

PRICE CITY VARIANCE COMMITTEE
JUNE 8TH, 2026 8:30 A.M.
MAYOR'S CONFERENCE ROOM, PRICE CITY HALL
185 E MAIN ST, PRICE, UT 84501

MINUTES

Attending: Nick Tatton, Miles Nelson, John Boyd, Jaci Adams

1. Shawn Brinkerhoff, 205 S 400 E, Parcel ID#01-0117-0000, R2-7 zone district. Consideration and possible approval of a lot size variance allowing for subdivision of the parcel. Parcel contains two (2) separate structures. Minimum lot size in the zone district is 7,000 sq ft. Subdivision of land would create two (2) lots of approximately 6,140 sq ft each. Other zoning requirements are complied with or existing legal non-conforming. Nick Tatton presented the request and the site plan was discussed by the committee.

Variance request approved per conditions below as discussed by the committee.

Conditions of variance:

- (1) Subdivision plat to be prepared by a licensed surveyor, application and approval to the Price City Planning Department and recorded with the Carbon County Recorder's office.
- (2) No future additional land subdivision or parcel land assembly.
- (3) Each resulting lot and structure to have independent ingress/egress and utility connections.
- (4) No future land use or structure footprint additions/changes/alterations/amendments/expansion to the property of any type that further impact legal non-complying conditions. Exception: maintenance of existing structures and valid reconstruction due to calamity under the provisions of the Code.
- (5) No additional or further variances to be considered for the property.
- (6) No conditions allowed at the property or structure, in violation of the Price City Property Maintenance Code.

2. The committee conducted a preliminary review of a potential variance request that may be submitted. Mike Shiner, 710 N 800 E, Parcel ID# 01-1498-0003, Front Yard (corner lot with 2 front yards) setback for house addition. No recommendation or action taken.

Meeting adjourned at 9:10 a.m.