11.3.4.8	Dairy products	P	-	-
11.3.4.9	Department stores	P	-	-
11.3.4.10	Direct selling	P	-	-

¹⁹ Added mixed use to M1 and M2, 2022.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	Direct selling with hazardous or dangerous items ²⁰	C		
11.3.4.10.1	Temporary street festivals, block parties, events, street markets	C/ADM	C/ADM	C/ADM
11.3.4.11	Drinking places (alcoholic beverages)	C	C	C
11.3.4.11.5	Drinking places – Microbrewery or Microdistillery (brewing and manufacturing of less than 15,000 barrels per year) with or without food service-consumed on premises ²¹	C	C	C
11.3.4.12	Drive-in restaurants	C	P	P
11.3.4.13 ²²	Drug and proprietary	C	C	C
11.3.4.14	Eating places (food consumed on premises)	C	P	P
11.3.4.14.1	Eating places, food vending trucks, including sidewalk food carts and ice cream trucks/carts (hereinafter ‘truck(s)’²³ – temporary or permanent street and sidewalk vending operations. Land Use Regulations in Regard to Operation of a Food Truck and Land Use Impact mitigation conditions for food vending trucks²⁴: a. No overnight parking of truck without prior specific approval. b. No occupancy or living in truck. c. All food prepared on-site, in truck, not prepared off-site in commissary or other prep area. d. Truck to be self-contained for water and fuel, etc. No connection to outside services. Must have hot water available within truck. e. Must provide garbage and trash receptacles and service to receptacles daily. f. If seating is provided adjacent to truck, must provide parking and restroom facilities for customers consistent with other Code requirements for on-premises eating places. g. No drive through window permitted to be operated from mobile food vending truck. h. Signage on truck only, no other signage permitted. i. Truck must have own lighting, no additional	C	C	C

²⁰ Clarified distinction with hazardous or dangerous items 2024

²¹ January 2015 Update

²² Added drug and proprietary to M1 and M2, 2022.

²³ Added reference to sidewalk carts and ice cream carts per 2022 legislature, HB146.

²⁴ Remove temporary period restrictions and written permission from property owner requirement per SB 167, 2018 Legislature.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	exterior lighting is permitted. j. Hours of operation limited to 6:00am to 10:00pm unless specifically authorized and may be further restricted based on location of truck and adjacent land uses or as otherwise authorized by Price City. k. Business Licensing of Food Truck consistent with SB 250, 2017²⁵ and SB 71 2019.²⁶ And HB146 2022.²⁷ Compliance with Utah State Statute 11-56-101 including business license and inspection reciprocity shall be maintained unless otherwise applicable.²⁸ Business License Fee remains applicable. (1) One Business License for all locations within city only; (2) no background check for food truck operator; (3) annual health department inspection from local health department or other current health department in the State of Utah; (4) copy of business license from other applicable jurisdictions; (5) annual fire safety inspection from local fire department or other Utah fire department consistent with fire safety checklist for food trucks from the Utah State Fire Marshal as published on the Department of Public Safety website; (6) no business license if food truck event on private property and food truck is commissioned to operate by private property owner. l. <u>A food truck operating at a temporary mass gathering that occurs over multiple days may operate in a stationary manner for the duration of the temporary mass gathering, not to exceed five consecutive days, without moving or changing location if the food truck maintains sanitary conditions and operates in compliance with the permitting requirements and regulations imposed on other food vendors at the temporary mass gathering.</u>²⁹			
11.3.4.15	Electrical goods	P	-	-
11.3.4.16	Family clothing	P	-	-
11.3.4.17	Farm and garden supplies & equipment	C	-	-

²⁵ SB 250, 2017 Food Truck Licensing and Regulation

²⁶ 2019 SB 71 Compliance.

²⁷ Added reference to sidewalk carts and ice cream carts per 2022 legislature, HB146.

²⁸ Added reference to 11-56-101 in 2023 update.

²⁹ 2019 SB 71 Compliance.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.4.17.5	Firearms and/or Ammunition Sales ³⁰	C	C	C
11.3.4.18	Fruits and vegetables	P	-	-
11.3.4.19	Furniture, home furnishings and equipment	P	-	-
11.3.4.20	Furriers and fur apparel	P	-	-
11.3.4.21	Gasoline service stations with or without convenience store	C	C	C
11.3.4.22	Groceries (with or without meat)	P	P	-
11.3.4.22.5	Convenience Stores (C-Store) with or without gasoline sales ³¹	C	C	C
11.3.4.23	Hardware and farm equipment	P	P	-
11.3.4.24	Heating and plumbing equipment	C	P	-
11.3.4.25	Household appliances	P	-	-
11.3.4.26	Ice cream establishments	P	-	-
11.3.4.27	Jewelry	P	-	-
11.3.4.28	Limited price variety stores (convenience stores see section 11.3.4.22.5)	P	-	-
11.3.4.29	Liquor – package	C	-	-
11.3.4.30	Lumber and other building materials	C	P	-
11.3.4.31	Mail order house	P	-	-
11.3.4.32	Meats and fish	C	-	-
11.3.4.33	Men's and boy's clothing and furnishings	P	-	-
11.3.4.34	Merchandise vending machines operators	P	P	P
11.3.4.34.5	A. Military surplus sales without firearms ³²	P	P	P
	B. Military surplus sales with firearms and/or ammunition	C	C	C
11.3.4.34.7	Mobile Businesses that operate within a van, truck, trailer or other mobile structure. No separate license for each unit. ³³	C	C	C
11.3.4.35	Motor vehicle dealers	P	P	P
11.3.4.35.5	Outlet Stores and Outlet Malls	C	C	C
11.3.4.36	Pets and pet supplies	P	P	P
11.3.4.37	Paint, glass and wallpaper	P	P	-
11.3.4.37.5	Pawnbrokers and pawn shops	C	C	C
11.3.4.38	Radios, televisions and music supplies	P	-	-

³⁰ January 2015 Update³¹ January 2017 Update and Clarification³² January 2015 Update³³ Added mobile business per Utah Code 11-56-101, 2024 update.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.4.39	Shoes	P	-	-
11.3.4.40	Sporting goods and bicycles	P	-	-
11.3.4.40.5	Sporting goods with firearm and/or ammunition sales ³⁴	C	C	C
11.3.4.41	Tires, batteries and accessory	P	P	P
11.3.4.42	Women's accessories and specialties	P	-	-
11.3.4.43	Women's ready-to-wear	P	-	-
11.3.4.44	Other retail trade – apparel and accessories	P	-	-
11.3.4.45	Other retail trade, i.e., automotive, marine craft, aircraft and accessories	C	C	C
11.3.4.46	Shopping complexes for retail trade	C	-	-
11.3.4.47	Temporary uses consistent with other permitted or conditional uses taking place at the location (fireworks stands, etc.)	P/C/ADM	P/C/ADM	P/C/ADM
11.3.4.48	Sexually oriented business when complying with the sexually oriented business ordinance	-	C	C
11.3.4.49	Smoke shop, including vapor and e-cigarette sales ³⁵ (retail tobacco specialty shop) providing legal tobacco and related products including natural and synthetic vapors, aerosols and tobacco; no items that may be considered drug paraphernalia or items/products considered a controlled substance or intoxicant. Smoke shop defined as (1) sale of tobacco accounts for more than 35% of annual gross receipts; (2) food and beverage-excluding gasoline-is less than 45% of annual gross receipts; (3) establishment is not a pharmacy; (4) 40% or more of floor and shelf space is for tobacco products. 1. Must meet the Utah Statutory requirements of 2012 HB 95 Not located within 1,000 feet of a community location (park, library, playground, church, etc.). 2. Not located within 600 feet of another retail tobacco specialty shop. 3. Not within 600 feet of property zoned for agriculture use or residential use. 4. No violations of the Utah Indoor Clean Air Act.	C	C	C
11.3.4.51	Vending machines and vending operations – single or multiple machines	P	P	P
11.3.5	SERVICES			
11.3.5.1	Administration and business office services	P	P	-

³⁴ January 2015 Update³⁵ January 2017 – include vape & e-cigs

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.5.2	Advertising services	C	-	-
11.3.5.3	Animal clinics, animal hospitals & small animal grooming (not boarding); boarding or kennel not permitted in C-1	C	C	C
11.3.5.3.2	Arcades and Gaming Centers	ADM	ADM	ADM
11.3.5.3.5	Boarding or Kennel operation and related uses; all potential nuisance matters (noise, sight, smell, etc.) must be mitigated via conditions of land use approval	-	-	C
11.3.5.4	Apparel repair, alteration and cleaning, pickup services, shoe repair services	P	P	P
11.3.5.5	Automatic car wash, truck wash	C	P	P
11.3.5.6	Automobile repair and services	C	P	P
11.3.5.7	Banking and bank-related functions	P	P	-
11.3.5.8	Beauty and barber shops general	P	-	-
11.3.5.8.1 ³⁶	Cosmetic tattooing only (not artistic tattoo, piercing, etc.)	P	P	P
11.3.5.9	Beauty and barber shops tied to motels	P	-	-
11.3.5.9.5	Call Centers: Inbound and/or outbound ³⁷	C	C	C
11.3.5.10 ³⁸	Carpeting and other floor coverings	P	P	-
11.3.5.11	Comprehensive health care facilities (centers)	C	-	-
11.3.5.12	Computer and software maintenance services	P	C	-
11.3.5.13	Consumer and mercantile credit reporting	P	-	-
11.3.5.14	Credit services (other than banks)	P	P	P
11.3.5.14.5	Daycare or pre-school	ADM/C	-	-
11.3.5.15 ³⁹	Dental laboratory services	P	P	P
11.3.5.16	Duplicating mailing and stenographic services	P	-	-
11.3.5.17	Dwelling and other building maintenance services	P	-	-
11.3.5.17.5	Restoration Services ⁴⁰	C	C	C
11.3.5.18	Electrical services	C	P	P
11.3.5.19	Employment services	P	-	-
11.3.5.20	Funeral and crematory services	C	P	-
11.3.5.21	General contract construction services	C	P	P

³⁶ Amended from Conditional to Permitted 2022.

³⁷ 2017 Update

³⁸ Permitted in C1, 2022.

³⁹ Permitted in C1, 2022.

⁴⁰ Added restoration services for clarification of service 2024

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.5.22	Holding and investment services	P	-	-
11.3.5.23	Insurance carriers, agents, brokers and services	P	-	-
11.3.5.24	Laundering, dry cleaning, and dyeing services	C	P	P
11.3.5.25	Medical clinics – outpatient services	C	-	-
11.3.5.26	Medical laboratory services	C	P	P
11.3.5.26.5	Pharmacy: retail or wholesale; with or without drive-up window	C	C	C
11.3.5.26.5.5	Medical Marijuana Dispensary, public (Health Department) or private, complying with State Law⁴¹. Includes the storage and transportation of medical marijuana. Must comply with all State of Utah Requirements. 1. Not located within 200 feet of a community location⁴² or within 600 feet of a primary residential zone measured from the nearest entrance to the facility following the shortest route of ordinary pedestrian travel. 2. Up to 20% waiver of proximity requirements if the Utah State Dept of Agriculture determines that it is not reasonably feasible to site the facility without the waiver. 3. No additional proximity requirements may be imposed	C	P	P
11.3.5.27	News syndicate services	P	-	-
11.3.5.28	Painting, wall coverings and decorating services	P	P	P
11.3.5.29	Photographic services	P	C	C
11.3.5.30	Plumbing, heating and air-conditioning services	C	P	P
11.3.5.31	Private clubs including fraternal and sorority membership organizations with or without alcohol	C	-	-
11.3.5.32 ⁴³	Professional health and care offices and clinics – Medical offices, Dentist offices	P	-	-
11.3.5.33	Real estate agents, brokers, and management services	P	-	-
11.3.5.34	Real estate operative construction builders	C	P	P
11.3.5.35	Real estate subdividing and land developing services	C	P	P
11.3.5.35.5	Recycling Operations (not vending machine based inside of other establishments)	C	C	C

⁴¹ 2019 HB 3001 Compliance. Permitted use in all zones.

⁴² Community location defined as: a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground or a public park.

⁴³ Permitted in C1, 2022.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.5.36	Roofing and sheet metal services	C	P	P
11.3.5.36.5	Salon Businesses. May include barber and beauty, massage, therapy, tanning, limited related services training, etc.	P	P	P
11.3.5.37	Security services and commodity brokers, dealers, exchanges and services	P	-	-
11.3.5.38	Schools (commercial)	C	-	-
11.3.5.39	Sexually oriented business when complying with the sexually oriented business ordinance	-	C	C
11.3.5.40	Skin art, tattooing, piercing, body alteration. No drug paraphernalia, no sexual items or services. Must be not less than 650 linear feet ⁴⁴ from other similar existing land use.	C	C	C
11.3.5.41	Public, private, or quasi public social services administration and activity	C	C	C
11.3.6	ENTERTAINMENT			
11.3.6.1	Busking. Cannot interfere with traffic or pedestrian safety. No Soliciting or begging permitted.	ADM	ADM	ADM
11.3.6.2	Drive-in theaters	C	C	-
11.3.6.3	Legitimate theaters	C	-	-
11.3.6.4	Motion picture theaters	C	-	-
11.3.6.5	Race tracks (commercial)	C	C	C
11.3.6.6	Sports activities facilities	C	C	C
11.3.7	INDUSTRIAL			
11.3.7.1	Food products manufacturing			
11.3.7.1.1	Baker products	C	C	C
11.3.7.1.2	Beverage	C	C	C
11.3.7.1.3	Canning and preserving of fruits, vegetables, meat and seafood	C	C	C
11.3.7.1.4	Confectionery and related products	C	C	C
11.3.7.1.5	Dairy products	C	C	C
11.3.7.1.6	Grain mill products	C	C	C
11.3.7.1.7	Meat products	-	C	C
11.3.7.1.8	Sugar	C	C	C
11.3.7.2	Fabricated textile products manufacturing			
11.3.7.2.1	Broad and narrow woven fabrics and other small wares	-	C	C

⁴⁴ Amended to 650 ft (approx. 1 city block) from ½ mile proximity 2024.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	(cotton, manmade fibers, soil and wool)			
11.3.7.2.2	Dyeing and finishing of textiles (except wool fabrics and knit goods)	-	C	C
11.3.7.2.3	Knit goods, yarns and threads	-	C	C
11.3.7.2.4	Wearing apparel and accessories	C	C	C
11.3.7.3	Furniture products manufacturing			
11.3.7.3.1	Furniture- manufacturing	-	C	C
11.3.7.3.2	Partitions, shelving, lockers, office and store fixtures	-	C	C
11.3.7.3.3	Wooden containers and cabinetry	C	C	C
11.3.7.4	Paper products manufacturing			
11.3.7.4.1	Bookbinding and related industrial	-	C	C
11.3.7.4.2	Books: publishing and printing	C	C	C
11.3.7.4.3	Converted paper and paperboard products (except containers and boxes)	-	C	C
11.3.7.4.4	Newspapers publishing and printing	C	C	C
11.3.7.4.5	Paperboard containers and boxes	-	C	C
11.3.7.4.6	Periodicals: publishing and printing	C	C	C
11.3.7.4.7	Printing trade services	C	C	C
11.3.7.5	Precision instrument and jewelry manufacturing			
11.3.7.5.1	Costume jewelry, costume novelties, buttons and misc. notions (except precious metals)	C	C	C
11.3.7.5.2	Computer component manufacture or assembly	C	C	C
11.3.7.5.3	Jewelry, silverware and plated ware	-	C	C
11.3.7.5.4	Musical instruments and parts	-	C	C
11.3.7.5.5	Ophthalmic goods	-	C	C
11.3.7.5.6	Optical instruments and lenses	-	C	C
11.3.7.5.7	Pens, pencils and other office and art(ists) materials	-	C	C
11.3.7.5.8	Photographic equipment and supplies	-	C	C
11.3.7.5.9	Surgical, medical and dental instruments and supplies	-	C	C
11.3.7.5.10	Toys, amusements, sporting goods and athletic goods	-	C	C
11.3.7.5.11	Watches, clocks, clockwork operated devices and parts	C	C	C
11.3.7.6	Other products manufacturing			
11.3.7.6.1	Motion picture production	C	C	C

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.7.6.2	Pottery and related products	C	C	C
11.3.7.7	Wood and paper manufacturing			
11.3.7.7.1	Millwork, veneer, plywood and prefabricated structural wood products	-	-	C
11.3.7.7.2	Paper (except building paper)	-	-	C
11.3.7.7.3	Paperboard	-	-	C
11.3.7.7.4	Pulp	-	-	C
11.3.7.7.5	Sawmills and planing mills	-	-	C
11.3.7.8	Chemical and plastics manufacturing			
11.3.7.8.1	Agricultural chemicals	-	-	C
11.3.7.8.2	Drug	-	C	C
11.3.7.8.2.5 ⁴⁵⁴⁶	Medical marijuana/cannabis production facility. ⁴⁷ Must comply with all State of Utah requirements. 1. Not located within 1,000 feet of a community location⁴⁸ or within 600 feet of a primary residential zone measured from the nearest entrance to the facility following the shortest route of ordinary pedestrian travel. 2. Up to 20% waiver of proximity requirements if the Utah State Dept of Agriculture determines that it is not reasonably feasible to site the facility without the waiver. No additional proximity requirements may be imposed.	C	P	P
11.3.7.8.3	Industrial inorganic chemicals	-	-	C
11.3.7.8.4	Miscellaneous plastic products	-	C	C
11.3.7.8.5	Paints, varnishes, lacquers, enamels and allied products	-	-	C
11.3.7.8.6	Plastics materials and synthetic resins, synthetic and other manmade fibers (except glass)	-	-	C
11.3.7.8.7	Soap, detergents and cleaning preparations, perfumes, cosmetic and other toilet preparations	-	-	C
11.3.7.9	Petroleum products manufacturing			
11.3.7.9.1	Paving and roofing materials	-	-	C

⁴⁵ Per SB 1002 2019 Interim Session.

⁴⁶ Conditional in C1, 2022.

⁴⁷ 2019 HB 3001 Compliance. Also, must comply with SB 1002, Interim Session 2019.

⁴⁸ Community location defined as: a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground or a public park.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.7.9.2	Petroleum refining	-	-	C
11.3.7.9.3	Rubber footwear	-	-	C
11.3.7.9.4	Tires and inner tubes	-	-	C
11.3.7.10	Nonmetallic products manufacturing			
11.3.7.10.1	Abrasive, asbestos, and miscellaneous nonmetallic mineral products	-	-	C
11.3.7.10.2	Cement (hydraulic)	-	-	C
11.3.7.10.3	Concrete, gypsum and plaster products	-	-	C
11.3.7.10.4	Glass and glassware (pressed or blown)	-	-	C
11.3.7.10.5	Plate glass	-	-	C
11.3.7.10.6	Structural clay products	-	-	C
11.3.7.11	Metallic products manufacturing			
11.3.7.11.1	Blast furnaces, steel works and the rolling finishing of ferrous metals, etc.	-	-	C
11.3.7.11.2	Iron and steel foundries and manufacturing	-	-	C
11.3.7.11.3	Nonferrous foundries	-	-	C
11.3.7.11.4	Primary smelting and refining of nonferrous metals	-	-	C
11.3.7.11.5	Rolling, drawing and extruding of nonferrous metals	-	-	C
11.3.7.11.6	Secondary smelting and refining of nonferrous metals and alloys	-	-	C
11.3.7.12	Machine products manufacturing			
11.3.7.12.1	Electrical machinery, equipment and supplies	-	C	C
11.3.7.12.2	Engineering, laboratory and scientific research instruments and associated equipment	-	C	C
11.3.7.12.3	Instruments for measuring, controlling and indicating physical characteristics	-	C	C
11.3.7.12.4	Machinery (except electrical)	-	C	C
11.3.7.12.5	Ordnance and accessories	-	-	C
11.3.7.12.6	Transportation equipment	-	-	C
11.3.8	TRANSPORTATION			
11.3.8.1	Staging for trucking, local and long distance (terminals)	-	C	C
11.3.9	WHOLESALE TRADE AND WAREHOUSING			
11.3.9.1	Drugs, chemicals, and allied products	-	C	C
11.3.9.2	Dry goods and apparel	C	C	C

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.9.3	Electrical goods	C	C	C
11.3.9.4	Farm products and equipment	C	C	C
11.3.9.4.5	Firearm and/or ammunition sales ⁴⁹	C	C	C
11.3.9.5	Groceries and related products	C	C	C
11.3.9.6	Hardware, plumbing, heating equipment, and supplies	C	C	C
11.3.9.7	Machinery, equipment and supplies	C	C	C
11.3.9.8	Motor vehicles and automotive equipment	C	C	C
11.3.9.9	Petroleum products distribution warehouses and bulk plants	-	C	C
11.3.9.10	Research and development	C	C	C
11.3.9.11	Storage facility:			
11.3.9.11.05	Street Level Storage of items, materials, not associated with business conducted on site within the downtown area identified as the area from 100 N south, from 100 S north, from 100 W east and from 100 E west no permitted. ⁵⁰	-	NA	NA
11.3.9.11.1	Multiple units with 6' barb wire or spiral wire fence, hard paved surface yard (concrete or asphalt), security yard lighting and full fire truck accessibility	-	A	A
11.3.9.11.1.5	Temporary, not to exceed 1 year, shipping/storage containers, grain silos, ⁵¹ and truck trailers/boxes and other non-permitted storage uses. Utilizing new or used land/sea type storage containers for construction of permanent or temporary structures or accessory buildings prohibited. ⁵²	C	C	C
11.3.9.11.2	Setback in feet:			
11.3.9.11.2.1	from property line to front fence	5	5	5
11.3.9.11.2.2	from property line to side or rear fence	0	0	0
11.3.9.11.2.3	from front fence to building or stall	15	15	15
11.3.9.11.2.4	from side or rear fence to building or stall	10	10	10
11.3.9.11.7	Multiple storage units	A	A	A
11.3.9.11.8	Enclosed storage units	A	A	A
11.3.9.11.9	Outside storage stalls	-	A	A
11.3.9.11.10	Maximum size of unit or stall in square feet	600	800	800
11.3.9.11.11	Maximum height of building in feet or as specifically approved	20	30	30

⁴⁹ January 2015 Update

⁵⁰ Added street level storage restriction, based on Main Street Conference, 2025.

⁵¹ Added grain silos to restriction 2024.

⁵² January 2018 Update.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	by conditional use permit			
11.3.9.11.12	Warehousing business or associated with	C	C	C
11.3.9.11.13	Automobile Impound Lot/Yard. Must comply with State of Utah Requirements ⁵³ .	C	C	C
11.3.9.12	Industrial Services			
11.3.9.12.1	Concrete services and batching plants	-	C	C
11.3.9.12.2	General contract on construction services	-	C	C
11.3.9.12.3	Masonry, stonework, tile setting, and plastering services	-	C	C
11.3.9.12.4	Roofing and sheet metal services	-	C	C
11.3.9.12.5	Water and well drilling services	-	C	C
11.3.9.13	Mining			
11.3.9.13.1	Chemical and fertilizers (mineral) mining	-	-	C
11.3.9.13.2	Coal mining	-	-	C
11.3.9.13.3	Crude petroleum and natural gas. Well drilling is a temporary use, 6 months or less. Well operation is a permanent use. Must be 600 feet or more from any residential land use.	-	C	C
11.3.9.13.4	Dimension stone	-	-	C
11.3.9.13.5	Land excavations	C	C	C
11.3.9.13.6	Metal ore mining	-	-	C
11.3.9.13.7	Sand and gravel – quarrying and crushing/processing operations and facilities ⁵⁴ . Must notify all property owners within 1,000 feet of the boundary of the operation (vested critical infrastructure materials operation). Written declaration of abandonment of the sand and gravel operation required from the operator to discontinue use. ⁵⁵	-	-	C
11.3.9.13.8	Other mining and quarrying of nonmetallic minerals (except fuels)	-	-	C
11.3.9.14	Outdoor Storage			
11.3.9.14.1	Auto wrecking yards	-	-	C
11.3.9.14.2	Outdoor storage (non-auto)	-	C	C
11.3.9.14.3	Petroleum products bulk plants	-	C	C
11.3.10	INSTITUTIONAL			

⁵³ Added Auto Impound Lot 2021 to clarify land use as conditional

⁵⁴ Clarified crushing and processing operations 2023.

⁵⁵ Clarification of Critical Infrastructure Materials Operation and 1,000-foot notification and written abandonment to comply with 2019 HB 288.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.10.1	Health services			
11.3.10.1.1	Hospital services	C	C	C
11.3.10.1.2	Nursing Home	C	-	-
11.3.10.1.3	Rehabilitation/Treatment Facility	C	-	-
11.3.10.1.4	Sanitariums, convalescent centers and facilities	C	-	-
11.3.10.1.5	Retirement Home	C	-	-
11.3.10.1.6	Sheltered Workshop	C	C	C
11.3.10.2	Government services			
11.3.10.2.1	Correctional institutions	C	C	C
11.3.10.2.2	Executive, legislative and judicial functions	C	C	C
11.3.10.2.3	Postal services	C	C	C
11.3.10.2.4	Protective functions and their related activities	C	C	C
11.3.10.3	Educational services			
11.3.10.3.1	Special training and schooling	C	C	C
11.3.10.3.1.4	Microschool ⁵⁶ Up to 100 total students, must have 20 net usable square feet per student. Mitigation issues include parking, traffic, hours of operation, business licensing.	P	P	P
11.3.10.3.1.5	Public or Private School – K to 12	C	C	C
11.3.10.3.1.6	Public or Private School – Higher Education (College & University)	C	C	C
11.3.10.3.2	Trade or Vocational School	C	C	C
11.3.10.4	Religious and welfare services			
11.3.10.4.1	Churches, synagogues, and temples, chapels, etc.	C	C	C
11.3.10.4.2	Welfare and charitable services	C	C	C
11.3.10.5	Public and quasi-public			
11.3.10.5.1	Art galleries	P	-	-
11.3.10.5.2	Fairgrounds	C	C	C
11.3.10.5.3	Libraries	P	C	C
11.3.10.5.4	Museums	P	-	-
11.3.10.5.5	Nature exhibitions	C	-	-
11.3.10.5.6	Public assembly, misc. purposes	C	C	-
11.3.10.5.7	Public information centers	P	-	-

⁵⁶ Microschool added 2025 based on SB13 2024, 10-9a-305

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.10.6	Entertainment, recreation and open space group or organized camps			
11.3.10.6.1	Gymnasiums and athletic clubs	C	C	C
11.3.10.6.2	Parks – general recreation	P	-	-
11.3.10.6.3	Parks – leisure and ornamental	P	P	-
11.3.10.6.4	Playgrounds	C	-	-
11.3.10.6.5	Play lots or tot lots	C	-	-
11.3.10.6.6	Recreation centers (general)	C	C	C
11.3.10.6.7	Swimming pools	C	C	C
11.3.10.7	Streets and other circulation elements			
11.3.10.7.1	Airports	-	C	C
11.3.10.7.2	Alleys – maintenance of alleys is the responsibility of the adjoining, fronting or abutting property owner(s)	C	C	C
11.3.10.7.3	Freeways	C	C	C
11.3.10.7.4	Streets, public	C	C	C
11.3.10.7.5	Streets, private	C	C	C
11.3.10.7.6	Railroads and appurtenances	C	C	C
11.3.11	LAND DEVELOPMENTS			
11.3.11.1 ⁵⁷	Subdivisions	A	C	A
11.3.11.2 ⁵⁸	Planned unit developments. A comprehensive and detailed PUD Development Plan shall be required to be submitted to Price City for consideration of any PUD. ⁵⁹	C ⁶⁰	C	C
11.3.11.3	Industrial parks	-	C	C
11.3.11.4	Shopping centers	C	-	-
11.3.11.5	Land development for:			
11.3.11.5.1	Various commercial	C	C	C
11.3.11.5.2	Industrial and manufacturing	-	C	C
11.3.11.5.3 ⁶¹	Privately owned and operated cemetery open to the public with burial lots for sale to the general public. 1. Minimum cemetery size of one (1) acre in all zone districts or as otherwise approved by the Price City Planning	C	-	-

⁵⁷ Subdivisions “A” per Utah Code 10-91-6, 2023 SB174, 2024 HB476. Update 2025.

⁵⁸ Subdivisions “A” per Utah Code 10-91-6, 2023 SB174, 2024 HB476. Update 2025.

⁵⁹ Added reference to PUD plan 2026.

⁶⁰ Changed from “A” to “C” 2026 due to problems with developers.

⁶¹ Added to Code in January 2017 based on community input.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	Commission. 2. Must complete a cemetery plat and plan: approved by Price City and recorded by the Carbon County Recorder. Permanent deed restriction to remain a cemetery in perpetuity. 3. Must provide a plan for perpetual maintenance of the property. Price City may require submission of a perpetual maintenance bond to Price City in an amount determined appropriate at the time of approval.			
11.3.12	UTILITIES			
11.3.12.1	Communication			
11.3.12.1.1	Radio and television facilities	C	C	C
11.3.12.1.2	Telephone and communications ⁶²	C	C	C
11.3.12.1.3	Cable television	C	C	C
11.3.12.1.4	Other communications services	C	C	C
11.3.12.1.5	Placement of cellular telephone or other communication towers on private property or within the public right-of-way: height not to exceed the average of existing utility and communication poles in area unless otherwise approved; design; aesthetic (stealth or camouflaging) presentation to be directed by Planning Commission. (1) Franchise agreement with Price City required; (2) building permit required. ⁶³	C	C	C
11.3.12.2	Utilities lines and rights-of-way			
11.3.12.2.1	Culinary water	C	P	P
11.3.12.2.2	Electricity (substations or facilities)	C	C	C
11.3.12.2.2.1	Distributed Generation. Electric generation by wind or solar means, small and micro wind installations of appropriate size. Must be installed such that the energy generated is received on the utility side of the meter, not the customer side of the meter. Requires meter, inverter, controls, and other equipment as may be required by Price City.	C	C	C
11.3.12.2.3	Irrigation water	C	C	C
11.3.12.2.4	Natural gas; propane tanks prohibited unless specifically approved by Conditional Use Permit	C	C	C
11.3.12.2.5	Pipelines (oil and gas transmission)	C	C	C
11.3.12.3	Other facilities			

⁶² Removed 'telegraph' and replaced with 'communications' 2022.

⁶³ January 2018 update: based on recommendation from "Zoning Practice" bulleting regarding wireless facility siting, November 2016, published by the American Planning Association.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.3.12.3.1	Sewage disposal	-	-	C
11.3.12.3.2	Solid waste disposal	-	-	C
11.3.12.3.3	Storm water drainage facilities	C	C	C
11.4	HEIGHT REGULATIONS			
11.4.1	The maximum height for any building in districts regulated by this chapter shall be:			
11.4.1.1	in feet	35	75	75
11.4.1.2	in number of stories	2½	7	7
11.4.1.2.1	Except as determined by conditional use permit	A	A	A
11.4.1.3	in structures with more than 2½ stories, fire protection design, evacuation facilities, and automatic fire sprinkling systems may be required to mitigate the additional potential of loss of life and/or property.	A	A	A
11.5	AREA, WIDTH, FRONTAGE, YARD AND COVERAGE REGULATIONS			
11.5.1	The minimum depth and/or length for yards in the districts regulated by this chapter shall be:			
11.5.1.1	Front yard, less than minimum see section 11.5.1.4 below ⁶⁴	25	25	25
11.5.1.2	Rear yard, less than minimum see section 11.5.1.4 below	20	20	20
11.5.1.3	Side yards, less than minimum see section 11.5.1.4 below	10	10	10
11.5.1.4	Except as determined by administrative allowance by the Zoning Administrator ⁶⁵ or conditional use permit	A	A	A
11.5.1.5	Buildings within the Price City Downtown District (area from 100 N south, from 100 S north, from 100 W east and from 100 E west shall be set at the frontage property line(s) adjoining the sidewalk unless otherwise approved for safety. ⁶⁶	C	C	C
11.6.	IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROCESS BEFORE A BUILDING PERMIT MAY BE ISSUED FOR A NEW PRIMARY BUILDING AND OR LAND USE. ACCESSORY BUILDINGS MAY REQUIRE IMPROVEMENTS⁶⁷. Improvements are to be in compliance with standards adopted by the municipality. Exception: Does not apply to garages, carports, additions, remodels or accessory improvements.			
11.6.1	Street grading	A	A	A
11.6.2	Street base	A	A	A
11.6.3	Street paving	A	A	A
11.6.4	Curb and gutter	A	A	A

⁶⁴ Pursuant to Santec Engineering consultants Code review 2022.

⁶⁵ Added administrative allowance by Zoning Administrator 2022.

⁶⁶ Property line setback at frontage in Downtown District added 2025.

⁶⁷ 7-30-13

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
11.6.5	Sidewalk	A	A	A
11.6.6	Surface drainage facilities / flood control	A	A	A
11.6.7	Waste water disposal facilities; Sewer	A	A	A
11.6.8	Culinary water facilities	A	A	A
11.6.9	Fire fighting facilities; fire hydrants	A	A	A
11.6.10	Street name and traffic control signs	A	A	A
11.6.11	Street monuments	A	A	A
11.6.12	Survey monuments boxes	A	A	A
11.6.13	Street lights	A	A	A
11.6.14	Address numbers	A	A	A
11.6.15	Public utilities – power, gas, telephone, cable TV, etc.	A	A	A
11.6.15.5	Electric Vehicle group and individual charging stations and CNG vehicle filling stations/locations	C	C	C
11.6.16	General planned landscaping – minimum 5% of total land area. water wise landscaping encouraged and not prohibited. ⁶⁸	A	A	A
11.6.16.5 ⁶⁹	Artificial Grass and Synthetic Turf Installations, subject to the following minimum standards: 1. Installed consistent with the guidelines of the Association of Synthetic Grass Installers (ASGi). 2. A landscape plan must be submitted to the Price City Planning Department. The plan shall include both the artificial turf area and other landscaped areas. This is in addition to any other required landscape plan documents. 3. Synthetic turf may not be installed in the public right of way (park and planter strips). 4. Synthetic turf shall be limited to a maximum coverage of fifty percent (50%) of the yard area. 5. Installation of synthetic turf shall be performed by a contractor with a valid license. The contractor shall also have all necessary permits and licenses to conduct business within Price City. 6. Synthetic turf shall have a minimum blade length (pile height) of 1.25 inches. Nylon based grass blades are not permitted. 7. All existing sprinkler systems (piping, valves and	A	A	A

⁶⁸ HB282, 2022 Session, Water wise landscaping cannot be prohibited.

⁶⁹ Artificial grass added January 2016 Update.

ZONING DISTRICTS APPLICABILITY		C1	M1	M2
	sprinkler heads) no longer in use must be either capped or removed. All existing landscaping must be removed where the synthetic turf will be located and a minimum of three inches (3") of soil excavated. 8. The turf area shall be leveled, with a crushed stone sub base added to establish a foundation and facilitate drainage of the turf. The stone sub base shall be a minimum of three inches (3") in depth and be compacted to ensure proper drainage. 9. A weed barrier must be provided to prohibit growth of weeds. This barrier may be incorporated into the synthetic turf or be installed as a separate layer. 10. The synthetic turf shall be securely fastened to the ground. Seams shall be glued and stapled to minimize tears. The synthetic turf should be placed in patterns that emulate real grass. 11. An infill of sand and rubber must be poured into the synthetic turf to keep the blades erect and provide a natural feel and look. 12. The synthetic turf must be maintained at all times. Rips and/or tears, holes, seam separations and uplifted surfaces shall be promptly repaired. Unrepaired synthetic turf shall be considered a violation of the Price City Property Maintenance Code.			
11.6.17	Other infrastructure and land use impact mitigation improvements as deemed necessary by the City	A	A	A
11.6.18 ⁷⁰	Removal and redevelopment of blighted properties. Special consideration may be provided in the form of Administrative Allowances, Variances or other accommodations to facilitate and encourage mitigation and (re)development of vacant properties or existing structures or both where contamination, as identified by the EPA in 1980, may be thought to exist. ⁷¹	ADM	ADM	ADM

11.7. IMPROVEMENTS COMPLETION.

⁷⁰ Amended from Conditional to Administrative.

⁷¹ Clarification of administrative allowances and variances or other accommodations for mitigation of potentially or known contaminated sites added 2020. Recommended via the Santec Engineering Consultants review of the Code.

The improvements in section 11.6 shall be completed and guaranteed through a development agreements and a form of guarantee (financial surety) which is acceptable by the City for a minimum period of one year from substantial completion. Exceptions shall be indicated in the conditional use permit and expressly approved by the Price City Council. Said improvements installed within the approved public right-of-way, City property and/or easements shall be dedicated to the City for continued ownership, maintenance and operation.

Chapter 12**SENSITIVE AREA DISTRICT, SA****12.1 Purpose and Intent****12.2 Permitted Uses****12.3 Conditional Uses****12.4 General****12.1 PURPOSE AND INTENT.**

1. The purpose of the SA overlay district is to designate and describe those areas within the municipality that possess physical and/or environmental characteristics which require special public consideration of use applications which might affect the structure or the land, the management of surface or subsurface water, safety of future land occupants due to increased fire, earthquake, rock fall, flooding or storm hazards within the proposed development, or the uneconomic extension of public facilities and services. Of specific concern is development in flood prone areas, earthquake zones, landslide areas, areas of steep slope or unstable soils, rock fall, wetlands, and other sensitive areas requiring careful assessment prior to alteration.

1. It is the intent of these regulations to permit the widest possible latitude in the use of property, while at the same time requiring design solutions which will avoid detrimental impacts on sensitive natural areas, as well as provide protection from adverse natural forces and hazards.

12.2 PERMITTED USES.

The following uses are permitted in the SA overlay district:

1. Tilling of the soil
2. Raising of crops

3. Horticulture and gardening, excluding agricultural industries.

12.3 CONDITIONAL USES.

The SA overlay district is an overlay district whose sole effect is to require additional review of proposed uses in the underlying districts. To this end, any permitted use in a district overlaid by an SA overlay district, with the exception of those uses permitted in section 13.2 above, is a conditional use. Conditional uses authorized in districts overlaid by the SA overlay district remain conditional uses.

12.4 GENERAL.

The “Sensitive Area District, SA” zoning district, if not marked on the zoning map per se, shall nonetheless include areas of Price City designated as:

1. 100 year mapped flood plain according to the National Flood Insurance Program.
2. Geologic hazards areas including earthquake areas/faults, unstable soil conditions, subsidence, slopes in excess of 25%, rock fall areas, cliffs, unstable slopes and areas subject to flooding.
3. Areas of high water table and ground water including wetlands, high water table, perched water, floodway, drainage ways and swampy conditions.
4. Areas adjacent to or within one-hundred feet (100') of any high pressure natural gas transmission line. Inspection by a qualified provider and the Price City engineer must accompany any development plans, utility installations or construction activity taking place.
5. Other environmentally sensitive areas as may be identified by the Zoning Administrator, Public Works Director, City Engineer or Building Inspector.

Chapter 13**PLANNED DISTRICT, PL****13.1 Purposes****13.2 Standards and Requirements****13.3 Approval Required Prior to Rezoning****13.4 Findings Required for Approval****13.5 Concept Plan Requirements****13.6 Revert to Original Zoning****13.1 PURPOSES**

1. To encourage and provide a means for effectuating desirable development through the use of variations in sites, mixed land uses, and/or varied dwelling or other buildings.
2. To preserve the amenities and compatibility of PL Districts by adoption of a general development plan showing proper orientation, desirable design character, and compatible land uses.
3. To provide for the orderly pre-planning and long term development for a variety of uses or large tracts of land which are under unified ownership or development control, so as to ensure that the entire tract will provide an environment of stable and desirable character.
4. To give the developer reasonable assurance that phased development plans prepared in accordance with an approved general development plan will be acceptable to Price City.
5. Phased development plans shall include subdivision plans and/or planned unit development plans as provided for in this chapter.
6. To enable the adoption of measures providing for development of the surrounding area in character compatible with the planned district.

13.2 STANDARDS AND REQUIREMENTS.

The following provisions shall apply in a PL District, which district shall also be subject to other provisions of this code, except that where conflict in regulations occurs, the regulations specified in this chapter, or on a development plan approved pursuant to this chapter, shall apply.

1. PL Districts may be established on parcels of land which are suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purposes and objectives of this chapter. No PL district shall include less than 5 acres of contiguous land unless otherwise specifically approved by conditional use permit.
2. No ordinance establishing a PL District shall be adopted unless and until there is on file with Price City, written consent of every property owner within such district at the time of adoption of the ordinance, agreeing:
 1. That the owner will be bound by the conditions and regulations proposed and which will be effective within the PL District.
 2. To record such written agreement with the Carbon County Recorder.
3. Before detailed studies of any PL District development plans shall be undertaken by the planning staff or the Planning Commission, there shall be on file with Price City the written request of all property owners within the proposed district that such detailed studies be made.
4. Standards for area, coverage, density, yard requirements, parking and screening for PL district uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in nature and function of the

proposed PL District use(s), as determined by the Planning Commission, and as contained in an approved preliminary design plan for the planned unit development. Standards for public improvements shall be governed by applicable ordinances, regulations and laws. Exceptions to or modification of these standards may be made by the Planning Commission and by the City Council, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the proposed planned unit development as a whole.

13.3 APPROVAL REQUIRED PRIOR TO REZONING.

Prior to the filing of a formal PL District rezoning application, the applicant shall have obtained concept plan approval for the planned unit development from the Planning Commission, which plans shall have been certified to the City Council. Upon receipt of the approved concept plan, the City Council shall proceed with the zoning district amendment procedures outlined in this code. Such amendment procedures shall be deemed to have been satisfied by the meeting of the planned unit development requirements (which must be met incident to obtaining concept plan approval from the Planning Commission).

13.4 FINDINGS REQUIRED FOR APPROVAL.

After public hearing following required legal notice, the City Council may by ordinance establish a PL District, provided that it finds that the facts submitted with the application and presented at the hearing establish:

1. The proposed PL District or a given unit thereof can be substantially completed within two years of the establishment of the PL District.

2. Each phase of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PL District.
4. Commercial development can be justified economically at the locations proposed, if any, to provide commercial facilities.
5. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
6. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.
7. The PL District is in conformance with the General Plan.
8. Existing or proposed utility services are adequate for the population and use densities proposed.

13.5 CONCEPT PLAN REQUIREMENTS.

At the time of adoption of any ordinance establishing a PL District, the City Council shall make appropriate arrangements with the applicant to ensure the accomplishment, at the scheduled times, of the public improvements, public dedications, and grants of easement to be shown on the approved concept plan. The PL District shall be given an appropriate name

number or letter to identify it and the approved concept plan shall be adopted by reference and become part of this code.

13.6 REVERT TO ORIGINAL ZONING.

1. If no development has occurred to effectuate a PL District development within 2 years after the district has been created, the Planning Commission shall review the action and determine whether or not the continuation of a given PL District is in the public interest. If the Planning Commission so recommends, the City Council may order that the area revert to the original zoning district from which it was created, without a public hearing.
2. If the land within a PL District is sold to new owner(s), the Planning Commission or the City Council shall require the new owner(s) to accept in writing all obligations and guarantees required by the Preliminary Design Plan of the original owner(s). In the event that such agreement is not provided, the governing body may, without public hearing, return the zoning of the PL District to the original zoning district which existed prior to creation of the PL Districts.
3. If the owner(s) or developer of the PL District is unwilling or unable to carry out the requirements of the Preliminary Design Plan because claimed adequate water supplies, waste water disposal, streets, or other major elements of approval cannot or will not be provided as required, the City Council may stop all development in the district until such failure has been remedied or may terminate the PL District and revert back to the original zoning district which existed prior to creation of the PL District, without waiting for the 2 year period provided above to expire.

Chapter 14

PUBLIC FACILITIES, PF

- 14.1 Purposes**
- 14.2 Standards and Requirements**
- 14.3 Approval Required Prior to Rezoning**
- 14.4 Findings Required for Approval**
- 14.5 Concept Plan Requirements**
- 14.6 Revert to Original Zoning**

14.1 PURPOSES

1. To encourage and provide a means for effectuating desirable public facilities and institutional development through the use of variations in sites, mixed land uses, and/or varied other buildings.
2. To preserve the amenities and compatibility of PF Districts by adoption of a general development plan showing proper orientation, desirable design character, and compatible land uses and facilities.
3. To provide for the orderly preplanning and long term development for a variety of uses or large tracts of land which are under unified ownership or development controls, so as to ensure that the entire tract will provide an environment of stable and desirable character.
4. To give the owner reasonable assurance that phased development plans prepared in accordance with an approved general development plan will be acceptable by Price City.
5. Phased development plans shall include subdivision plans and/or planned unit development plans as provided for in this chapter.
6. To enable the adoption of measures providing for development of the surrounding area in character compatible with the Public Facilities District.

7. To provide flexibility for school campuses and other public or quasi-public activity campuses and recreation sites for ultimate beneficial planning and development.

14.2 STANDARDS AND REQUIREMENTS.

The following provisions shall apply in a PF District, which district shall also be subject to the other provisions of this code, except that where conflict in regulations occurs, the regulations specified in this chapter, or on a development plan approved pursuant to this chapter, shall apply.

1. PF DISTRICTS may be established on parcels of land which are suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purposes and objectives of this chapter.
2. No ordinance establishing a PF District shall be adopted unless and until there is on file with Price City written consent of every property owner within such district at the time of adoption of the ordinance, agreeing:
 1. That the owner will be bound by the conditions and regulations proposed and which will be effective within the district, and,
 1. To record such written agreement with the Carbon County Recorder.
3. Before detailed studies of any PF District development plans shall be undertaken by the planning staff or the Planning Commission, there shall be on file with Price City the written request of all property owners within the proposed district that such detailed studies be made.
4. Standards for area, coverage, density, yard requirements, parking and screening for PF District uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in

nature and function to the proposed PF District use(s), as determined by the Planning Commission, and as contained in an approved Preliminary Design Plan for the public facilities development. Standards for public improvements shall be governed by applicable ordinances, regulations and laws. Exceptions to or modification of these standards may be made by the Planning Commission and by the City Council, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the proposed development as a whole.

14.3 APPROVAL REQUIRED PRIOR TO REZONING.

Prior to the filing of a formal PF District rezoning application, the application shall have obtained concept plan approval for the planned development from the Planning Commission, which plans shall have been certified to the City Council. Upon receipt of the approved concept plan, the City Council shall proceed with the zoning district amendment procedures outlined in this code. Such amendment procedures shall be deemed to have been satisfied by the meeting of the planned unit development requirements (which must be met incident to obtaining concept plan approval from the Planning Commission).

14.4 FINDINGS REQUIRED FOR APPROVAL.

After public hearing following required legal notice, the City Council may by ordinance establish a PF District, provided that it finds that the facts submitted with the application and presented at the hearing establish that:

1. The proposed PF District or a given unit thereof can be substantially completed in a timely manner.

2. Each phase of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased concentrations of activities will not generate traffic in such amounts as to overload the street network outside the PF District.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.
6. The PF District is in conformance with the General Plan.
7. Existing or proposed utility services are adequate for the population densities and use concentrations proposed.

14.5 CONCEPT PLAN REQUIREMENTS.

At the time of adoption of any ordinance establishing a PF District, the City Council shall make appropriate arrangements with the applicant to ensure the accomplishment, at the scheduled times, of the public improvements, public dedications, and grants of easement to be shown on the approved concept plan. The PF District shall be given an appropriate name, number or letter to identify it; and, the approved concept plan shall be adopted by reference and become a part of this code.

14.6 REVERT TO ORIGINAL ZONING.

1. If no development has occurred to effectuate a PF District development within 2 years after the district is created, the Planning Commission shall review the action and determine whether or not the continuation of a given PF District is in the public interest. If the Planning Commission so recommends, the City Council may order the area reverted to the original zoning district from which it was created, without a public hearing.
2. If the land within a PF District is sold to new owner(s), the Planning Commission or the City Council shall require the new owner(s) to accept in writing all obligations and guarantees required by the Preliminary Design Plan of the original owner(s). In the event that such agreement is not provided, the governing body may, without public hearing, return the zoning of the PF District to the original zoning district which existed prior to creation of the PF Districts.
3. If the owner(s) or developer of the PF District is unwilling or unable to carry out the requirements of the Preliminary Design Plan because claimed adequate water supplies, waste water disposal, streets, or other major elements of approval cannot or will not be provided as required, the City Council may stop all development in the district until such failure has been remedied or may revert the zoning to the original zoning district which existed prior to creation of the PF District, without waiting for the 2 year period provided above.

Chapter 15

RESERVED

Chapter 16**SUPPLEMENTARY
DEVELOPMENT STANDARDS**

- 16.1 Building Permits – Site Plan Required**
- 16.2 Building, Use and Occupancy Permits**
- 16.3 Building Permit Approval Conditions**
- 16.4 Inspection and Approval Required**
- 16.5 Conditional Use Permit Required for Restricted Lots**
- 16.6 Substantial Lots at Time of Code Passage**
- 16.7 Non-Conforming Lots Prohibited**
- 16.8 Lot Standards and Street Frontage**
- 16.9 Every Dwelling on Lot – Exceptions**
- 16.10 Lots and Dwellings Fronting on Private Streets – Special Provisions**
- 16.11 Yard Space for One Building Only**
- 16.12 Yards to be Unobstructed – Exceptions**
- 16.13 Exceptions to Height Limitations**
- 16.14 Additional Height Allowed**
- 16.15 Minimum Height of Dwellings**
- 16.16 Maximum Height and Floor Area of Accessory Buildings**
- 16.17 Area of Accessory Buildings**
- 16.18 Accessory Building Architectural Requirements**
- 16.19 Water and Sewerage Requirements**
- 16.20 Clear View of Intersecting Streets**
- 16.21 Fences May Be Required**
- 16.22 Maximum Height of Fences, Walls and Hedges**
- 16.23 Sale or Lease of Required Space**
- 16.24 Construction Subject to Geologic or Flood Hazards**
- 16.25 Location of Gasoline Pumps**
- 16.26 Property Divided by Zoning District Boundaries**
- 16.27 Utility Extensions Authorized**
- 16.28 Utilities Responsible for Excavations**
- 16.29 Property Owned by Other Government Units**
- 16.30 Transportation Master Plan Effects**
- 16.31 Conservation of Values**

**16.1 BUILDING PERMITS – SITE PLAN
REQUIRED**

An application for a building or use permit shall be made to the Price City Building Official, Building Inspector and shall include a site plan and such other information as may be required by ordinance in Price City. (See latest edition of IBC as adopted)

**16.2 BUILDING, USE, AND OCCUPANCY
PERMITS**

1. No building or structure shall be constructed, reconstructed, altered, or moved and no land shall be used except after the issuance of a Building, Use, and Occupancy Permit for the same by the Building Official or Inspector of Price City.
2. Building, Use, and Occupancy Permits shall not be granted for the construction or alteration of any building or structure, for the moving or removal of a building onto or from a lot or for the use or occupancy of a building or land if such structure, construction, alteration, moving, use, or occupancy would be in violation of any of the provisions of this Code. Permits issued in violation of any provision of this Code, whether intentional or otherwise, shall be null and void.
3. An occupancy permit shall not be issued until the Zoning Administrator, City Engineer and/or Building Official or Inspector, shall have filed on record a report or other verified official comment (respective to their responsibilities) finding that the structures and intended uses are in compliance with the provisions of this Code and specifically as to location and completion of both off-site (curb, gutter, sidewalk, paving, utilities, fences, ditches, etc.) and on-site (buildings, etc.) improvements.

16.3 BUILDING PERMIT APPROVAL CONDITIONS

The installation of curb, gutter, sidewalks, street paving, drainage culverts, and covered or fenced irrigation ditches of a type approved by the City Council are required on any existing or proposed street adjoining a lot on which a building is to be established-except as may be provided otherwise elsewhere in this code. Such curbs, gutters, sidewalks, paving, drainage culverts, and safety features for irrigation ditches and canals, etc., are required as a condition of building permit approval, when Price City adopts a policy that such street is to be improved according to an adopted plan.

16.4 INSPECTION AND APPROVAL REQUIRED

Buildings and structures requiring a building permit pursuant to the provisions of this Code shall not be occupied nor put into use until the City Building Official or Inspector, has inspected such building or structure, finds compliance with the Code and the building code of Price City, and gives a written certificate of use and/or occupancy and use to the owner or his agent to occupy and/or use the building or structure in the manner approved by the issuance of a valid building permit.

16.5 CONDITIONAL USE PERMIT REQUIRED FOR RESTRICTED LOTS

No building permits shall be issued for construction of any building or structure to be located on a restricted lot unless a valid Conditional Use Permit for the same has previously been issued pursuant to this Code.

16.6 SUBSTANDARD LOTS AT TIME OF CODE PASSAGE

Any lot legally held in separate ownership at the time of adoption of this Code, which lot is below the requirements for lot area or lot width or depth for the district in which it is located and on which lot a dwelling would be permitted if the lot met the area requirements of the Code, may be used for a single-family dwelling if such a lot is located in a residential district. The front, side and rear set backs shall meet the distances specified in the code. When this Code replaces a previously adopted zoning ordinance, if a lot was legally created under the provisions of that ordinance, it shall be classified as a legal non complying lot under this Code.

16.7 NON-CONFORMING LOTS PROHIBITED

After adoption of this Code, no lot having less than the minimum width, depth and area required in the zoning district in which it is located may be created nor shall building permits be issued for construction on such non conforming lots created subsequent to adoption of this Code.

16.8 LOT STANDARDS AND STREET FRONTAGE

Except for planned unit developments, condominiums, legal non complying lots and as otherwise provided in this Code, every lot hereafter created shall have such area, width, and depth as required by this Code for the zoning district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 5 acres or less shall be created which is more than 3 times as long as it is wide.

16.9 EVERY DWELLING ON A LOT – EXCEPTIONS

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this Code for the zoning district in which the dwelling structure is located, except that farm or ranch dwellings, group dwellings, condominiums, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Code and have approval from the Planning Commission, may occupy a single lot.

16.10 LOTS AND DWELLINGS FRONTING ON PRIVATE STREETS – SPECIAL PROVISIONS

Lots and any dwellings thereon, with frontage only on private streets, shall be allowed by conditional use permit procedure only, and shall be subject to all applicable requirements of this Code.

16.11 YARD SPACE FOR ONE BUILDING ONLY

No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of the Code shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

16.12 YARDS TO BE UNOBSTRUCTED – EXCEPTIONS

Every part of a required yard shall be open to the sky, unobstructed except for permitted accessory buildings in a rear yard, the ordinary architectural projections of skylight, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than 2-1/2 feet, and open or lattice-

enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than 5 feet.

16.13 EXCEPTIONS TO HEIGHT LIMITATIONS

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless, radio, or television masts, theater lofts, silos, energy generation and conservation apparatus, or similar structures may be erected above the height limits herein prescribed. Nonetheless no space above the height limit shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of and other ordinances or regulations of Price City.

16.14 ADDITIONAL HEIGHT ALLOWED

Public buildings and utility buildings, when authorized in a zoning district, may be erected to a height greater than the district's height limit by conditional use permit.

16.15 MINIMUM HEIGHT OF DWELLINGS

No dwelling shall be erected to a height less than 1 story above grade, except in a planned unit development. No below grade (basement) single dwelling.

16.16 MAXIMUM HEIGHT AND FLOOR AREA OF ACCESSORY BUILDINGS

No building which is an accessory to a one-family, two-family, three-family, or four-family dwelling shall be erected to a height greater than

1 story or 20 feet, whichever is lower, nor be higher, nor contain greater square foot floor area than the principal building to which it is accessory.

16.17 AREA OF ACCESSORY BUILDINGS

No accessory building or group of accessory buildings in any residential district shall cover more than 25 percent of the rear yard.

16.18 ACCESSORY BUILDING ARCHITECTURAL REQUIREMENTS

If the total footprint area of an accessory building/structure exceeds 500 square feet or 50% of the footprint area of the primary structure (whichever is less), the accessory structure must:

1. Have any fences, walls, etc. be designed with residential styling, including:
 1. A roof pitch which matches that of the primary structure, but not to be less than 2½ feet of rise to 12 feet of run, and
 2. Exterior finishing materials similar to the exterior finishing materials used on the primary structure or primary structures on any surrounding residential property within a 300 foot radius; and
2. Have design characteristics that are in harmony with existing residential buildings in the neighborhood; and
3. Create no substantial adverse aesthetic or economic impacts on the neighborhood.

16.19 WATER, ELECTRIC AND SEWERAGE REQUIREMENTS

All developments constructed within Price City shall connect to City utilities, including water,

sewer, electric, storm drainage, unless otherwise approved by conditional use permit.

16.20 CLEAR VIEW OF INTERSECTING STREETS

In all zoning districts which require a front yard, no obstruction (natural grade, vegetation, sign, wall or fence) to view in excess of 2 feet in height, above the street pavement or sidewalk, shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 40 feet from the intersection of the street lines/property lines. Exception: pedestal type identification signs (base not to exceed 12 inches in any direction and bottom of sign clearance of 7 feet), and a single tree (that does not exceed 12 inches of trunk diameter pruned with a minimum of 7 feet of limb or branch clearance). There shall be a clear view of intersecting streets that connect with driveways, alleys, sidewalks and pathways. There shall be an adequate sight distance of 50 feet in each direction, at a point 15 feet back from the street right of way line. The view of automobile drivers shall not be obstructed. Maintenance of alley ways is the responsibility of property owners with property that fronts, is adjacent to, or abuts any public or private alley way.

16.21 FENCES MAY BE REQUIRED

When approved by the City Council, the Planning Commission may require the erection of fences as a prerequisite to approval of any project or to the granting of any building permit where, in the opinion of said Commission, this is necessary to protect life and property, or to prevent conflict of uses. Such fences shall be of a type, design and construction material and size necessary, in the opinion of the Planning Commission, to accomplish the above-stated purpose.

16.22 MAXIMUM HEIGHT OF FENCES, WALL, AND HEDGES

1. Fences, walls, and hedges may be erected or allowed to the permitted building heights in the district when located within the required buildable area beyond the required setbacks.
2. Fences, walls, and hedges may not exceed 6 feet in height within any required rear yard or interior side yard and no permit shall be issued for a fence exceeding 6 feet in height except for below:
 1. The Planning Commission may require installation of a fence or other separation between properties or land uses higher than 6 feet for the express purpose of protecting property values or mitigating adverse land use impacts.
 2. The Zoning Administrator¹ may consider requests from property owners within Price City requesting fences or other separations in excess of 6' in height if expressly for protection of property values or mitigation of a present or imminent adverse land impact.
3. Notwithstanding any other provisions herein, no view-obscuring (less than 50% open) fence, wall or hedge exceeding 3 feet in height shall be erected or allowed closer to any street line than the required building setback line. Non view-obscuring (50% or more open) fences or walls may be erected to a maximum height of 4 feet within the front yard. Zoning Administrator shall make a final determination of fence height taking into

consideration grade changes between properties, curbing or other necessary base structures for fence installation, pre-existing prior conditions, fence type.

4. For the purpose of this section, single shrub planting shall not constitute a hedge if the closest distance between the foliage of any 2 plants is and remains at least 5 feet.
5. Where a fence, wall, or hedge is located along a property line separating 2 lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall, or hedge may be erected or allowed to the maximum height permitted on either side of the property line.
6. All fence construction requires review and issuance of a zoning permit and approval by the Zoning Administrator, City Engineer or Building Inspector. Building permits for fences are required only when required by the Building Inspector to conform with adopted building code(s).
7. There shall be no fence nor hedge within 5 feet of any fire hydrant, mail box, utility pole and, unless prohibitive in terms of installation, shall be set back at least 5 feet from a driveway approach².
8. Fences, walls, hedges, signs, trees shall not obstruct the view of automobile drives at intersecting streets, alleys, driveways, sidewalks, pathways, trail heads and stop signs. Trees and vegetation shall be trimmed and pruned to prevent obstruction of a safe view and adequate sight distance. Maintenance of all property fronting, adjacent to, or abutting intersecting streets, alleys, driveways, sidewalks, pathways, trail heads and stop signs is the responsibility of the property owner whose

¹ Update January 2019, to make section consistent with section 16.22.6 and increase administrative efficiency and response to the community.

² Clarified driveway approach fence setback (not property line) fence setback 2023.

real property abuts, fronts or is adjacent to intersecting streets, alleys, driveways, sidewalks, pathways, trail heads and stop signs.

16.23 SALE OR LEASE OF REQUIRED SPACE

No space needed to meet the width, yard, area, coverage, parking or other requirements of this Code for lot or building may be sold or leased away from such lot or building.

16.24 CONSTRUCTION SUBJECT TO GEOLOGIC OR FLOOD HAZARDS

Whenever development or construction is or may be subject to geologic or floor hazards, the Planning Commission may require the applicant to submit a geologic and soils survey report prepared by a licensed professional engineer.

1. When such report indicates a lot to be subject to unusual, potential or actual geologic or flood hazards, the applicant shall meet the special conditions required by the Planning Commission to mitigate, reduce or eliminate such hazard, or if such conditions cannot be met or will not be met, the application for a building or conditional use permit shall be denied.

16.25 LOCATION OF GASOLINE PUMPS

Gasoline pumps shall be set back no less than 18 feet from any street line (property line) to which the pump island is perpendicular, and 18 feet from any street line to which the pump island is parallel, and not less than 18 feet from any residential district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line. Pumps shall not be located in the corner clearance boundary, see section 16.20, Clearview of Intersecting Streets.

16.26 PROPERTY DIVIDED BY ZONING DISTRICT BOUNDARIES

Where a zoning district boundary cuts through a lot existing at the time of adoption of this Code, the use regulations governing the portion of the lot located within the more restrictive zone shall govern the use and development of the entire lot, unless a variance has been granted existing non conforming uses and buildings on the lot, and lots that can be legally subdivided into two or more legal conforming, lots are exempt.

16.27 UTILITY EXTENTIONS AUTHORIZED

No sewer service line, water service line, electrical nor gas utility line shall be installed by a public or private company to a building, structure, or use which does not comply with the provisions of this Code or other local regulations.

16.28 UTILITIES RESPONSIBLE FOR EXCAVATIONS

It is the intent of this Code to hold franchised utilities responsible for all excavations, backfilling and paving. To this end all such work, whether done by a private or public entity, shall be commenced only pursuant to the issuance of a permit (see Chapter 7 of this Code). Cuts and fills shall be constructed according to standards established by Price City, or in compliance with existing franchise agreements.

16.29 PROPERTY OWNED BY OTHER GOVERNMENT UNITS

1. Each government entity (local, state, federal) school district, special district, and political subdivision of Utah shall conform to the land use and development ordinances of Price City when installing, constructing, operating, or otherwise

using any area, land, or building situated within the municipality only in a manner or for a purpose that conforms to Price City's ordinances.

1. Price City may waive fees associated with development and construction for other governmental units upon request by the governmental unit. Development conditions and requirements of this code cannot be waived.
2. A school district or charter school is subject to Price City's land use regulations as required by state statute, except that Price City may not:
 1. Impose any special requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, building codes, building use for education purposes, or the placement or use of temporary classroom facilities on school property;
 2. Require a school district to participate in the cost of any roadway or sidewalk not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;
 3. Require a school district to pay fees not authorized by state statute;
 4. Provide for inspection of school construction or assess a fee or other charges for inspection, unless neither the school district nor the state superintendent has provided for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent with the approval of

the state building board and state fire marshal;

5. Require a school district to pay any impact fee for improvements not reasonably related to the impact of the project upon the need which the improvement is to address; or
6. Impose regulations upon the location of a project except as necessary to avoid unreasonable risks to health or safety.

16.30 TRANSPORTATION MASTER PLAN EFFECTS

Wherever a lot is adjacent to a mapped street on the adopted Transportation Master Plan or General Plan of Price City, there shall be a front yard provided which is measured from the planned edge of the future right-of-way.

16.31 CONSERVATION OF VALUES

The appearance and condition of premises has a significant effect on property values, wholesomeness of surroundings and moral values. Accordingly, the following regulations shall apply: The outside surface of buildings shall be constructed with an architectural finish and materials that are weather resistant and permanently secured to the building.

1. The outside surface of buildings shall include at a minimum: siding, paint, sealers, wood, metal or brick, and roofing, soffit, fascia, doors, and drainage control etc.
2. Whenever a front yard is required, such yard shall be landscaped. Landscaping may include trees, lawn, shrubbery, drought tolerant plants, brick pavers, rocks and xeriscaping. No asphalt or concrete is allowed except for walks and

driveways, water wise landscaping encouraged and not prohibited.³

3. No vehicle parking shall be allowed in the front yard area except in approved driveways.
4. Trash, weeds or other materials liable to contribute to a fire hazard, infestation by rodents or insects shall not be allowed to remain on any lot outside of approved containers in Price City and no junk, debris, abandoned or dismantled vehicles, or similar refuse material shall be stored or allowed to remain outdoors except in a zoning district wherein such land use is permissible by conditional use permit.
5. View obscuring fences (less than 50% open) shall be installed by the property owner to block the view from the public right-of-way, or from neighboring properties and uses; and whenever uses of land are found by the Planning Commission to be offensive, detracting, obnoxious, visually polluting or otherwise visually devaluing to the community.
6. Confirmed violations of this Section may result in the issuance of a citation to the property owner and/or occupant of said property by Price City.

³ HB282, 2022 Session. Water wise landscaping cannot be prohibited.

Chapter 17**PROPERTY MAINTENANCE
STANDARDS****17.1 General Provisions****17.2 Administration and Enforcement****17.3 Powers and Duties of Zoning
Administrator****17.4 Approval and Testing****17.5 Violations****17.6 Notices and Orders****17.7 Unsafe Structures and Equipment****17.8 Emergency Measures****17.9 Means of Appeal****17.10 Stop Work Order****17.11 Definitions****17.12 Additional Requirements****17.13 Exterior Property Areas****17.14 Exterior Structure****17.15 Rubbish and Garbage****17.16 Pest Elimination****17.17 Boarding Standard****17.1 GENERAL PROVISIONS.**

17.1.1 Title. The regulations in this Chapter shall be known as the Property Maintenance Code of Price City.

17.1.2 Scope. The provisions of this Chapter shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and

for administration, enforcement and penalties.

17.1.3 Intent. This Chapter shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Enforcement actions necessary to promote compliance with the provisions of this Chapter shall be under the direction of the Zoning Administrator or the Zoning Administrator's designee and as indicated in Section 17.3.

17.1.4 Severability. If a section subsection, sentence, clause or phrase of this Chapter is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Chapter.

17.1.5 Conflict. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern as it relates to this Chapter. Where differences occur between provisions of this Chapter and the referenced standards, the provisions of this Chapter shall apply. Where, in a specific case, different sections of this Chapter specify different requirements, the most restrictive shall govern.

17.1.6 Maintenance. Equipment, systems, devices and safeguards required by this Chapter or a previous regulations or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruptions as necessary while repairs or alterations are in progress. The requirements of this Chapter are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or occupant of a premises or property or the owner's or occupant's designated agent shall be responsible for the maintenance of buildings, structures and premises. An agent providing proactive assistance to Price City at the request of the Zoning Administrator, or designee, to mitigate and/or remove violations of this ordinance at property or structures provided with a notice or citation under this ordinance may mitigate their responsibility. Failure to act in a timely and effective manner in response to a request for property maintenance assistance by the Zoning Administrator or designee may subject the agent to penalties hereunder.

17.1.7 Application of other codes. Repairs, additions or alterations to a structure or changes of occupancy,

shall be done in accordance with the procedures and provisions adopted by Price City. Nothing in this Chapter shall be construed to cancel, modify or set aside any provision of the adopted Price City building codes, fire codes or other chapters of the Price City Land Use Management and Development Code.

17.1.8 Existing remedies. The provisions in this Chapter shall not be construed to abolish or impair existing remedies of Price City or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary.

17.1.9 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Chapter shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturers' installation instructions. Building Permits and/or Conditional Use Permits are required, when and where indicated.

17.1.10 Historic Buildings. The application of the Chapter shall be negotiated between Price City and property owners of record for existing buildings or structures officially designated as historic buildings when such buildings or structures are judged by Price City to be safe and in the public interest of health, safety and welfare.

17.1.11 Requirements not covered by this Chapter. Requirements necessary for the strength, stability or proper

operations of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this Chapter, shall be determined by the Price City Building Inspector and/or Zoning Administrator or the Zoning Administrator's designee.

17.1.12 Other laws. The provisions of this Chapter shall not be deemed to nullify any provisions of local, state or federal law.

17.2 ADMINISTRATION AND ENFORCEMENT

17.2.1 General. The activity of property maintenance and enforcement is hereby created and the Zoning Administrator or the Zoning Administrator's designee.

17.2.2 Appointment. The Zoning Administrator shall be the official charged with administration of this Chapter as appointed by the Mayor.

17.2.3 Deputies. In accordance with the prescribed procedures of Price City and with the concurrence of the Mayor and City Council, the Zoning Administrator shall have the authority to appoint a deputy(s). Such deputy(s) shall only have powers as delegated by the Zoning Administrator and Mayor and City Council.

17.2.4 Liability. The Zoning Administrator, any member of an appeal authority or Price City employee charged with the enforcement of this code, while acting for Price City, in good faith, and without malice in the discharge

of the duties required by this Chapter or other pertinent law or ordinance, shall not thereby be held personally liable, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Chapter shall be defended by Price City at Price City's expense. The Zoning Office or employee, who is the subject of any such claim or lawsuit shall not be liable for any costs of defense.

17.3 DUTIES AND POWERS OF THE ZONING ADMINISTRATOR

17.3.1 General. The Zoning Administrator is hereby authorized and directed to enforce the provisions this Chapter. The Zoning Administrator or the Zoning Administrator's designee shall have the authority to render interpretations of this Chapter and to adopt practices and procedures in order to clarify the application of its provisions. Such practices and procedures shall be in compliance with the intent and purpose of this Chapter. Such practices and procedures shall not have the effect of waiving requirements specifically provided for in this Chapter.

17.3.2 Inspections. The Zoning Administrator or the Zoning Administrator's designee shall make, or cause to be made, all the required inspections, or shall accept reports of inspection by approved agencies or

individuals. All reports of such inspections shall be in writing and be certified by a responsible person of such approved agency or by the responsible individual. The Zoning Administrator or the Zoning Administrator's designee is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

17.3.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this Chapter, or whenever the Zoning Administrator or the Zoning Administrator's designee has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this Chapter, the Zoning Administrator or designee is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this Chapter, provided that if such structure or premises is occupied the Zoning Administrator or the Zoning Administrator's designee shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the Zoning Administrator or the Zoning Administrator's designee shall first make a reasonable effort to locate the owner or other person having charge or control of the structure of premises and request entry. If entry is refused or if the owner or other person having charge or control of the premises cannot be located, the Zoning Administrator or the Zoning Administrator's designee shall have

recourse pursuant to the remedies provided by law to secure entry.

17.3.4 Identification. The Zoning Administrator or the Zoning Administrator's designee shall carry proper identification when reviewing or investigating structures or premises in the performance of duties under this Chapter.

17.3.5 Notices and orders. The Zoning Administrator or the Zoning Administrator's designee shall issue all necessary notices or orders to ensure compliance with this Chapter.

17.3.6 Department records. The Zoning Administrator or the Zoning Administrator's designee shall keep official records of all business and activities of the department specified in the provisions of this Chapter. Such records shall be retained in the official records of Price City for the period required for retention of public records.

17.4 APPROVAL AND TESTING

17.4.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Chapter, the Zoning Administrator or the Zoning Administrator's designee shall have the authority to grant modifications for individual cases upon application of the owner or owner's representative, provided the Zoning Administrator or the Zoning Administrator's designee shall first find that special individual reason(s) makes compliance with the strict letter of this Chapter impractical and the modification is in compliance with the intent and purpose of this

Chapter and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

17.4.2 Alternative materials, methods and equipment. The provisions of this Chapter are not intended to prevent the installation of any material or to prohibit any method of construction or limit any alternative which has been or may be approved. An alternative material or method of construction may be approved where the proposed design is satisfactory and complies with the intent of the provisions of this Chapter, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Chapter in quality, strength, effectiveness, fire resistance, durability and safety.

17.4.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this Chapter or evidence that a material or method does not conform to the requirements of this Chapter, or in order to substantiate claims that alternative materials or methods are sufficient, the Zoning Administrator or the Zoning Administrator's designee shall have the authority to require tests to be conducted to verify compliance or non-compliance at the expense of the owner.

17.4.4 Test methods. Test methods shall be as specified in recognized test standards. In the absence of

recognized and accepted test methods, the Zoning Administrator or designee shall be permitted to approve appropriate testing procedures performed by an approved agency or individual.

17.4.5 Test reports. Reports of tests shall be retained by the Zoning Administrator or the Zoning Administrator's designee for the period required for retention of public records.

17.4.6 Used material and equipment. The use of used materials which meet the requirements for new materials may be permitted. Materials, equipment and devices shall not be reused unless they are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved by the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector.

17.4.7 Approved materials and equipment. Materials, equipment and devices approved by the Zoning Administrator or the Zoning Administrator's designee shall be constructed and installed in accordance with such approval.

17.4.8 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies shall consist of valid research reports from approved sources.

17.5 VIOLATIONS

17.5.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this Chapter. Unlawful acts shall be considered in the following categories:

17.5.1.1 Permitting: Business License Violation.

17.5.1.2 Permitting: Conditional Use Permit Violation – no permit authorized or failure to comply with permit or other provisions within the Price City Land Use Management and Development Code.

17.5.1.3 Property: Discarded Appliances Present and Visible.

17.5.1.4 Property: Garbage, rubbish, debris, junk present and visible.

17.5.1.5 Property: Infestation or conditions present to promote rodent harborage.

17.5.1.6 Property: Inoperable motor vehicles, trailers, boats, ATV's, motor coaches present.

17.5.1.7 Property: Parking of vehicles, trailers, boats, ATV's, motor coaches in non parking areas.

17.5.1.8 Property: Weeds in excess of 12 inches in height present and visible.

17.5.1.8.3 Property: Unmaintained storm water collection, conveyance and mitigation structures, corridors, gutters, canals, ditches, etc. Must be free of vegetation and/or debris.¹

17.5.1.8.5 Property: Parking, rubbish, debris, junk, weeds, vegetation growth or other violations present in the parking strip, curb, gutter or sidewalk abutting owners property.

17.5.1.9 Structure: Boarding of windows and doors not to standard.

17.5.1.10 Structure: Imminent danger to health, safety and welfare due to condition(s) present.

17.5.1.11 Structure: Neglect of maintenance to structure or neglect of protective treatment(s); graffiti present.

17.5.1.12 Structure: Unfit for occupancy due to health, safety and welfare dangers.

17.5.1.13 Structure: Unsafe or dangerous conditions present and visible at structure that may impact health, safety and welfare.

17.5.2 Notice of violation. The Zoning Administrator or designee shall serve a notice of violation or order in accordance with Section 17.6 of the Chapter.

17.5.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with section 17.6 shall be deemed guilty of a civil infraction² as determined by Price City, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Zoning Administrator or the Zoning Administrator's designee shall cause the appropriate proceeding to correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Chapter or of the order or direction made pursuant thereto. Any action taken by Price City, including all itemized costs incurred by Price City

¹ January 2018 Update to Code.

² Eliminated Class C Misdemeanor pursuant to HB 202, 2020, UCA 10-3-703.

to remove violations, fines or fees incurred or imposed, shall be charged against the real property upon which the structure is located in accordance with Section 10-11-3, Utah Code Annotated, 1953 as amended, UCA. Civil penalties may also be imposed for violations of this Code in addition to or in place of other Notices of Violation or citations under the discretion and authority of the Zoning Administrator. Civil penalties shall be assessed as indicated in the below. Any person having received a civil penalty citation for a violation of this Code may appear before the Price City Municipal Hearing Officer pursuant to the same procedure set forth for other civil violations, which, by this reference is incorporated herein and made a part hereof. The recommended fine of not less than \$120.00 dollars (representing the minimum processing and administration time necessary by Price City for compliance action) or more than \$360.00 dollars per day or per occurrence of the violation (representing the anticipated maximum processing and administration time necessary by Price City for compliance action) shall be submitted to the Carbon County Justice Court and the Price City Municipal Hearing Officer for use and consideration when adjudicating cases. Issuance of violation notices or citations shall be in compliance with the following:

- a. Identify the relevant regulation or ordinance at issue.
- b. Specify the violation of the relevant regulation or ordinance.

- c. Provide a reasonable time to cure the violation.³
- d. Price City shall not impose a criminal penalty greater than an infraction for a violation pertaining to an individual's pet or an individual's use of the individual's residence unless the violation is a nuisance and threatens the health, safety, or welfare of the individual or an identifiable third party; or Price City has imposed a fine on the individual or violation involves the same residence or pet on three previous occasions within the past 12 months.
- e. Price City shall not issue more than one infraction within a 14-day time period for a violation that is ongoing.⁴

17.5.4 Violation penalties. Any person who shall violate a provision of this Chapter, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served may be deemed a separate offense.

17.5.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude Price City from instituting appropriate legal action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an

³ 2019 SB 184 Compliance.

⁴ Pursuant to HB 202, 2020, UCA 10-3-703.

illegal act, conduct, business or utilization of the building, structure or premises.

17.6 NOTICES AND ORDERS

17.6.1 Notice to person responsible.

Whenever the Zoning Administrator or the Zoning Administrator's designee determines that there has been a violation of this Chapter or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed herein to the person responsible for the violation as specified in this Chapter. Notices for condemnation procedures shall also comply with this Section.

17.6.2 Form of Notice.

Notice shall be prepared and in accordance with the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this Chapter.
5. Inform the property owner of the right to appeal.
6. Include a statement of the right of Price City to file a lien on the real property involved with the violation.
7. Include information regarding the appeal procedure of Price City.

17.6.3 Method of service.

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally upon the said property's owner(s); or,
2. Sent by certified, return receipt requested, mail to the last known address of the owner(s) of the property; or
3. A copy of the notice has been posted in conspicuous place on or about the structure affected by such notice.
4. Courtesy copies of the said notice will be mailed or delivered to the property's occupant (if the occupant is someone other than the owner thereof, and/or any agent who may be representing the property's owner).

17.6.4 Unauthorized tampering.

Signs, tags or seals posted or affixed by the Zoning Administrator or designee shall not be mutilated, destroyed or tampered with, or removed without authorization from the Zoning Administrator.

17.6.5 Penalties.

Penalties for noncompliance with orders and notices shall be as set forth in Section 17.5.

17.6.6 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served; to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been met or the owner has provided a disclosure of the compliance order and its' contents to the prospective buyer and such person has accepted, in writing, full responsibility for improvements and

remedies necessary to address the compliance order to Price City's satisfaction.

17.7 UNSAFE STRUCTURES AND EQUIPMENT

17.7.1 General. When a structure or equipment is found by the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector to be unsafe, or when a structure is found unfit for human occupancy and/or habitation, or is deemed unlawful, such structure may be condemned pursuant to the provisions of this Chapter.

17.7.2 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

17.7.3 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

17.7.4 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Zoning or the Zoning Administrator's designee and/or Building Inspector finds that such structure is unsafe, unlawful or because of the degree to which the structure lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks sufficient ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Chapter, the Price City Land Use Management and Development Code, all adopted building or fire code(s), or because the location of the structure constitutes a hazard or potential hazard to the occupants of the structure or to the public.

17.7.5 Unlawful structure. An unlawful structure is one found, in whole or in part, to be occupied by more persons than permitted, occupied by a use not permitted or was erected, altered or occupied contrary to law.

17.7.6 Dangerous structure or premises. For the purpose of this Chapter, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passage way, stairway, exit or other means of ingress or egress that does not conform to Price City requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of ingress or egress is so

warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, removal or movement of some portion of the ground necessary for the support thereof, or for any other reason, is likely, in the professional opinion of Price City officials, to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure and/or physical location thereof is neglected, damaged, dilapidated, unsecured or abandoned so as to

become an attractive nuisance dangerous to children who might play in the building or structure, or becomes a harbor for vagrants, criminals or immoral persons, or enables persons to use the building or structure to create a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure as provided by the codes of Price City.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing systems, or otherwise is determined by Price City, its contracted agent or another regulatory agency (such as the health department) to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, that because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, may be determined to be a threat to life or health.

11. Any portion of a building that remains on a site after the demolition or destruction of the building or structure, whenever any building or structure is abandoned which

constitutes a current or potential attractive nuisance or hazard to the public.

17.7.7 Closing of vacant structures. If a structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Zoning or the Zoning Administrator's designee or designee is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be a current or potential attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Zoning Administrator or the Zoning Administrator's designee shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real property upon which the structure is located and shall be a lien upon such real property pursuant to Section 10-11-3, UCA, or a lawsuit may be commenced to collect Price City's expense.

17.7.8 Authority to disconnect service utilities. The Zoning Administrator or designee shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards of Price City in case of an emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The Zoning Administrator or the Zoning Administrator's designee shall notify the serving utility and, whenever

possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building or service system shall be notified in writing as soon as practical thereafter.

17.7.9 Notice. Whenever the Zoning Administrator or designee has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or person or persons responsible for the structure or equipment in accordance with Section 17.6. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 17.6. The person(s) responsible may be the property owner of record, the occupant or tenant at the property, the property manager or any agent responsible contractually for maintenance thereof to represent the property. An agent providing proactive assistance to Price City at the request of the Zoning Administrator, or designee, to mitigate and/or remove violations at property or structures provided with a notice or citation may mitigate their responsibility. Failure to act in a timely and effective manner in response to a request for property maintenance assistance by the Zoning Administrator or designee may subject the agent to further penalties hereunder.

17.7.10Placarding. Upon failure of the owner or person(s) responsible to comply with the notice provisions within the time given, the Zoning Administrator or the Zoning Administrator's designee shall cause to be posted on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

17.7.11Placard removal. The Zoning Administrator or the Zoning Administrator's designee shall remove, or cause to be removed, the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated or otherwise remedied to the satisfaction of Price City. Any person who defaces or removes a condemnation placard without the approval of the Zoning Administrator or the Zoning Administrator's designee shall be subject to the applicable penalties provided by this Chapter and other penalties under this Code or Utah Law.

17.7.12Prohibited occupancy. Any occupied structure condemned and placarded by the Zoning Administrator's designee shall be vacated as ordered by the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector. Any person who shall occupy a placarded premise or shall operate placarded equipment, and any owner or any person responsible for the premises who

shall let anyone occupy a placarded premise or operate placarded equipment shall be subject to the same penalties provided above.

17.7.13Abatement methods. The owner, operator or occupant or agent of a building, premises or equipment deemed unsafe by the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

17.7.14Record. The Zoning Administrator or the Zoning Administrator's designee shall cause a report to be prepared and filed on an unsafe condition. The report shall identify the use and occupancy of the structure and the nature of the unsafe condition.

17.8 EMERGENCY MEASURES

17.8.1 Imminent danger. When, in the opinion of Price City officials, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or defective or dangerous equipment, Price City officials are hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Zoning Administrator or designee

shall cause to be posted at each entrance to such structure a notice reading as follows: **“This Structure Is Unsafe and Its Occupancy Has Been Prohibited by Price City.”** It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same. Entry into any such structure shall be at the direction of the Price City Building Inspector under the terms of a valid Price City Building Permit.

17.8.2 Temporary safeguards.

Notwithstanding other provisions of this Chapter whenever, in the opinion of Price City officials, there is imminent danger due to an unsafe condition, the Zoning Administrator or the Zoning Administrator’s designee and/or Building Inspector shall order the necessary work to be done, including the boarding up of openings to render such structure temporarily safe whether or not the procedure herein described has been instituted; and shall cause such other action to be taken as the Official(s) deem necessary to address such emergency.

17.8.3 Closing streets. When necessary for public safety, the Zoning Administrator or the Zoning Administrator’s designee shall temporarily close structures and close, or facilitate the action of the Price City Mayor and Council to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

17.8.4 Emergency repairs. For the purposes of this section, the Zoning Administrator or designee may employ the necessary labor and materials to perform the required work as expeditiously as possible.

17.8.5 Costs of emergency repairs. Costs incurred in the performance of emergency repairs may be paid by Price City. Price City reserves the right to institute appropriate action against the owner of the unsafe premises for the recovery of such costs. Recovery of any costs of emergency repairs may result in a lien being recorded against the real property in the office of the Recorder of Carbon County, Utah.

17.9 MEANS OF APPEAL

17.9.1 Application for appeal. An application for appeal of a decision made or action taken under this Chapter shall be based on a claim that the true intent of this Chapter or the rules adopted hereunder have been incorrectly interpreted or applied, the provisions of this Chapter do not fully apply, or the requirements of this Chapter are adequately satisfied by other means. Appeals may be presented as follows:

1. Appeal to the Zoning Administrator: An appeal must be submitted as a written application for appeal, filed within 10 days after the day the decision, notice or order was served.
2. Appeal to the Hearing Officer: An appeal of the Zoning Administrators’ finding and determination must be filed

within 10 days of the determination by the Zoning Administrator.

3. **Appeal to the Price City Council:** An appeal of the Hearing Officers' finding and determination must be filed within 10 days of the determination by the Hearing Officer.
4. **Appeal to District Court:** An appeal of the Price City Council's finding and determination must be filed within 10 days of the determination by the Price City Council.
5. **Administrative fees, if any,** pursuant to the Price City fee schedule, must be paid at the time of any appeal filing.

17.9.2 Records and copies. The decision and proceedings of any appeal authority listed above shall be recorded. Copies shall be furnished to the appellant and the Zoning Administrator.

17.9.3 Administration. The Zoning Administrator or designee shall take, or cause to be taken, immediate action in accordance with the final decision of any appeal authority.

17.10 STOP WORK ORDER

17.10.1 Authority. Whenever the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector finds any work regulated by this Chapter being performed in a manner contrary to the provisions of this Chapter or in a dangerous or unsafe manner, the Zoning Administrator or the Zoning

Administrator's designee and/or Building Inspector is authorized to issue a stop work order.

17.10.2 Issuance. A stop work order shall be in writing and shall be given to the owner of the property, the occupant or tenant of the property, to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work may be authorized to resume.

17.10.3 Emergencies. Where an emergency exists, the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector shall not be required to give a written notice prior to stopping the work.

17.10.4 Failure to comply. Any person(s), including owners, occupants and agents, who shall continue, or cause or allow to continue any work or not complete repairs required under this Chapter, after having been served with a stop work order or a repair order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a class C misdemeanor or civil penalty. The recommended fine of not less than \$120.00 dollars (representing the minimum processing and administration time necessary by Price City for compliance action) or more than \$360.00 dollars per day per occurrence of the violation (representing the anticipated maximum processing and administration time necessary by

Price City for compliance action) shall be submitted to the Carbon County Justice Court and the Price City Municipal Hearing Officer for use and consideration when adjudicating cases.

17.11 DEFFINITIONS

17.11.1Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this Chapter, have the meanings shown in this chapter.

17.11.2Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

17.11.3Terms defined in other codes. Where terms are not defined in this Chapter and are defined in the Price City Land Use Management And Development Code, such terms shall have the meanings ascribed to them as stated in that code.

17.11.4Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. The Zoning Administrator or the Zoning Administrator's designee may also provide definition and interpretation of terms contained herein.

17.11.5Parts. Whenever the words "dwelling units," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" appear in this Chapter, they shall

construed as though they were followed by the words "or any part thereof."

17.11.6 Words Defined

1. **AGENT.** A person or legal entity authorized to act for and on behalf of another. Agent does not mean a licensed real estate agent or broker when only listing a property for sale unless that agent or broker is authorized, required or obligated by contract to maintain the premises for the property owner (e.g. a property manager).
2. **APPROVED.** Approved by the code official.
3. **BASEMENT.** That portion of a building which is partly or completely below grade.
4. **BATHROOM.** A room containing sanitation plumbing fixtures including a bathtub or shower.
5. **BEDROOM.** Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.
6. **CONDEMN.** To adjudge unfit for occupancy.
7. **DETACHED.** When a structural element is physically disconnected from another.
8. **DETERIORATION.** To weaken, disintegrate, corrode, rust, decay or lose effectiveness.
9. **DWELLING UNIT.** A single unit providing complete, independent

living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

10. EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall permit use under, on, over or above a said lot or lots.

11. EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

12. EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

13. GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

14. GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to lower level.

15. HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking, Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

16. HOUSEKEEPING UNIT. A room or group of rooms intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

17. IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

18. INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

19. INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

20. LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

21. LET FOR OCCUPANCY OR LET. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record

thereof, pursuant to a written or unwritten lease, agreement or license or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

22. NEGLECT. The lack of proper maintenance of a building or structure.

23. OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

24. OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

25. OPENABLE AREA. That part of a window, skylight, or door which is available for unobstructed ventilation and which opens directly to the outdoors.

23. OPERATOR. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

24. OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

25. PERSON. An individual, corporation, partnership or any other group acting as a unit.

26. PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

27. PREMISES. A lot, plot or parcel of land, easement or public way, including any structures thereon.

28. PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public of public use. Maintenance of the public way is the responsibility of the fronting, abutting or adjoining property owners.

29. ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

30. ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

31. RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass crockery and dust and other similar materials.

32. SLEEPING UNIT. A room or space in which people sleep, which can

also include permanent provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

33. STRICT LIABILITY OFFENSE.

An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

34. STRUCTURE. That which is built or constructed or a portion thereof.

35. TENANT. A person, corporation, partnership or group, whether or not the legal owner of record occupying a building or portion thereof as a unit.

36. TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

37. ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

38. VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from any space.

39. WEEDS. A plant that is not valued where it is growing and is usually of rank growth. A plant that tends to overgrow and choke out more desirable plants. The zoning administration shall determine weed or plant (landscaping) status in the event of disagreement.

40. WORKMANLIKE. Executed in a skilled manner; e.g. generally plumb, level, square in line, undamaged and without marring adjacent work.

41. YARD. An open space on the same lot with a structure.

42. ZONING ADMINISTRATOR.

The official, or any duly authorized representative or designee who is charged with the administration and enforcement of this Chapter.

17.12 ADDITIONAL REQUIREMENTS

17.12.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities or persons for maintenance of structures, equipment and exterior property.

17.12.2 Responsibility. The owner, occupant or agent of the owner or occupant, of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in his Chapter. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this Chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

17.12.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

17.13 EXTERIOR PROPERTY AREAS

17.13.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant, owner or agent shall keep the part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

17.13.1.5 Public Nuisances. No person owning, renting, leasing, occupying or having charge or possession of any property or structure within Price City shall maintain such premises in such a way as to allow the existence of any of the following conditions, all of which are declared a public nuisance, posing a threat to the public health, safety and welfare of the community:

1. Junk;
2. Rank or noxious weeds at any state of maturity;
3. Buildings or structures which have been abandoned, partially destroyed, improperly maintained or partially constructed;
4. Dead, decayed or diseased vegetation;
5. Abandoned, inoperative or other motor vehicles, trailers, campers, boats, RV's or other mobile equipment that is stored between structures or buildings and the

abutting public streets, upon said public streets;

6. Attractive nuisances dangerous to children or the general public;
7. Discarded or stored furniture, cartons or other unsightly items visible from public streets;
8. Garbage cans or containers stored in front yards, except on the day of collection;
9. Maintenance of premises in such condition as to be detrimental to public health, safety or general welfare, or in such a manner as to constitute a public nuisance; and,
10. Property building exteriors or equipment, unsightly or in such condition or deterioration or disrepair that the same may cause diminution of property values of neighboring properties.

17.13.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved storm water retention areas and reservoirs.

17.13.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions by the owner, occupant or agent of the owner or occupant of the adjacent or adjoining real property.

17.13.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12") in height. All noxious weeds shall be prohibited.

Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however this term shall not include cultivated flowers and gardens.

Upon failure of the owner, occupant or agent having charge of a party to cut and destroy weeds after receiving notice of violation, they may be subject to prosecution in accordance with Section 17.5 and as prescribed by Price City. Upon failure to comply with the notice of violation, any duly authorized employee of Price City or contractor hired by Price City shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner, occupant or agent responsible for the property. An agent providing proactive assistance to Price City at the request of the Zoning Administrator, or designee, to mitigate and/or remove violations at property or structures provided with a notice or citation may mitigate their responsibility. Failure to act in a timely and effective manner in response to a request for property maintenance assistance by the Zoning Administrator or designee may subject the agent to further penalties hereunder.

Instances of bona-fide xeriscaping and natural vegetation shall be subject to review by the Zoning Administrator or the Zoning Administrator's designee for a determination of compliance with this section. Areas of undeveloped property that have been disturbed by

human or mechanical means shall be subject to the terms of this section. Those natural areas that are undisturbed may not be subject to this section.

17.13.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

17.13.6 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

17.13.7 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at anytime be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Parking of vehicles shall not be upon landscaped portions of front yards in an area zoned for residential land uses.

Exception: A vehicle of any type is permitted to undergo major overhaul, including bodywork, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

17.13.8 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner, occupant or agent to restore said surface to an approved state of maintenance and repair within five (5) days of notice of such a condition by Price City.

17.13.9 Trimming of trees. Every railroad company, canal company, ditch company and water company, and every person, firm or corporation owning, controlling, occupying or representing real property within Price City shall trim all trees in the manner consistent with Price City policy where such trees are placed in and upon the sidewalks and streets of the city, or where the limbs of such trees overhang the sidewalks and streets of Price City.

17.13.10 Removal of Snow and Ice. It shall be unlawful for any person, firm, corporation, agent or representative to permit snow and ice to form and accumulate and remain upon any sidewalk which abuts onto any real property owned or represented by such person, firm, corporation or agent.

17.14 EXTERIOR STRUCTURE

17.14.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

17.14.2 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code as adopted by Price City as required for existing buildings:

- 1.** The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
- 2.** The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
- 3.** Structures or components thereof that have reached their functional or operational limit;
- 4.** Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
- 5.** Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
- 6.** Foundation systems that are not firmly supported by footings, are not plumb and free of open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
- 7.** Exterior walls that are not anchored to supporting and supported elements are not plumb

and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

8. Roofing or roofing component defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring component defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

11. Overhang extensions or projections including but not limited to, trash chutes, canopies, marquees, signs, awnings fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and all load effects;

12. Exterior stairs, decks, porches balconies and all similar appurtenances attached thereto, including guards and handrails, are

not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.

2. Demolition of unsafe conditions shall be permitted when approved by the Zoning Administrator or the Zoning Administrator's designee and/or Building Inspector.

17.14.3 Protective treatment. All exterior surfaces, including but not limited to, doors and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and

corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation exempt from this requirement.

17.14.4 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

17.14.5 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

17.14.6 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

17.14.7 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

17.14.8 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in

good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

17.14.9 Decorative features. All cornices, belt courses, corbels terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in safe condition.

17.14.10 Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

17.14.11 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

17.14.12 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound and in good repair. All exposed surfaces of metal and wood shall be protected from the elements and against decay or rust by periodic application of weather-coating

materials, such as paint or similar surface treatment.

17.14.13 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

17.14.14 Window, skylight and door frames. Every window, skylight door and frame shall be kept in sound condition, good repair and weather tight.

17.14.15 Glazing. All glazing materials shall be maintained free from cracks and holes.

17.14.16 Openable windows. Every window other than a fixed window shall be easily openable and capable of being held in position by window hardware.

17.14.17 Insect screens. During the period from April 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food or human consumption are processed, manufactured, packaged or stored shall be equipped with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved

means, such as air curtains or insect repellent fans, are employed.

17.14.18 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with approved building codes.

17.14.19 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

17.14.20 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

17.14.21 Building security. Doors, windows or hatchways for dwelling units, room units for housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

17.14.22 Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order.

For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

17.14.23 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

17.14.24 Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

17.15 RUBBISH AND GARBAGE

17.15.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

17.15.2 Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers at approved locations only.

17.15.3 Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

17.15.4 Refrigerators. Refrigerators and similar equipment not in

operation shall not be discarded, abandoned or stored on premises without first removing the doors thereof.

17.15.5 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

17.15.6 Garbage facilities. The owner of every dwelling shall supply one of the following; an approved mechanical food waste grinder in each dwelling unit or an approved leak proof, covered, outside garbage container in an approved location only.

17.15.7 Containers. The owner, operator or agent of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

17.16 PEST ELIMINATION

17.16.1 All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

17.16.2 Owner. The owner, occupant or agent of any structure shall be responsible for

extermination within the structure prior to renting or leasing the structure.

17.16.3 Single occupant. The owner or occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

17.16.4 Multiple occupancy. The owner, occupant(s) or agent of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for extermination.

17.16.5 Occupant. The owner, occupant or agent of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

17.17 BOARDING STANDARD

17.17.1 General. All windows and doors shall be boarded in an approved manner to prevent unauthorized persons and shall be painted to correspond to the color of the existing structure.

17.17.2 Boarding sheet material. Boarding sheet material shall be a minimum of ½ inch (12.7 mm) thick wood structural panels complying with the International Building Code.

17.17.3 Boarding framing material.

Boarding framing material shall, at a minimum, be 2 inch by 4 inch (51 mm by 102 mm) solid sawn lumber complying with the International Building Code

17.17.4 Boarding fasteners. Boarding fasteners shall at a minimum be 3/8 inch (9.5 mm) in diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the International Building Code.

17.17.5 Boarding installation. The boarding installation shall be in accordance with the figure below.

17.17.6 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

17.17.7 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2 inch by 4 inch (51 mm by 102 mm) strong back framing material shall be cut a minimum of 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening; 6 inches minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

17.17.9 Doors. Doors shall be secured by the same method as for windows or door

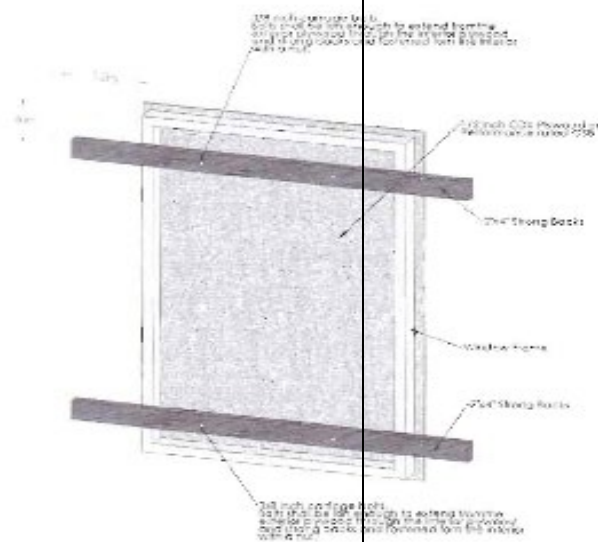


FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW

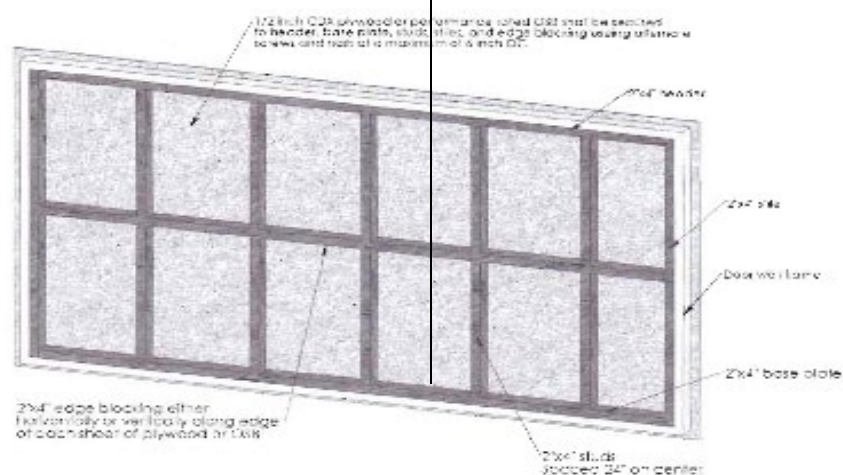


FIGURE A102.1(2)
BOARDING OF DOOR WALL

RESOLUTION NO. _____

**A RESOLUTION OF THE PRICE CITY PLANNING AND ZONING COMMISSION AFFIRMING COMPLIANCE
WITH STATE LAW REGARDING CODE OF CONDUCT AND CONFLICT OF INTEREST DISCLOSURE
INDIVIDUALLY AND COLLECTIVELY.**

WHEREAS, the Price City Planning and Zoning Commission (Commission) has certain authority under Utah law; and

WHEREAS, the Commission's duties include holding public hearings and making recommendations to the Price City Council relative to the Price City General Plan, the Price City Land Use Management and Development Code, land use ordinances, and zoning maps; and

WHEREAS, additional duties may be assigned and/or delegated to the Commission by the Price City Council, and

WHEREAS, Commission members (also referred to herein as "Commissioners") are considered municipal officials and are subject to the Municipal Officers' and Employees' Ethics Act (Section 10-3-1301 et seq., Utah Code Annotated, 1953 as amended); and

WHEREAS, the Commission may be involved in the legislative process by making recommendations to the Price City Council regarding the Price City General Plan and may be involved in an administrative capacity when acting as a land use authority; and

WHEREAS, it is important for the Commission to act in a legal and ethical manner on behalf of Price City; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PRICE CITY PLANNING AND ZONING
COMMISSION AS FOLLOWS:**

Section 1. That each individual member of the Commission has submitted written statements indicating compliance with Utah law as it relates to conflict of interest which are attached hereto and by this reference are made a part hereof. These statements shall be considered written evidence of conflict-of-interest disclosure by the Commission members. Verbal conflict of interest disclosure shall accompany the written statement at a public meeting of the Commission.

Section 2. That the Commission members will collectively abide by the following principals as they pertain to conflicts of interest:

1. The office of Planning Commissioner shall not be used for personal or financial benefit.
2. The Commissioners shall not receive any gift of substantial value that is given with any connection to a case or a person that is known to be appearing before the Commission.
3. The Commissioners shall disclose conflicts of interest.
4. The Commission shall excuse a member from voting on a matter pursuant to the fairness doctrine if the member has a material conflict of interest, thinks that he/she cannot make an unbiased decision or there is a perception that the member is too involved or connected to a case to cast an unbiased vote.
5. The Commission shall conduct all official meetings in compliance with the Open and Public Meetings Act, (Section 52-4-10, et seq., Utah Code Annotated, 1953 as amended) and shall not conduct any deliberations privately then in a public meeting perfunctorily hold a vote.

**SIGNED AND ADOPTED BY THE PRICE CITY PLANNING AND ZONING COMMISSION THIS _____
DAY OF _____, 2026.**

Planning and Zoning Commission Chair

ATTEST:

Jaci Adams, City Recorder

**PRICE CITY PLANNING AND ZONING COMMISSION
CODE OF CONDUCT AND CONFLICT OF INTEREST DISCLOSURE
YEAR 2026**

PLANNING COMMISSIONER: _____

Pursuant to the provisions of the Municipal Officers' and Employees' Ethics Act (Section 10-3-1301 et seq., Utah Code Annotated, 1953 as amended) I, _____, commit to the following code of conduct in performance of my duties as a member of the Price City Planning and Zoning Commission:

- I shall not use my office as Planning Commissioner, an appointed official, for personal or financial benefit.
- I shall not receive a gift of substantial value that is given with any connection to a case or person that will be appearing before the Commission.
- I shall submit this written statement and also disclose verbally at a public meeting any conflicts of interest I may have relative to my appointed position as a Planning Commissioner.
- I shall excuse myself from discussion and voting pursuant to the fairness doctrine on any matter that I have a material conflict or a perception that I am too involved or connected with an issue to cast an unbiased vote.
- I shall utilize facts and evidence (findings) in making decisions.
- I shall not request nor participate in private deliberations and then perfunctorily vote on matters in a public meeting.
- I shall respect the public process and the due process of land owners.
- I shall only impose conditions that safeguard the health, safety, and welfare of the community.

I shall complete and do the following:

- | | |
|--|--|
| <ul style="list-style-type: none">• Attend meetings and vote.• Preview materials for cases and take field trips when appropriate.• Pay attention to the information that is presented.• Ask questions if needed.• Represent the community as a whole, not only a few.• Be knowledgeable and respectful of rights. | <ul style="list-style-type: none">• Be an advocate for Price City.• Treat others with dignity.• Be able to say "no" when appropriate.• Make decisions based on law and sound planning, not public pressure.• Be knowledgeable about planning in theory and practice. |
|--|--|

I shall not do the following:

- | | |
|---|--|
| <ul style="list-style-type: none">• Be afraid to make difficult decisions, even if unpopular.• Have meetings one-on-one with petitioners.• Have a closed mind to arguments or ideas.• Decide before hearing all the available information. | <ul style="list-style-type: none">• Represent a single view.• Base a vote on a single personal experience.• Violate the open meetings law or ethics act.• Use the position or information to benefit myself, friends or family. |
|---|--|

I further disclose the following:

NAME

DATE



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

Mayor
MICHAEL KOURIANOS

City Council
RICK DAVIS
AMY KNOTT-JESPERSEN
BOYD MARSING
LAYNE MILLER
JOE CHRISTMAN

DATE: DECEMBER 1, 2025

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON

RE: CHAIR AND VICE CHAIR

The Price City Planning and Zoning Commission must elect a Chair and Vice-Chair position annually from the current members of the Planning Commission.

It is the recommendation of staff to complete a multi-step process to elect the 2026 Chair and Vice-Chair: (1) open nominations for each position individually; (2) accept nominations by members; (3) close nominations for each position individually; (4) vote to appoint the Chair and Vice-Chair for 2026 from those nominated.



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

CHAIR
JAN YOUNG

COMMISSIONERS

KYLE HEFFERNAN
JUDY BEACCO
TODD THORNE
DAVE BLACK
RENEE SWINBURNE
CHRIS WOOD
AMY KNOTT-JESPersen: ALTERNATE
ERROLL HOLT: ALTERNATE

DATE: JANUARY 1, 2026

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

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

Please find attached a Conditional Use Permit (CUP) submitted by Audrey Nixon on behalf of Sandstone Psychology to locate the business (land use) at 59 S 700 E within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Public-Private-Quasi Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code, Special Training and Schooling, a conditional land use, listed in Section 11.3.10.3.1 of the Code and public assembly for miscellaneous purposes, a conditional land use, listed in Section 11.3.10.5.6 of the Code.

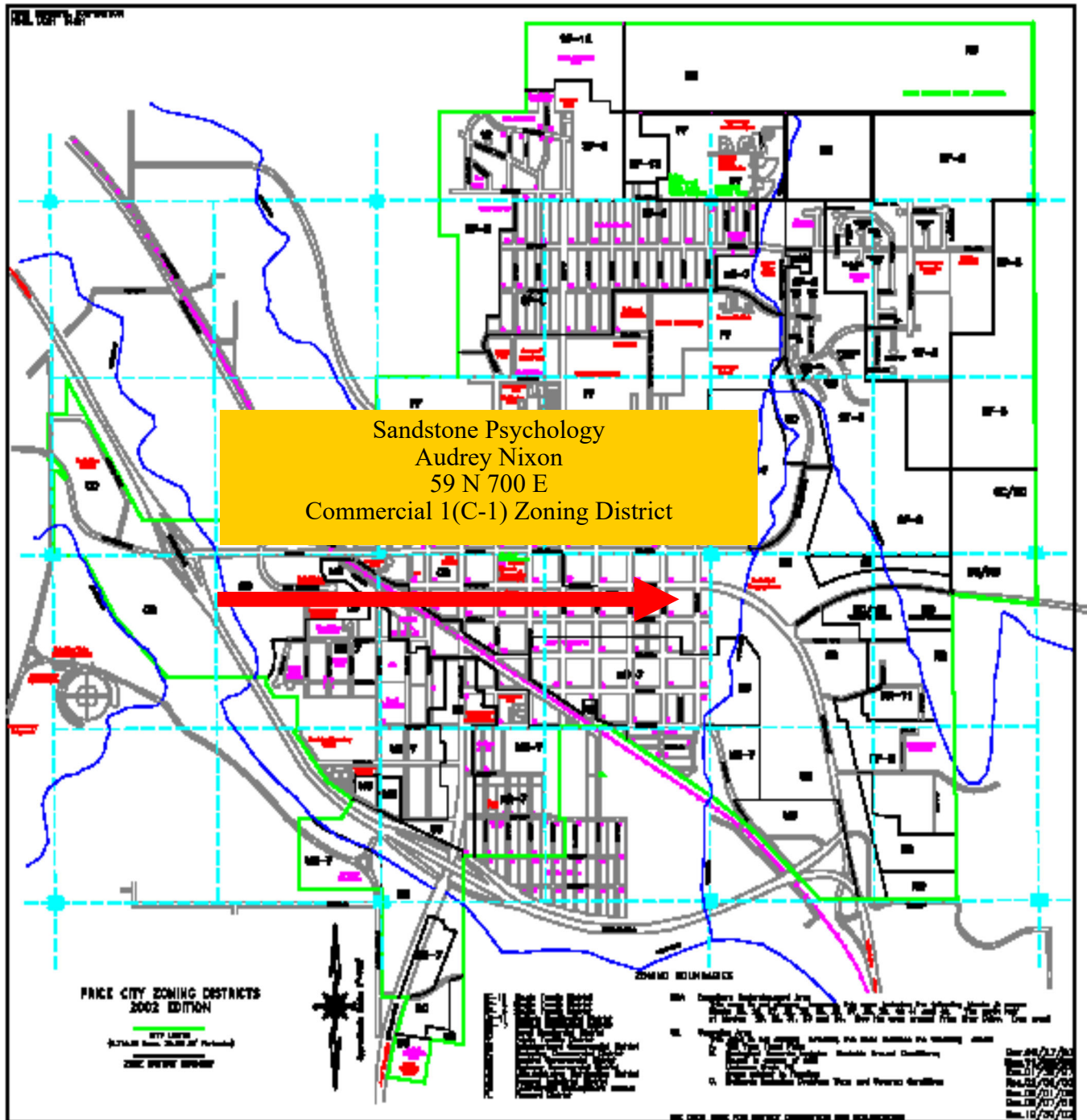
Please thoroughly discuss the land use/business operation and potential impacts on neighboring and surrounding businesses with the applicant.

Upon satisfactory discussion surrounding mitigation of impacts of the land use with the applicant it is the recommendation of staff that the permit be approved.

RECOMMENDED MOTION(S):

1. Move to authorize final approval for a Conditional Use Permit (CUP) submitted by Audrey Nixon on behalf of Sandstone Psychology to locate the business (land use) at 59 S 700 E within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are Administration Office, a permitted land use listed in Section 11.3.5.1 of the Code, Public-Private-Quasi Social Services Administration, a conditional land use, listed in Section 11.3.5.41 of the Code, Special Training and Schooling, a conditional land use, listed in Section 11.3.10.3.1 of the Code and public assembly for miscellaneous purposes, a conditional land use, listed in Section 11.3.10.5.6 of the Cod, and subject to the following conditions of approval:

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



Fee: _____



CONDITIONAL USE PERMIT APPLICATION

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

Please check one.

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

Plan Phase:

- ☐ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

email:

Applicant Information			
1. Applicant's Name: Audrey Nixon		2. Title: COO	
3. Applicant's Mailing Address: 95 South 100 East		4. Suite/Apt. No.: 200B 300	
5. City: Payson	6. State: UT	7. Zip Code: 84651	
8. County: Utah		9. Telephone: (801) 368-0545	
Project Information			
10. Name of Project (Business): Sandstone Psychology			
11. Address of Proposed Project: 59 S 700 E Price, UT 84501			
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 \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: ☐ Plans Included ☐ Attachments (Number) _____	

24. Brief Description of Project: We are a mental health facility that provides individual, family, and group therapy. We also provide medication management.

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

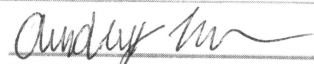
26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Big Moks	61 S 700E Price, UT 84501	(435) 636-0451
2. Chrysalis	53 S 700E Price, UT 84501	(435) 637-3504
3.		()

27. Estimated Starting Date:
/ /

28. Estimated Completion Date:
/ /

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


Signature of Property Owner

12/29/25
Date

Audrey Nixon
Please Print Name

COO
Title

Office Use Only
Recommendation of Planning and Zoning Administrator (Community Director):

- ☐ Approve
☐ Decline

Comments:

Signature: _____

Date: _____

Requires:

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

**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY
PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR LOCATING A
INDIVIDUAL, FAMILY AND GROUP PSYCHOLOGICAL COUNSELING BUSINESS AT 50 S 700 E WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **AUDREY NIXON**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **AUDREY NIXON, SANDSTONE PSCHOLOGYAT 59 S 700 E WITHIN THE COMMERCIAL 1 (C-1) ZONIGN DISTRICT.**

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **AUDREY NIXON**, (Applicant's Agent), for the property located at: **59 S 700 E.**

Term: the term of this agreement commences on **January 12, 2026** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

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

Price City Shall:

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

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Jan Young, Chair

AUDREY NIXON

ATTEST:

Jaci Adams, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: ADMINISTRATION OFFICES, PUBLIC
-PRIVATE-QUASI SOCIAL SERVICES ADMINISTRATION,
SPECIAL TRAINING AND SCHOOLING, PUBLIC
ASSEMBLY (GROUP THERAPY) LAND USES LOCATED
AT 59 S 700 E WITHIN THE C-1 DISTRICT.**

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

Price
Utah

SIGNATURE _____

DATE _____

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

637-5010

Receipt No: 1.000030045

Dec 29, 2025

NIXON, AUDRIE

Previous Balance: .00

LICENSE PERMIT FEES

SANDSTONE PSYCHOLOGY 150.00

Total: 150.00

Previous Balance: .00

LICENSE PERMIT FEES

C.U.P. 150.00

Total: 150.00

CREDIT CARD PAYMENT 300.00

Total Applied: 300.00

Change Tendered: .00

12/29/2025 2:36 PM