

PRICE CITY VARIANCE COMMITTEE
FEBRUARY 19TH, 2026 – 9:30 A.M.
MAYOR'S CONFERENCE ROOM, PRICE CITY HALL
185 E MAIN ST, PRICE, UT 84501

MINUTES

Attending: Nick Tatton, Jaci Adams, Mile Nelson, John Boyd, David Johnson

1. Aaron Casper, parcel ID #01-1935-0000 and parcel ID #01-1936-0000. Request for side yard setback to 6 ft on both sides for home construction on each lot. Nick Tatton presented the request and the site plan was discussed by the committee.

Conditions of the variance:

- (1) No Accessory Dwelling Unit (ADU) or short-term rental, or home occupied businesses in the constructed homes permitted.
- (2) No build zone and no structures zone, no combustibles, no vegetation (other than grass/lawn) on the south elevation of parcel ID#01-1935-0000 and north elevation of parcel ID#01-1936-0000 to maintain emergency services access and safety. See attached map.
- (3) Construction of homes on both parcels to commence on or before August 1st, 2026 and be completed on or before August 1st, 2027.
- (4) South exposure of house on north lot to be constructed as a fire rated exposure, north exposure of house on south lot to be constructed as a fire rated exposure. Compliant with current building code.
- (5) No future land use or structure footprint additions/changes/alterations/amendments/expansion to the property of any type. Exception: maintenance of existing structures and valid reconstruction due to calamity under the provisions of the Code.
- (6) No changes, obstructions (surface, below surface or above surface) or amendments to any utility, access or other easements or rights-of-way.
- (7) No additional or further variances to be considered for the property.
- (8) Must obtain a building permit and construct the attached garage under the auspices of a building permit and inspection.
- (9) No conditions allowed at the property or structure, in violation of the Price City Property Maintenance Code.

Variance request approved per conditions.

2. Katrina Pierucci, parcel ID #01-2642-0000. Request for allowance of farm animals permitted on lot. Farm animals not allowed in any zone districts per the Code (some legal non-complying occurrences).

Variance request not received to date. Via phone conversation only.

3. Jae Potter, parcel ID #01-1809-0037. Request to allow RV storage on property as the highest and best use. Storage land use not allowed in residential zones per the Code.

Variance request not received to date. Via phone conversation only.

Meeting adjourned at 9:59 p.m.