

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Administrative Director
NICK TATTON

City Recorder
JACI ADAMS



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**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
9/8/2026 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 Heffernan
4. MINUTES
 - a. MINUTES for 06-08-2026 Planning & Zoning.
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS/DISCUSSION
7. CONDITIONAL USE PERMIT
 - a. DORMITORY LAND USE. Consideration and possible approval of a dormitory land use located at 460 E 400 N, Carla Saccomano.
8. UNFINISHED BUSINESS

**PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF JUNE 8, 2026**

PRESENT:

Commissioners:

Judy Beacco

David Black

Kyle Heffernan

Renee Swinburne

Chris Wood

Jan Young

Jaci Adams, City Recorder

Nick Tatton, Administrative Director

EXCUSED: Commissioner Holt, Commissioner Knott-Jespersen, Commissioner Thorne

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

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

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Swinburne reminded everyone that summer's heat can be dangerous for your family pets, also avoid leaving pets in hot vehicles and make sure they always have access to water.

4. MINUTES for 03-09-2026.

MOTION. Commissioner Beacco moved to approve the minutes for 03-09-2026. Commissioner Swinburne seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment on agenda items was reported or discussed.

6. GENERAL BUSINESS/DISCUSSION

No general business was reported or discussed.

7. CONDITIONAL USE PERMIT

a. PUBLIC GATHERING, MISCELLANEOUS PURPOSES LAND USE. Consideration and possible approval of a site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way.

The Commissioners thoroughly discussed the site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way. Discussion was held regarding the type of events that would be held on the covered pavilion/stage such as; paint nights, small gatherings, yoga, etc., existing fence is in place, parking stalls during events at the murals across street, entrance will be through front door only, two bathrooms are available, events will be held after hours no later than 10:00 p.m., Keisha received a \$20,000 grant from Main Street America for project, emergency exit – walk only – legal egress.

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

Applicant Shall:

- ☐ All exterior areas where customers and employee's ingress or egress to be lighted at all times used finding that lighted entrances and exits mitigate the potential for accidents and injuries. All exterior lights to be high efficiency LED fixtures.
- ☐ 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.
- ☐ Parking minimum for off-street parking to comply with Section 6.4.15 of the Code: sufficient parking to assure maximum utilization of the facility will not unduly impose on neighbors' rights in the vicinity; 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 off-street parking. Not less than ten off street (10) spaces (including required ADA spaces) determined necessary finding that maximum occupancy for the land use is reasonably determined to be addressed with 10 spaces.
- ☐ 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, prior to occupancy and business operation, by the Building Inspector and the Price City Fire Chief and compliance will all safety recommendations and requirements stemming from the inspection, including safe ingress/egress requirements and emergency egress requirements, finding that safety inspections protect the health, safety and welfare of the community. Completion of all construction under the auspices of a building permit and building inspection. No occupancy in excess of that identified by the

Carbon County Building Inspector and Price City Fire Chief (or designee) as the maximum safe capacity. Maximum safe capacity not to exceed thirty-five (35) people to be posted on site and controlled by property owner. Posting of exit and egress pathways by property owner required.

☐ Building permit and building inspection required for any building renovations and work competed.

☐ Placement/installation of site landscaping complying with the Code minimum of 5%.

☐ No storm water flows from site to negatively impact surrounding private or public property. Storm water flows to be controlled and retained & released to a storm water conveyance, surface or subsurface, that accommodates a 100-year storm event, 1-hour duration.

☐ Restrictions: No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only. 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 land uses other than those indicated herein authorized. 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. Any existing property or structure maintenance code violation to be mitigated prior to business operation.

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

MOTION.

Commissioner Heffernan moved to approve a site plan amendment to add public gathering, miscellaneous purposes to 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way. Commissioner Black seconded and motion carried.

b. MOTOR VEHICLE DEALER LAND USE. Consideration and possible approval of a motor vehicle dealer land use at 295 E Main Street within the commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams.

The Commissioners thoroughly discussed the motor vehicle dealer land use at 295 E Main Street within commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams. Discussion was held regarding the purpose of the new business being it was in a higher traffic area, no maintenance on vehicles, office use only, maximum of 20 cars will be on the lot, both entry points will be used, two employees only, business hours will be 9:00 a.m. to 6:00 p.m. Monday – Friday, and only used cars will be sold.

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 outdoor yard and vehicle sales areas to be hard surfaced finding that hard surfacing mitigates the potential for accidents and injuries and is consistent with the requirements of Section 6.7 Code. Resurface within twelve (12) months of this approval date required.**
- ☐ **Repair or replace any missing or damaged public infrastructure located on the 300 E and Main Street frontages of the site finding that operable and functional public infrastructure serves to protect the health, safety and welfare of the community.**
- ☐ **Garbage, rubbish and debris disposal and collection to be contained in a secured dumpster enclosure 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.**
- ☐ **Minimum off-street parking for customers and employees of not less than four (4) spaces (including any required ADA spaces) pursuant to Section 6.4.15 of the Code. 1**
- ☐ **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 and issuance of an approval to proceed with signage installation.**
- ☐ **Completion of a building safety inspection, prior to occupancy and business operation, by the 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 (or designee) as the maximum safe capacity. Building permit and building inspection required for any building renovations and work completed.**
- ☐ **Placement/installation of site landscaping complying with the Code minimum of 5%.**
- ☐ **Completion of a Price River Water Improvement District (PRWID) waste water survey and submission to PRWID and provide a copy to Price City. Compliance with any requirements for waste water system protection (grease trap, sampling manhole, etc.) stemming from the survey required.**
- ☐ **Obtain a Price City Business License prior to operation of business from the site finding that property licensed and regulated businesses protect the health, safety and welfare of the community.**

- Restrictions: Vehicles for sale not to exceed the safe capacity of the location and no impedance of site ingress/egress or fire access areas. No mechanical repairs to be conducted on site. No parking of vehicles or displays within the forty-foot (40') safety triangle at the NW corner of the 300 E, Main Street. No parking of vehicles within the area between the sidewalk and the curb. No additional structures placed or constructed on the site finding that the submitted site plan does not identify any additional structures. No new vehicle or pedestrian traffic patterns or site ingress and egress. Ingress and egress to use existing drive approaches only from 300 E and Main Street frontage. Vehicles displayed inside the structure shall not contain more than twenty-five percent (25%) or five (5) gallons of gasoline, whichever is less and all batteries must be disconnected. No land uses other than those indicated herein authorized. Car dealership identified in the conditional use permit application. No storage of oils, fuels or chemicals on site. No inoperable motor vehicles on site. No impound yard activity. No nuisance noises or odors or other land use impacts to emanate from the property. No changes to storm water flow, control or management originating on the subject property.**
- 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. Any existing property or structure maintenance code violation to be mitigated prior to business operation.**

ACCEPTANCE: The applicants acknowledged that they are aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION.

Commissioner Wood moved to approve a motor vehicle dealer land use at 295 E Main Street within the commercial 1 (C-1) zoning district, Redline Motors, LLC., Gus and Amber Adams. Commissioner Beacco seconded and motion carried.

8. UNFINISHED BUSINESS

Chair Young inquired about the Open House for the proposed USU student housing project to be held June 9th and 23rd at 4:00 p.m. at Price City Hall, which some of the Planning and Zoning Commission plans on attending.

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

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

The regular Planning and Zoning meeting was adjourned at 5:42 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams

DRAFT



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CHAIR
JAN YOUNG

COMMISSIONERS

KYLE HEFFERNAN
JUDY BEACCO
TODD THORNE
DAVE BLACK
RENEE SWINBURNE
CHRIS WOOD
AMY KNOTT-JESPERSEN: ALTERNATE
ERROLL HOLT: ALTERNATE

DATE: JULY 6TH, 2026
TO: PRICE CITY PLANNING AND ZONING COMMISSION
FROM: NICK TATTON 
RE: DORMITORY LAND USE

Please find attached a Conditional Use Permit (CUP) submitted by Carla Saccomano on behalf of the Utah State University Eastern Dorms Project to locate a student housing dormitory at 460 E 400 N within the Residential 2-7 (R2-7) zoning district. The general land use evaluation criteria are listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is located in Section 10.1.m of the Code. The applicable land use is Dormitory, a conditional use based on Section 10.3.3.6 of the Code.

Please thoroughly discuss the land use and potential impacts on neighboring and surrounding residents that may need to be mitigated 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 Carla Saccomano on behalf of the Utah State University Eastern Dorms Project to locate a student housing dormitory at 460 E 400 N within the Residential 2-7 (R2-7) zoning district. The general land use evaluation criteria are listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is located in Section 10.1.m of the Code. The applicable land use is Dormitory, a conditional use based on Section 10.3.3.6 of the Code, and subject to the following conditions of approval:
Site Elements.
 - a. Construction development and all utility connections in compliance with all direction from Price City Public Works and utility personnel and all approved final site plans finding that development in compliance with reviewed and approved plans mitigates the potential for development misunderstandings. All public improvements shall be designed and constructed in accordance with current Price City Minimum Standards, Standard Drawing Specifications and American Public Works Association (APWA) standards as applicable. Developer

shall be responsible for all costs associated with utility connections, relocations, upgrades, public improvements, and restoration of disturbed infrastructure.

- b. Install pedestrian crosswalk safety pedestal(s) within the 400 E-College Avenue intersection finding that pedestrian safety is a primary concern and protects the health, safety and welfare of the community. May require (re)location or installation of crosswalk pedestrian crossing on 400 E Street. Must be in compliance with Price City Public Works Department direction and Price City minimum standards.
- c. Exterior lighting for all on-site tenant and parking areas during all dark hours finding that lighted parking and tenant ingress/egress areas mitigate the potential for accidents and injuries. Exterior lighting to be high efficiency LED fixtures. Exterior lighting to be on timers, dimmers, angled and shielded to prevent light nuisance exposure and transference across property line boundaries to neighboring residential land uses.
- d. Minimum on-site parking of not less than sixty-four (64) off-street, on-site parking spaces. (pursuant to the usage calculation including the historic parking utilization study for on-campus parking patterns).¹ Shall include all required ADA off street parking spaces on site and access requirements.
- e. Sight obscuring fencing installed along east and west property boundaries finding that property boundary fencing serves to mitigate land use conflicts between neighboring properties. Three (3') feet in height from sidewalk back twenty-five (25) feet, six (6') feet in all other areas.
- f. Pedestrian safety barrier fence placed horizontally between the sidewalk and 400 N street within the planter strip finding that pedestrian safety is a primary concern and protects the health, safety and welfare of the community. Pedestrian safety fence to be not more than three (3') feet in height. Signage to be placed in not less than two (2) places on pedestrian safety fence provided, placed and maintained by the owner/manager of the facility, directing pedestrians exiting the subject property to existing officially designated crosswalks for access to the north side of 400 N Street (Utah State University-Eastern campus).
- g. Ingress/egress point from 400 N to be a minimum drive approach width of not less than twenty-five (25) feet in width finding that minimum drive approach width mitigates the potential for vehicle and pedestrian accidents and injuries.
 - i. Stop sign and right turn only sign to be installed by developer upon egress from site to 400 N Street. . Signage to be MUTCD compliant.
 - ii. One (1) drive approach only to access site from 400 N Street.
- h. Both ingress/egress points from College Avenue to be a minimum drive approach width of not less than twenty-five (25) feet in width finding that minimum drive approach width mitigates the potential for vehicle and pedestrian accidents and injuries
 - i. Stop signs to be installed by developer egress and right turn only signs installed by developer egress to College Avenue at both driveways. Signage to be MUTCD compliant.
 - ii. Two (2) drive approach access points maximum on College Avenue.
- i. No on-street parking on the south side of 400 N, beginning at ten feet (10') west of the 400 N Drive Approach and extending to ten feet (10') east of the east property boundary finding that restricted on-street parking at the location serves to mitigate pedestrian or vehicle safety incidents. No parking signage to be installed by developer. Signage to be MUTCD compliant. Curb line to be

¹ 92 students max building occupancy, USU Study indicates 62.46% parking utilization at dorms, 1.12 multiplier = 63.36 spaces, rounded to 64 total spaces needed.

painted red by owner/developer and maintained by owner/developer. Property owner/manager of project to enforce no parking. No on-street parking on the north side of College Avenue beginning ten feet (10') east of the east drive approach to the site and extending to ten feet (10') west of the west drive approach. finding that restricted on-street parking at the location serves to mitigate pedestrian or vehicle safety incidents. No parking signage to be installed by developer. Signage to be MUTCD compliant. Curb line to be painted red by owner/developer and maintained by owner/developer. No parking, fire lane along driveway, both sides, extending from 400 N Street to ten feet (10') beyond south boundary of structure. No parking signage to be installed by developer. Signage to be MUTCD compliant. Curb lines to be painted red by owner/developer and maintained by owner/developer. Property owner/manager of project to enforce no parking.

- i. Project identification signage to be installed identifying the property as a dormitory finding that facility signage mitigates confusion for those accessing the site. Signage to be reviewed for Code compliance and approved by the Price City Planning Department prior to installation.
- j. Fire Department Connection (FDC) to be placed on the northwest corner of the structure and under the direction of the Price City Fire Chief. Internal to property or external to property fire hydrants to be installed by owner/developer at the direction of the Price City Fire Chief, if required. Fire flow testing to be completed in the direct presence of Price City Water Department personnel and approved by the Price City Fire Chief.
- k. Minimum of five percent (5%) of the site area to be landscaped finding that landscaped and regularly maintained landscaping serve to protect area property values and is consistent with Code requirements. Note: landscaping requirements specific to electrical infrastructure placements. Water wise landscaping requested.
 - i. Backflow prevention installed and inspected by Price City on all landscape irrigation systems prior to irrigation system use. The backflow device shall be installed for irrigation water and inspected and approved by Price City prior to final connection to the culinary water system and use. An approved Reduced Pressure (PV) or the Pressure Vacuum Breaker (PVB) backflow device shall be installed for irrigation water.
- l. Dumpster servicing the site to be located in a screened enclosure with a hard surface and situated in a location that mitigates the potential for conflicts between garbage service equipment and parked vehicles or pedestrians finding that an enclosed dumpster location mitigates the potential for wind scatter of garbage, rubbish and debris. Dumpster capacity and service frequency to be sufficient to prevent accumulations of garbage, rubbish and debris at the subject property.
- m. Developer shall install, repair and replace all inferior, damaged or missing public infrastructure, under the direction of the Price City Public Works Director, on both 400 N Street and College Avenue within, immediately adjoining and fronting the subject property finding that functional and safe public infrastructure protects the health, safety and welfare of the community. Including but not limited to: roadway restoration, curb, gutter, sidewalk, driveway approaches, driveway overshoots, storm water conveyances, electrical transformers, street lights. Pre and post project public infrastructure inspections to be performed jointly between developer and Price City Public Works Department to confirm condition of infrastructure and replacement requirements.
 - i. Sidewalk along 400 N Street fronting the subject property to be replaced along with a new drive approach.

- ii. Existing drive approach(es) on both 400 N and College Avenue not utilized shall be removed and new curb and gutter installed.
- iii. Street cuts in 400 N Street and College Avenue to be completed to Price City Minimum Standards. Flowable fill may be required. Five (5") inches of asphalt must be replaced within one (1) week of excavation. Traffic control plans to be supplied by developer/owner and approved by Price City prior to excavations in the roadways.

2. Construction Element Requirements.

- a. Construction to be in compliance with all generally accepted Storm Water Pollution Protection (SWPP) protocols and any from Price City Public Works and utility personnel and all approved final site plans. Silt fencing required.
- b. Construction site to be secured with fencing of not less than six (6') feet in height with controlled entry/exit for construction activity only.
- c. No track out or fugitive dust to emanate from the subject property during construction. Track mats and other control devices required. Dust control protocols and mitigation required.
- d. Construction access to site to be from 300 E Street to 400 N Street then to subject property. No construction access from College Avenue.
- e. All construction activity to take place on site, no contractor parking of vehicles or equipment, lay-down area, staging, materials to be placed in the public right of way.
- f. Noise dampening construction elements to be included, as applicable, including but not limited to added insulation, sound resistant windows.
- g. Construction hours to be limited to after 7:00am and prior to 9:00pm daily to mitigate noise nuisances in the neighborhood.
- h. Erosion control measures shall be maintained throughout construction by developer and all contractors.
- i. Construction traffic control plans and pedestrian safety plan to be submitted by developer to Price City Public Works Department for comment and approval prior to commencement of construction activity.
- j. All existing water meters connected to the subject property impacted by demolition activity on both 400 N Street and College Avenue shall be capped at the sidewalk. All existing sewer connections to the subject property impacted by demolition activity on both 400 N Street and College Avenue shall be capped at the sidewalk.

3. Documents and Plans.

- a. Submit completed electrical load sheet, detailing load calculations, main breaker or disconnect size in amperes, requested voltage and whether the service is single-phase or three-phase, to the Price City Electric Department. Installation of electrical service in compliance with all electrical standards and all direction from the department including procurement and placement of all necessary and required electrical service equipment at the expense of developer. Price City will only provide one type of electrical service to any one structure on a parcel or collection of parcels if that structure spans more than one parcel Electrical Specific Requirements:
 - i. A site plan indicating the location of the electrical service, any transformers, and the location including size and number of conduits must be submitted to The Price City Electric Department for approval and a cost estimation.

- ii. The electrical service, transformer location, and conduits must meet the requirements found in the currently enforced electrical codes, the most recent PacifiCorp Electric Service Requirements Manual and PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors, all of which Price City has voluntarily adopted and enforces. If an exception, substitution, alteration, or clarification is needed at any time, it must be done ONLY with Price City's prior permission, discretion, or interpretation.
- iii. Specification and design sheets for the Electric Service must be provided to and explicitly approved by Price City before ordering or installation. Price City will not connect electrical services that have not been explicitly approved.
- iv. If customer-owned renewable energy is being installed as part of the construction, contact the Price City Electric Department for further instructions and approval before construction.
- v. The Price City Electric Department must be notified if lifting equipment such as cranes or boom trucks will be utilized on-site at any time during construction or any subsequent maintenance. The notification must include a description of the lifting equipment to be used during the operations, the materials being lifted, the setup and working locations on site, the dates the lifting will occur, and valid certificates proving liability insurance coverage for the lifting equipment owner, lessee, and operators. The Price City Electric Department reserves the discretionary right to stop or deny lifting operations at any time if they pose a risk to life, health, or City-owned property.
- vi. All Utility poles must be accessible at all times by Utility vehicles up to Class 8 (80,000 lbs.).
- vii. All landscaping and fencing within 24 inches of utility poles must be easily removable for pole maintenance or replacement.
- viii. Vegetation, irrigation elements and hard surfacing such as concrete or asphalt are not allowed within 24 inches of a utility pole. Gravel and crushed stone may be within 24 inches of a utility pole.
- ix. The property owner is responsible for replacing any gravel, crushed stone, landscaping, or fencing within 24 inches of the utility pole if any was removed for a pole maintenance or replacement.
- x. No parking is allowed within 12 feet of utility poles. If concrete or pavement exists where a vehicle could potentially park within 12 feet of a utility pole, the surface must be hashed out with permanent paint, a definite outline and diagonal striping. Removable "NO PARKING AT ANY TIME" signs should also be posted at reasonable intervals
- xi. Absolutely nothing other than property belonging to the Utility that owns the pole or other authorized utility tenants may be attached to Utility poles.
- xii. The property owner must maintain the area surrounding utility poles to prevent the growth of unwanted vegetation and the accumulation of trash, rubbish, and debris.
- xiii. Failure to provide unlimited access at all times to utility-owned property and easements violates Price City Ordinances and is punishable by law.
- xiv. High-voltage Power Transmission lines running east-west on the North side of the property in the Utility right-of-way parallel to 400 North:
- xv. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs,

- dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces—with the exception of the existing street parking on 400 North—may be under, overhang, or less than 20 feet away from the high-voltage power transmission lines.
- xvi. Driveways under and within 20 feet of the power transmission lines where vehicles could potentially park must have "NO PARKING AT ANY TIME" signs posted or painted on the surface along the driveway at reasonable intervals. The property owner is responsible for verifying whether the driveway in this area is considered a FIRE LANE and should be marked as such. The property owner is responsible for patrolling and enforcing this. Any vehicle parked in this area will be towed at the owner's expense if utility work is being performed.
 - xvii. All landscaping under and within 20 feet of this transmission line must allow access and support the weight of a Class 8 (up to 80,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.
 - xviii. Landscape irrigation systems under and within 20 feet of this transmission line must allow utility vehicles access without damaging the system or getting stuck.
 - xix. Landscaping elements under and within 20 feet of the transmission line should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses and all types of climbing vines are prohibited in this area.
 - xx. High-voltage Power Distribution lines running east-west in the center of the site:
 - xxi. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces may be under, overhang, or less than 12 feet away from the distribution lines.
 - xxii. Driveways under and within 12 feet of the power distribution lines where vehicles could potentially park must have "NO PARKING AT ANY TIME" signs posted along the driveway at reasonable intervals. If asphalt or concrete is in this area between other parking spaces where vehicles could potentially park, it must be hashed out with a definite border and diagonal lines using permanent paint on the surface. The property owner is responsible for patrolling and enforcing this. Any vehicle parked in this area will be towed at the owner's expense if utility work is being performed.
 - xxiii. All signs, posts, bollards, barricades, or other obstacles under and within 12 feet of the power distribution lines must be easily removable with only hand tools by utility and emergency personnel if needed. The property owner is responsible for replacing any of these items if they are removed.
 - xxiv. All landscaping under and within 12 feet of this distribution line must allow access and support the weight of a Class 8 (up to 80,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.

- xxv. Landscape irrigation systems under and within 12 feet of this distribution line must allow utility vehicles access without damaging the system or getting stuck.
- xxvi. Landscaping elements under and within 12 feet of the distribution line should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses and all types of climbing vines are prohibited in this area.
- xxvii. Street lighting lines (along the east side of the proposed parking lot), secondary lines, and electric service lines:
- xxviii. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces may be under, overhang, or less than 8 feet away from the street lighting lines, secondary lines, and electric service lines.
- xxix. All landscaping under and within 8 feet of street lighting lines, secondary lines, and electric service lines must allow access and support the weight of a Class 7 (up to 33,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.
- xxx. Landscape irrigation systems under and within 8 feet of street lighting lines, secondary lines, and electric service lines must allow utility vehicles access without damaging the system or getting stuck.
- xxxi. Landscaping elements under and within 8 feet of street lighting lines, secondary lines, and electric service lines should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses should be avoided and all types of climbing vines are prohibited in this area.
- xxxii. Pad- and Vault-Mounted Transformers, Sectionalizer Cabinets, Secondary boxes and Switchgear:
- xxxiii. Clearances around and vehicle access for transformers, sectionalizing cabinets, secondary boxes, and switchgear for up to Class 8 (80,000 lbs.) vehicles will be provided and maintained as required in the PacifiCorp Electric Service Requirements Manual (Sections 4.6 through 4.9 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 4.1 through 4.6 in the 2021 Edition Rev. II)
- xxxiv. Unrestricted access for utility and emergency personnel and vehicles to transformers, sectionalizing cabinets, secondary boxes, and switchgear must be provided and maintained at all times by the property owner. Failure to provide unrestricted access at all times for utility and emergency personnel and vehicles is a violation of Price City Ordinances and is punishable by law.
- xxxv. Transformers, sectionalizing cabinets, secondary boxes, and switchgear may not be fully enclosed by fencing, concealed, or covered for any reason that prohibits access or immediate visual identification.
- xxxvi. Trees, bushes, and other vegetation (at fully grown height and width) may not be less than 12 feet to or overhang transformers, sectionalizing cabinets, secondary boxes, and switchgear or the required vehicle access area.

- xxxvii. Bollards or barriers must be provided where equipment is subject to traffic damage and installed according to the PacifiCorp Electric Service Requirements Manual (Section 1.11 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 5.6 and 5.6.1 in the 2021 Edition Rev. II)
- xxxviii. The electric service must meet the clearances specified in the PacifiCorp Electric Service Requirements Manual (Sections 4.1 through 4.5 in the 2022 Edition Rev. I, 2024)
- xxxix. Bollards or barriers must be provided where equipment is subject to traffic damage and installed according to the PacifiCorp Electric Service Requirements Manual (Section 1.11 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 5.6 and 5.6.1 in the 2021 Edition Rev. II)
- xl. Unrestricted access for utility and emergency personnel to the electric service including the meter(s) and main disconnect(s) must be provided and maintained. Failure to maintain unrestricted access for utility and emergency personnel to the electric service, including the meter(s) and main disconnect(s), violates Price City Ordinances and is punishable by law.
- xli. The property owner must ensure that utility and emergency personnel and vehicles have accessible, unobstructed access at all times to all parts of the City-owned electrical system including transformers, sectionalizing cabinets, secondary boxes, switchgear, poles and the electrical service. Obstacles such as fences, structures, storage, vehicles, doors, trash, rubbish, debris, landscaping or vegetation are prohibited.
- xlii. The meter(s) and main disconnect(s) must be accessible by a sidewalk with a minimum width of 36 inches which must remain clear of trash, rubbish, debris, vehicles, storage, snow, and ice.
- xliii. The electrical service must be accessible without requiring passage through a door, gate, or removal of any lock other than those owned and installed by the utility.
- xliv. Installation/construction requirements:
- xlvi. The owner is responsible for procuring and installing any required transformer pads or vaults.
- xlvi. The owner is responsible for excavating and preparing the ground for any fiberglass equipment basements. Price City will provide and set the basements in place. The owner or developer is responsible for all backfill and grading.
- xlvi. The electric service is to be installed according to the most recent enforced versions of the National Electric Code and the PacifiCorp Electric Service Requirements Manual which Price City has voluntarily adopted and enforces. If an exception, substitution, alteration, or clarification is needed at any time, it must be done ONLY with Price City's prior permission, discretion, or interpretation.
- xlvi. The electrical service equipment specifications and order sheet must be submitted to Price City for approval before ordering and installing the equipment. Electrical services not explicitly approved by Price City before installation will NOT be connected.
- xlix. Transformer pads and vaults must be explicitly approved by Price City before ordering and installing and must be one of the approved models.

Model numbers are available from the Price City Electric Department upon request.

- i. All conduit, pads, vaults, and electrical equipment basement excavation and installation must adhere to the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual.
- ii. The installation of all underground electrical conduit for the high-voltage and/or electrical service conductors, pads, vaults, and electrical equipment basements must be inspected only by an employee of the Price City Electric Department or a substitute designated by the department. Inspections performed by inspectors or engineers working for the developer or owner are invalid. Price City will require the excavation of all applicable conduit and pads or vaults for proper inspection. All inspections must be scheduled a minimum of 3 working days in advance by contacting the Electric Department. Inspections are done on a first-come first-served basis and as the department's workload allows. The following inspections are required:
 - iii. Open trench inspection for proper depth, bedding, and installation.
 - liii. Conduit in the trench with no backfill for correct elbow diameter, conduit size, and number of conduits.
 - liv. Backfill up to no less than 12 inches of finished grade with metallic buried line warning tape installed.
 - lv. Witnessing the developer's mandrel testing of all high-voltage and electrical service conduits as required in the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Section 3.11 in the 2021 Edition Rev. II)
 - lvi. Inspection of the installation of appropriately rated pull rope in the conduit after mandrel testing.
 - lvii. The Electric service must be inspected and approved by an authorized and appropriately licensed staff member of the Carbon County Planning and Zoning Office.
 - lviii. All underground conduit, any equipment basements, pads, vaults, and the electric service must be installed, and all inspections completed and approved prior to Price City authorizing the procurement of the power materials including the transformer or scheduling any line work and connections.
 - lix. All storm water retention infrastructure (tanks, basins, etc.) shall be a minimum of twelve feet (12') horizontally away from directly below the nearest overhead power line.
- b. Completion of a public infrastructure development agreement with the Price City Public Works Department identifying all public infrastructure elements to be replaced, upgraded or installed and submission of any calculated and required financial surety. Must be completed prior to commencement of any construction/development activity.
- c. Completion and submission of a geotechnical report completed by a qualified engineer for the subject property and all construction to be in compliance with requirements identified in the report and with any direction from Price City Public Works and utility personnel and all approved final site plans.
- d. Storm water flows to be retained and released from the project site at pre-development flow rates for a 100-year storm event for a 1-hour duration minimum. Storm water control release rate calculations demonstrating post-development flows do not exceed pre-development conditions required. Final physical location, elevation and orientation of storm water retention basin to be

approved by Price City Public Works Department. Developer to provide details regarding maintenance responsibilities and access provisions for the underground storm water detention facility. A recorded maintenance agreement may be required for privately owned stormwater facilities pursuant to Price City Public Works Department requirements. Storm water facility design to be completed by a qualified engineer.

e. Utility Requirements:

- i. Water service to extend from the existing Price City water line in 400 N into the subject property. A two-inch (2") gate valve to be installed at the main line and CTS or poly pipe to extend to the water meter vault. A #10-gauge solid insulated copper tracer wire to be attached to the CTS or poly pipe and extend from the main line in 400 N Street to the water meter vault. A two-inch (2") water meter shall be placed at the property line in a vault structure approved by Price City. A two inch (2") water meter shall be at the property line in an approved vault. All maintenance of water lateral lines is the responsibility of the developer/owner. A #10-gauge solid insulated copper tracer wire to be placed from the meter to the building for future locating purposes.
- ii. Hot Tap shall be stainless steel with flange, gate valve and test port. Hot Tap to be completed by developer/owner. Fire hydrant lines to be six-inch (6") C-900.
- iii. Sewer service to extend from a new manhole installed by developer/owner on the existing sewer line in 400 N Street and into the subject property. A #10-gauge solid insulated copper tracer wire to be attached to the sewer lateral and run from the manhole in 400 N Street to the sewer cleanouts at the dormitory building. All maintenance of sewer lateral lines is the responsibility of the developer/owner. Sewer calculations shall be provided to Price City Public Works to finalize sewer lateral size required.
- iv. Minimum separation of not less than ten feet (10') between water service lateral from street to property and sewer service lateral from street to property.

4. Restrictions.

- a. Parking lot restricted to use by tenants/residents of the dormitory only. Restriction to be enforced by property owner/manager. No parking of oversize vehicles, recreational vehicles, trailers, ATV's, etc. on site. No storage or long-term parking on site.
- b. Dormitory land use only in perpetuity. No change of land use/use or conversion to any other land use including traditional residential apartments, condominiums, other housing type or any commercial business operation (including home occupied businesses) finding that site plan approval only accommodates the specific land use of a dormitory to serve Utah State University Eastern.
- c. Quiet hours of not less than 11:00pm to 9:00am Sunday-Thursdays and 12:00am-10:00am Friday and Saturday. To be enforced by facility manager. Any reported noise nuisance to be investigated and mitigated by facility manager or owner.
- d. Snow loading and storage not to be placed in the public right of way on 400 N Street or College Avenue. All snow loading to be maintained on site.

5. Other.

- a. Must complete and record an official and approved lot assembly plat with the Carbon County Recorder's office prior to commencement of any development or

construction activity. Price City to be provided a copy of the recorded lot assembly plat.

- b. Final address assignment to be made by Price City.
 - c. Required communication with surrounding neighborhood on a periodic (quarterly minimum communication cycle) basis during the construction period (through final occupancy approval) and annual communication cycle upon final occupancy and thereafter, pursuant to comments received during public meetings held prior to construction/development commencement. Communication elements to include contact information for project developer/owner/manager, emergency contact information, project elements completed and upcoming, updated project time-line.
 - d. On-site manager required at all times. Manager name and contact information to be provided to Price City annually and immediately upon any change in personnel.
 - e. No home occupied businesses, including any short-term rentals (Air BnB) to be operated from any unit on site.
 - f. Facility must be operated and managed pursuant to the Utah State University Eastern policy and procedures, as presented and filed with Price City.
 - g. No conditions at the property or structure that violate the Price City Property Maintenance Code.
6. 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.

IN 678272 N 1123 N 669
BATES ST - MIL-ROCK 1126104M
Fees \$55.00 Credit Card Filed Dvs KT
KARLA NEWLEY, Burorder
CARSON COUNTY CORPORATION
Fees PRICE HOUSING

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 8, 7, 6, 17, 18, AND 19 OF BLOCK 2 OF THE REVISED PLAT OF CARBON ADDITION AND PLAT OF CARBON ANNEX INTO ONE PARCEL TO SATISFY REQUIREMENTS OF THE PRICE CITY PLANNING DEPARTMENT FOR THE DEVELOPMENT OF A PROPOSED APARTMENT PROJECT.

A SURVEY WAS PREVIOUSLY PERFORMED BY THIS SURVEYOR TO ESTABLISH THE BOUNDARY LINES OF SAID PARCEL WITH A RECORD OF SURVEY BEING RECORDED AS ENTRY No. 577888, JUNE 4, 2008, WITH THE CARBON COUNTY RECORDER.

THE BASIS OF BEARING IS N 89°30'51" E. BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 10 EAST, BLGAM.

METER & SOUNDING PANEL DESCRIPTION:

PANEL 1:
RECOMMEND THAT THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, REVISED PLAT OF CARBON
RECOMMEND THAT THE BOUNDARY LINE BE 1046.38 FEET ALONG THE SECTION LINE AND
ADDITION, 540.0 POINT BEING IN 00°32'37" E. 1046.38 FEET ALONG THE SECTION LINE AND
NORTH, 1781.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 14
N, RANGE 109 E, SUBMER. BEING 00°32'37" W, 151.80 FEET, THENCE IN 00°32'37" E, 70.00
FEET, THENCE IN 00°32'37" W, 151.80 FEET, THENCE IN 00°32'37" E, 150.00 FEET, THENCE IN
00°32'37" E, 150.00 FEET, THENCE IN 00°32'37" W, 75.00 FEET, THENCE IN 00°32'37" E, 151.80 FEET, THENCE IN
00°32'37" W, 150.00 FEET TO THE POINT OF BEGINNING.

7. JASON L. KIDWELL, A PROFESSIONAL LAND SURVEYOR, HOLDING UTAH CERTIFICATE NO. 5261182, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE PROPERTY DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND SUBDIVIDED SAID TRACT

USU EASTERN EUROPE/TSION

James H. [Signature]
James H. [Name]

62926

ACKNOWLEDGEMENT AND OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) TO BE HEREFTER KNOWN AS THE

USE EASTERN SUBDIVISION

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2 DAY OF June 2024.

PRICE HOUSING LLC

Carla Saccomano Manager

ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF ...

ON THE 2 DAY OF July, 2026, PERSONALLY APPEARED BEFORE ME, CARLA SACCOMANO, WHO STATES THAT SHE IS THE MANAGER OF PRICE HOUSING LLC, AND WITH AUTHORITY OF SAID PRICE HOUSING LLC, EXECUTED THE SAME.



Dani Johnston
Notary Public

PREPARED FOR

PRICE HOUSING, LLC
95 N. 100 E.
PRICE, UT 84501

PRICE CITY DEPUTY PUBLIC WORKS DIRECTOR

PRINCETON CITY PLANNING DEPARTMENT

STATE OF UTAH, COUNTY OF CARSON, ESCROW AND FILED AT THE REQUEST OF

PREPARED BY:	
--------------	--

STATE OF UTAH COUNTY OF CARBON FILED AT THE REQUEST OF
PRICE HOUSING

10

77
E. 179
Johansen
S. 179

P.O. Box 487, Castle Dale, UT 84513
(435) 281-2523 Fax (435) 281-2823

DRAWN BY	DATE	SCALE	FILE
J.S.	8/28/2020	1" = 10'	

Mayor
TERRY WILLIS
City Attorney
ERIC JOHNSON
Community Director
NICK TATTON
City Recorder
JACI ADAMS



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

Price City Planning & Zoning Commission

Planning & Zoning Commissioners

JAN YOUNG
JUDY BEACCO
CHRIS WOOD
TODD THORNE
KYLE HEFFERENAN
RENEE SWINBURNE
DAVE BLACK
ALTERNATE: ERROL HOLT
ALTERNATE: AMY KNOTT JESPERSON

July 17th, 2026

To Whom It May Concern:

The final Next Generation 911 address for parcel 01-0942-0000 has been updated in our database to reflect:

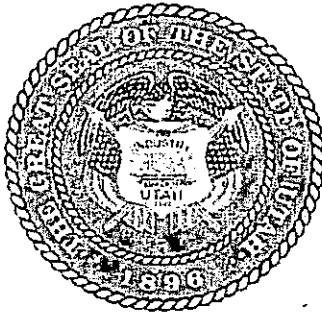
460 E 400 N
Price, UT 84501

More information regarding the parcel can be found at <https://www.carbon.utah.gov/recorder>. If you have questions, please contact me at 435-636-3184 or nickt@priceutah.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Tatton".

Nick Tatton
Price City



Filed in the Office of <i>Scott Whitaker</i>	Filing Number 260422954619B
Director, Division of Corporations and Commercial Code	Effective On April 22, 2026
Filed in the State of Utah	Entity Number 14677104-0160
	Number of Pages 2

State of Utah
Department of Commerce
Division of Corporations and Commercial Code

Domestic Limited Liability Company - Amendment to Certificate of Organization

ENTITY INFORMATION

Entity Name: Price Housing LLC
Entity Number: 14677104-0160
Effective Date: April 22, 2026
Effective Time: 02:55 PM

BUSINESS DETAILS

Initial Filing Date: March 26, 2026

Duration Date: Perpetual

ACTIVE PRINCIPAL INFORMATION

Title: Manager
Name: Carla Saccomano
Address: 95 N 100 E, Price, UT 84501

Title: Member
Name: Southeast Holdings, LLC
Address: 933 E 1910 S, Ste. 201, Provo, UT 84501

Title: Member
Name: Sacc 316 Rental Management LLC
Address: 301 N Balsam Way, Price, UT 84501

REQUIRED SIGNATURES

- I declare that the information contained in this electronic submission is true and accurate.
- I affirm that I am legally authorized to sign this document.
- I acknowledge receipt of the below information:
 - The information provided in this form will be used by the Division to evaluate and complete your request. Failure to provide complete information as requested will result in the denial of your request as incomplete.
 - Information provided in this form is retained in accordance with state record retention laws. For specific information about the records retention for this form, please visit <https://corporations.utah.gov/records/>.
 - In order to comply with legal and regulatory requirements, we may share information provided in this form with authorized parties such as other government agencies, national licensing databases, contracted vendors, etc. Additionally, many items collected by the Division are classified as "public" under the Government Records Access and Management Act, Utah Code § 63G-2-101 et seq.
 - For more information on how the information you provide is shared, please refer to <https://corporations.utah.gov/records/>.
- **Electronic Signature:** Mark Morley
Title/Capacity: Authorized Person



Filed in the Office of <i>Scott Whitaker</i> Director, Division of Corporations and Commercial Code Filed in the State of Utah	Filing Number 260326901462B
	Effective On March 26, 2026
	Entity Number 14677104-0160
	Number of Pages 2

State of Utah
Department of Commerce
Division of Corporations and Commercial Code

Domestic Limited Liability Company - Certificate of Organization

ENTITY INFORMATION

Entity Name: Price Housing LLC

Entity Number: 14677104-0160

Effective Date: March 26, 2026

Effective Time: 02:01 PM

BUSINESS DETAILS

Duration Date: Perpetual

BUSINESS CLASSIFICATION:

A Limited Liability Company

FILING DETAILS

Purpose Statement: Any legal purpose

PRINCIPAL OFFICE INFORMATION:

Principal Office Address: 95 North 100 East, Price, UT 84501

Mailing Address: 95 North 100 East, Price, UT 84501

REGISTERED AGENT

Agent Type: Individual

Name: Carla Saccomano

Address: 95 N 100 E, Price, UT 84501

ACTIVE PRINCIPAL INFORMATION

Title: Manager

Name: Carla Saccomano

Address: 95 N 100 E, Price, UT 84501

Title: Member

Name: Southeast Holdings, LLC

Address: 933 E 1910 S, Ste. 201, Provo, UT 84501

Title: Member

Name: Sacc316 Property Management LLC

Address: 301 N Balsam Way, Price, UT 84501

REQUIRED SIGNATURES

- I declare that the information contained in this electronic submission is true and accurate.
- I affirm that I am legally authorized to sign this document.
- I acknowledge receipt of the below information:
 - The information provided in this form will be used by the Division to evaluate and complete your request. Failure to provide complete information as requested will result in the denial of your request as incomplete.
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 - For more information on how the information you provide is shared, please refer to <https://corporations.utah.gov/records/>.
- **Electronic Signature:** Mark Morley
Title/Capacity: Organizer

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: PRICE HOUSING LLC

Entity Number: 14677104-0160

Entity Type: Domestic Limited
Liability Company

Entity Subtype: Limited Liability
Company

Formation Date: 03/26/2026

Profession: N/A

**Formation Effective
Date:** 03/26/2026

Entity Status: Active

Renew By Date: 03/31/2027

**Entity Status
Details:** Current

Last Renewed Date: N/A

**Status Updated
On:** 03/26/2026

REGISTERED AGENT INFORMATION

Name: Carla Saccomano

**Registered
Agent Type:** Individual

Street Address: 95 N 100 E, Price, UT,
84501, USA

Last Updated: 4/22/2026 2:55:19 PM

PRINCIPAL INFORMATION

Title	Name	Address	Last Updated
Member	Sacc 316 Rental Management LLC	301 N Balsam Way, Price, UT, 84501, USA	04/22/2026
Member	Southeast Holdings, LLC	933 E 1910 S, Ste. 201, Provo, UT, 84501, USA	03/26/2026
Manager	Carla Saccomano	95 N 100 E, Price, UT, 84501, USA	03/26/2026

Page 1 of 1, records 1 to 3 of 3

ADDRESS INFORMATION

Physical Address: 95 North 100 East, Price,
UT, 84501, USA

Updated Date: 4/22/2026 2:55:19 PM

Mailing Address: 95 North 100 East, Price,
UT, 84501, USA

Updated Date: 4/22/2026 2:55:19 PM

[Filing History](#) [Name History](#) [Mergers/Conversions](#) [Associated DBAs](#)

[Return to Search](#) [Return to Results](#)

PUBLIC Meeting NOTICE

USU Student Housing Project – Price, Utah

Dear Neighbor,

You are invited to attend a public hearing regarding the proposed USU student housing project in Price, Utah. Your input and feedback are valued as part of this process.

HEARING DATES:

Tuesday, June 9, 2026 at 4:00 PM

Tuesday, June 23, 2026 at 4:00 PM

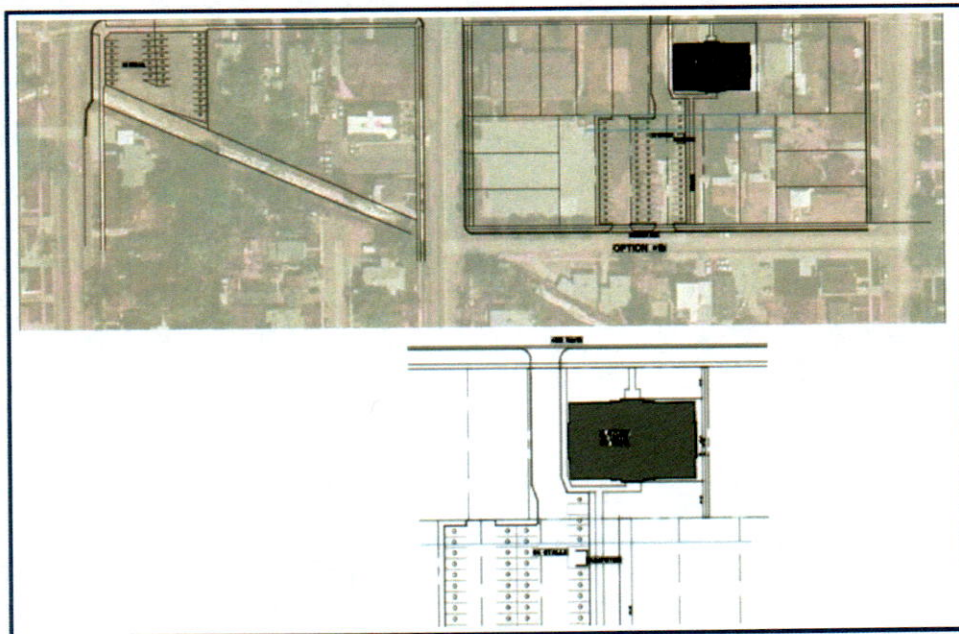
LOCATION:

Price City Hall

185 E Main Street

Price, Utah 84501

Room 106



We look forward to your participation. For questions, please contact Carla Saccomano at 435-650-9737 or Mark Morley at 801-722-9041

USU Parking Ratios

Area- Housing	Parking Stalls Available	Occupants	Ratio
Aaron Jones Hall	113	202	56%
Burtenshaw/Tucker Hall	116	202	57%
Sessions	41	55	75%

Note: Parki

USU Parking Ratios

Area- Achademic Buildings	Parking Stalls Available	Occupants	Ratio
WIB	130	203	64%
MCC	105	771	14%
REEVES	32	1054	3%
BDAC/CIB	44	667	7%

Note: For
based on t
classes in e
semester—
students w
weekly bas

62.64% avg dorms now
95 max student count
59.5054 parking spaces at 62%
1.075 multipler effect (10% ac
63.96831 total parking needed

ng lots only, not including street parking

academic buildings, figures are
the number of students enrolled in
each building through the Fall 2025
—that is, the estimated number of
who frequent each building on a
sis.

Additional parking)

**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 DORMITORY LAND USE AT 460 E 400 N WITHIN THE RESIDENTIAL 2-7 (R2-7) ZONING DISTRICT.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **CARLA SACCOMANO, AGENT FOR THE OWNER**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **CARLA SACCOMANO, AGENT FOR THE OWNER, UTAH STATE UNIVERSITY EASTERN DORM PROJECT, LOCATED AT 460 E 400 N WITHIN THE RESIDENTIAL 2-7 (R2-7) ZONIGN DISTRICT.**

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **CARLA SACCOMANO, AGENT FOR THE OWNER, UTAH STATE UNIVERSITY EASTERN DORM PROJECT**, (Applicant's Agent), for the property located at: 460 E 400 N.

Term: the term of this agreement commences on _____ 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:

1. Site Elements.

- a. Construction development and all utility connections in compliance with all direction from Price City Public Works and utility personnel and all approved final site plans finding that development in compliance with reviewed and approved plans mitigates the potential for development misunderstandings. All public improvements shall be designed and constructed in accordance with current Price City Minimum Standards, Standard Drawing Specifications and American Public Works Association (APWA) standards as applicable. Developer shall be responsible for all costs associated with utility connections, relocations, upgrades, public improvements, and restoration of disturbed infrastructure.
- b. Install pedestrian crosswalk safety pedestal(s) within the 400 E-College Avenue intersection finding that pedestrian safety is a primary concern and protects the health, safety and welfare of the community. May require (re)location or installation of crosswalk pedestrian crossing on 400 E Street. Must be in compliance with Price City Public Works Department direction and Price City minimum standards.
- c. Exterior lighting for all on-site tenant and parking areas during all dark hours finding that lighted parking and tenant ingress/egress areas mitigate the potential for accidents and injuries. Exterior lighting to be high efficiency LED fixtures. Exterior lighting to be on timers, dimmers, angled and shielded to prevent light nuisance exposure and transference across property line boundaries to neighboring residential land uses.
- d. Minimum on-site parking of not less than sixty-four (64) off-street, on-site parking spaces. (pursuant to the usage calculation including the historic parking utilization study for on-campus parking patterns).¹ Shall include all required ADA off street parking spaces on site and access requirements.
- e. Sight obscuring fencing installed along east and west property boundaries finding that property boundary fencing serves to mitigate land use conflicts between neighboring properties. Three (3') feet in height from sidewalk back twenty-five (25) feet, six (6') feet in all other areas.
- f. Pedestrian safety barrier fence placed horizontally between the sidewalk and 400 N street within the planter strip finding that pedestrian safety is a primary concern and protects the health, safety and welfare of the community. Pedestrian safety fence to be not more than three (3') feet in height. Signage to be placed in not less than two (2) places on pedestrian safety fence provided, placed and maintained by the owner/manager of the facility, directing pedestrians exiting the subject property to

¹ 92 students max building occupancy, USU Study indicates 62.46% parking utilization at dorms, 1.12 multiplier = 63.36 spaces, rounded to 64 total spaces needed.

existing officially designated crosswalks for access to the north side of 400 N Street (Utah State University-Eastern campus).

- g. Ingress/egress point from 400 N to be a minimum drive approach width of not less than twenty-five (25) feet in width finding that minimum drive approach width mitigates the potential for vehicle and pedestrian accidents and injuries.
 - i. Stop sign and right turn only sign to be installed by developer upon egress from site to 400 N Street. Signage to be MUTCD compliant.
 - ii. One (1) drive approach only to access site from 400 N Street.
- h. Both ingress/egress points from College Avenue to be a minimum drive approach width of not less than twenty-five (25) feet in width finding that minimum drive approach width mitigates the potential for vehicle and pedestrian accidents and injuries
 - i. Stop signs to be installed by developer egress and right turn only signs installed by developer egress to College Avenue at both driveways. Signage to be MUTCD compliant.
 - ii. Two (2) drive approach access points maximum on College Avenue.
- i. No on-street parking on the south side of 400 N, beginning at ten feet (10') west of the 400 N Drive Approach and extending to ten feet (10') east of the east property boundary finding that restricted on-street parking at the location serves to mitigate pedestrian or vehicle safety incidents. No parking signage to be installed by developer. Signage to be MUTCD compliant. Curb line to be painted red by owner/developer and maintained by owner/developer. Property owner/manager of project to enforce no parking. No on-street parking on the north side of College Avenue beginning ten feet (10') east of the east drive approach to the site and extending to ten feet (10') west of the west drive approach. finding that restricted on-street parking at the location serves to mitigate pedestrian or vehicle safety incidents. No parking signage to be installed by developer. Signage to be MUTCD compliant. Curb line to be painted red by owner/developer and maintained by owner/developer. No parking, fire lane along driveway, both sides, extending from 400 N Street to ten feet (10') beyond south boundary of structure. No parking signage to be installed by developer. Signage to be MUTCD compliant. Curb lines to be painted red by owner/developer and maintained by owner/developer. Property owner/manager of project to enforce no parking.
 - i. Project identification signage to be installed identifying the property as a dormitory finding that facility signage mitigates confusion for those accessing the site. Signage to be reviewed for Code compliance and approved by the Price City Planning Department prior to installation.
- j. Fire Department Connection (FDC) to be placed on the northwest corner of the structure and under the direction of the Price City Fire Chief. Internal to property or external to property fire hydrants to be installed by owner/developer at the direction of the Price City Fire Chief, if required. Fire flow testing to be completed in the direct presence of Price City Water Department personnel and approved by the Price City Fire Chief.
- k. Minimum of five percent (5%) of the site area to be landscaped finding that landscaped and regularly maintained landscaping serve to protect area property values and is consistent with Code requirements. Note: landscaping requirements specific to electrical infrastructure placements. Water wise landscaping requested.
 - i. Backflow prevention installed and inspected by Price City on all landscape irrigation systems prior to irrigation system use. The backflow device shall be installed for irrigation water and inspected and approved by Price City prior to final connection to the culinary water system and use. An approved Reduced Pressure (PV) of the Pressure Vacuum Breaker (PVB) backflow device shall be installed for irrigation water.
- l. Dumpster servicing the site to be located in a screened enclosure with a hard surface and situated in a location that mitigates the potential for conflicts between garbage service equipment and parked vehicles or pedestrians finding that an enclosed dumpster location mitigates the potential for wind scatter of garbage, rubbish and debris. Dumpster capacity and service frequency to be sufficient to prevent accumulations of garbage, rubbish and debris at the subject property.
- m. Developer shall install, repair and replace all inferior, damaged or missing public infrastructure, under the direction of the Price City Public Works Director, on both 400 N Street and College Avenue within, immediately adjoining and fronting the subject property finding that functional and safe public infrastructure protects the health, safety and welfare of the community. Including but not limited to:

roadway restoration, curb, gutter, sidewalk, driveway approaches, driveway overshots, storm water conveyances, electrical transformers, street lights. Pre and post project public infrastructure inspections to be performed jointly between developer and Price City Public Works Department to confirm condition of infrastructure and replacement requirements.

- i. Sidewalk along 400 N Street fronting the subject property to be replaced along with a new drive approach.
- ii. Existing drive approach(es) on both 400 N and College Avenue not utilized shall be removed and new curb and gutter installed.
- iii. Street cuts in 400 N Street and College Avenue to be completed to Price City Minimum Standards. Flowable fill may be required. Five (5") inches of asphalt must be replaced within one (1) week of excavation. Traffic control plans to be supplied by developer/owner and approved by Price City prior to excavations in the roadways.

2. Construction Element Requirements.

- a. Construction to be in compliance with all generally accepted Storm Water Pollution Protection (SWPP) protocols and any from Price City Public Works and utility personnel and all approved final site plans. Silt fencing required.
- b. Construction site to be secured with fencing of not less than six (6') feet in height with controlled entry/exit for construction activity only.
- c. No track out or fugitive dust to emanate from the subject property during construction. Track mats and other control devices required. Dust control protocols and mitigation required.
- d. Construction access to site to be from 300 E Street to 400 N Street then to subject property. No construction access from College Avenue.
- e. All construction activity to take place on site, no contractor parking of vehicles or equipment, lay-down area, staging, materials to be placed in the public right of way.
- f. Noise dampening construction elements to be included, as applicable, including but not limited to added insulation, sound resistant windows.
- g. Construction hours to be limited to after 7:00am and prior to 9:00pm daily to mitigate noise nuisances in the neighborhood.
- h. Erosion control measures shall be maintained throughout construction by developer and all contractors.
- i. Construction traffic control plans and pedestrian safety plan to be submitted by developer to Price City Public Works Department for comment and approval prior to commencement of construction activity.
- j. All existing water meters connected to the subject property impacted by demolition activity on both 400 N Street and College Avenue shall be capped at the sidewalk. All existing sewer connections to the subject property impacted by demolition activity on both 400 N Street and College Avenue shall be capped at the sidewalk.

3. Documents and Plans.

- a. Submit completed electrical load sheet, detailing load calculations, main breaker or disconnect size in amperes, requested voltage and whether the service is single-phase or three-phase, to the Price City Electric Department. Installation of electrical service in compliance with all electrical standards and all direction from the department including procurement and placement of all necessary and required electrical service equipment at the expense of developer. Price City will only provide one type of electrical service to any one structure on a parcel or collection of parcels if that structure spans more than one parcel Electrical Specific Requirements:
 - i. A site plan indicating the location of the electrical service, any transformers, and the location including size and number of conduits must be submitted to The Price City Electric Department for approval and a cost estimation.
 - ii. The electrical service, transformer location, and conduits must meet the requirements found in the currently enforced electrical codes, the most recent PacifiCorp Electric Service Requirements Manual and PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors, all of which Price City has voluntarily adopted and enforces. If an exception, substitution, alteration, or clarification is needed at any time, it must be done ONLY with Price City's prior permission, discretion, or interpretation.

- iii. Specification and design sheets for the Electric Service must be provided to and explicitly approved by Price City before ordering or installation. Price City will not connect electrical services that have not been explicitly approved.
- iv. If customer-owned renewable energy is being installed as part of the construction, contact the Price City Electric Department for further instructions and approval before construction.
- v. The Price City Electric Department must be notified if lifting equipment such as cranes or boom trucks will be utilized on-site at any time during construction or any subsequent maintenance. The notification must include a description of the lifting equipment to be used during the operations, the materials being lifted, the setup and working locations on site, the dates the lifting will occur, and valid certificates proving liability insurance coverage for the lifting equipment owner, lessee, and operators. The Price City Electric Department reserves the discretionary right to stop or deny lifting operations at any time if they pose a risk to life, health, or City-owned property.
- vi. All Utility poles must be accessible at all times by Utility vehicles up to Class 8 (80,000 lbs.).
- vii. All landscaping and fencing within 24 inches of utility poles must be easily removable for pole maintenance or replacement.
- viii. Vegetation, irrigation elements and hard surfacing such as concrete or asphalt are not allowed within 24 inches of a utility pole. Gravel and crushed stone may be within 24 inches of a utility pole.
- ix. The property owner is responsible for replacing any gravel, crushed stone, landscaping, or fencing within 24 inches of the utility pole if any was removed for a pole maintenance or replacement.
- x. No parking is allowed within 12 feet of utility poles. If concrete or pavement exists where a vehicle could potentially park within 12 feet of a utility pole, the surface must be hashed out with permanent paint, a definite outline and diagonal striping. Removable "NO PARKING AT ANY TIME" signs should also be posted at reasonable intervals
- xi. Absolutely nothing other than property belonging to the Utility that owns the pole or other authorized utility tenants may be attached to Utility poles.
- xii. The property owner must maintain the area surrounding utility poles to prevent the growth of unwanted vegetation and the accumulation of trash, rubbish, and debris.
- xiii. Failure to provide unlimited access at all times to utility-owned property and easements violates Price City Ordinances and is punishable by law.
- xiv. High-voltage Power Transmission lines running east-west on the North side of the property in the Utility right-of-way parallel to 400 North:
- xv. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces—with the exception of the existing street parking on 400 North—may be under, overhang, or less than 20 feet away from the high-voltage power transmission lines.
- xvi. Driveways under and within 20 feet of the power transmission lines where vehicles could potentially park must have "NO PARKING AT ANY TIME" signs posted or painted on the surface along the driveway at reasonable intervals. The property owner is responsible for verifying whether the driveway in this area is considered a FIRE LANE and should be marked as such. The property owner is responsible for patrolling and enforcing this. Any vehicle parked in this area will be towed at the owner's expense if utility work is being performed.
- xvii. All landscaping under and within 20 feet of this transmission line must allow access and support the weight of a Class 8 (up to 80,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.
- xviii. Landscape irrigation systems under and within 20 feet of this transmission line must allow utility vehicles access without damaging the system or getting stuck.
- xix. Landscaping elements under and within 20 feet of the transmission line should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free,

and maintained regularly. Ornamental grasses and all types of climbing vines are prohibited in this area.

- xx. High-voltage Power Distribution lines running east-west in the center of the site:
- xxi. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces may be under, overhang, or less than 12 feet away from the distribution lines.
- xxii. Driveways under and within 12 feet of the power distribution lines where vehicles could potentially park must have "NO PARKING AT ANY TIME" signs posted along the driveway at reasonable intervals. If asphalt or concrete is in this area between other parking spaces where vehicles could potentially park, it must be hashed out with a definite border and diagonal lines using permanent paint on the surface. The property owner is responsible for patrolling and enforcing this. Any vehicle parked in this area will be towed at the owner's expense if utility work is being performed.
- xxiii. All signs, posts, bollards, barricades, or other obstacles under and within 12 feet of the power distribution lines must be easily removable with only hand tools by utility and emergency personnel if needed. The property owner is responsible for replacing any of these items if they are removed.
- xxiv. All landscaping under and within 12 feet of this distribution line must allow access and support the weight of a Class 8 (up to 80,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.
- xxv. Landscape irrigation systems under and within 12 feet of this distribution line must allow utility vehicles access without damaging the system or getting stuck.
- xxvi. Landscaping elements under and within 12 feet of the distribution line should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses and all types of climbing vines are prohibited in this area.
- xxvii. Street lighting lines (along the east side of the proposed parking lot), secondary lines, and electric service lines:
- xxviii. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces may be under, overhang, or less than 8 feet away from the street lighting lines, secondary lines, and electric service lines.
- xxix. All landscaping under and within 8 feet of street lighting lines, secondary lines, and electric service lines must allow access and support the weight of a Class 7 (up to 33,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.
- xxx. Landscape irrigation systems under and within 8 feet of street lighting lines, secondary lines, and electric service lines must allow utility vehicles access without damaging the system or getting stuck.
- xxxi. Landscaping elements under and within 8 feet of street lighting lines, secondary lines, and electric service lines should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses should be avoided and all types of climbing vines are prohibited in this area.
- xxxii. Pad- and Vault-Mounted Transformers, Sectionalizer Cabinets, Secondary boxes and Switchgear:
- xxxiii. Clearances around and vehicle access for transformers, sectionalizing cabinets, secondary boxes, and switchgear for up to Class 8 (80,000 lbs.) vehicles will be provided and maintained as required in the PacifiCorp Electric Service Requirements Manual (Sections 4.6 through 4.9 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 4.1 through 4.6 in the 2021 Edition Rev. II)

- xxxiv. Unrestricted access for utility and emergency personnel and vehicles to transformers, sectionalizing cabinets, secondary boxes, and switchgear must be provided and maintained at all times by the property owner. Failure to provide unrestricted access at all times for utility and emergency personnel and vehicles is a violation of Price City Ordinances and is punishable by law.
- xxxv. Transformers, sectionalizing cabinets, secondary boxes, and switchgear may not be fully enclosed by fencing, concealed, or covered for any reason that prohibits access or immediate visual identification.
- xxxvi. Trees, bushes, and other vegetation (at fully grown height and width) may not be less than 12 feet to or overhang transformers, sectionalizing cabinets, secondary boxes, and switchgear or the required vehicle access area.
- xxxvii. Bollards or barriers must be provided where equipment is subject to traffic damage and installed according to the PacifiCorp Electric Service Requirements Manual (Section 1.11 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 5.6 and 5.6.1 in the 2021 Edition Rev. II)
- xxxviii. The electric service must meet the clearances specified in the PacifiCorp Electric Service Requirements Manual (Sections 4.1 through 4.5 in the 2022 Edition Rev. I, 2024)
- xxxix. Bollards or barriers must be provided where equipment is subject to traffic damage and installed according to the PacifiCorp Electric Service Requirements Manual (Section 1.11 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 5.6 and 5.6.1 in the 2021 Edition Rev. II)
- xl. Unrestricted access for utility and emergency personnel to the electric service including the meter(s) and main disconnect(s) must be provided and maintained. Failure to maintain unrestricted access for utility and emergency personnel to the electric service, including the meter(s) and main disconnect(s), violates Price City Ordinances and is punishable by law.
- xli. The property owner must ensure that utility and emergency personnel and vehicles have accessible, unobstructed access at all times to all parts of the City-owned electrical system including transformers, sectionalizing cabinets, secondary boxes, switchgear, poles and the electrical service. Obstacles such as fences, structures, storage, vehicles, doors, trash, rubbish, debris, landscaping or vegetation are prohibited.
- xl.ii. The meter(s) and main disconnect(s) must be accessible by a sidewalk with a minimum width of 36 inches which must remain clear of trash, rubbish, debris, vehicles, storage, snow, and ice.
- xl.iii. The electrical service must be accessible without requiring passage through a door, gate, or removal of any lock other than those owned and installed by the utility.
- xl.iv. Installation/construction requirements:
 - xl.v. The owner is responsible for procuring and installing any required transformer pads or vaults.
 - xl.vi. The owner is responsible for excavating and preparing the ground for any fiberglass equipment basements. Price City will provide and set the basements in place. The owner or developer is responsible for all backfill and grading.
- xl.vii. The electric service is to be installed according to the most recent enforced versions of the National Electric Code and the PacifiCorp Electric Service Requirements Manual which Price City has voluntarily adopted and enforces. If an exception, substitution, alteration, or clarification is needed at any time, it must be done ONLY with Price City's prior permission, discretion, or interpretation.
- xl.viii. The electrical service equipment specifications and order sheet must be submitted to Price City for approval before ordering and installing the equipment. Electrical services not explicitly approved by Price City before installation will NOT be connected.
- xl.ix. Transformer pads and vaults must be explicitly approved by Price City before ordering and installing and must be one of the approved models. Model numbers are available from the Price City Electric Department upon request.

1. All conduit, pads, vaults, and electrical equipment basement excavation and installation must adhere to the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual.
- li. The installation of all underground electrical conduit for the high-voltage and/or electrical service conductors, pads, vaults, and electrical equipment basements must be inspected only by an employee of the Price City Electric Department or a substitute designated by the department. Inspections performed by inspectors or engineers working for the developer or owner are invalid. Price City will require the excavation of all applicable conduit and pads or vaults for proper inspection. All inspections must be scheduled a minimum of 3 working days in advance by contacting the Electric Department. Inspections are done on a first-come first-served basis and as the department's workload allows. The following inspections are required:
 - lii. Open trench inspection for proper depth, bedding, and installation.
 - liii. Conduit in the trench with no backfill for correct elbow diameter, conduit size, and number of conduits.
 - liv. Backfill up to no less than 12 inches of finished grade with metallic buried line warning tape installed.
 - lv. Witnessing the developer's mandrel testing of all high-voltage and electrical service conduits as required in the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Section 3.11 in the 2021 Edition Rev. II)
 - lvi. Inspection of the installation of appropriately rated pull rope in the conduit after mandrel testing.
 - lvii. The Electric service must be inspected and approved by an authorized and appropriately licensed staff member of the Carbon County Planning and Zoning Office.
 - lviii. All underground conduit, any equipment basements, pads, vaults, and the electric service must be installed, and all inspections completed and approved prior to Price City authorizing the procurement of the power materials including the transformer or scheduling any line work and connections.
 - lix. All storm water retention infrastructure (tanks, basins, etc.) shall be a minimum of twelve feet (12') horizontally away from directly below the nearest overhead power line.
- b. Completion of a public infrastructure development agreement with the Price City Public Works Department identifying all public infrastructure elements to be replaced, upgraded or installed and submission of any calculated and required financial surety. Must be completed prior to commencement of any construction/development activity.
- c. Completion and submission of a geotechnical report completed by a qualified engineer for the subject property and all construction to be in compliance with requirements identified in the report and with any direction from Price City Public Works and utility personnel and all approved final site plans.
- d. Storm water flows to be retained and released from the project site at pre-development flow rates for a 100-year storm event for a 1-hour duration minimum. Storm water control release rate calculations demonstrating post-development flows do not exceed pre-development conditions required. Final physical location, elevation and orientation of storm water retention basin to be approved by Price City Public Works Department. Developer to provide details regarding maintenance responsibilities and access provisions for the underground storm water detention facility. A recorded maintenance agreement may be required for privately owned stormwater facilities pursuant to Price City Public Works Department requirements. Storm water facility design to be completed by a qualified engineer.
- e. Utility Requirements:
 - i. Water service to extend from the existing Price City water line in 400 N into the subject property. A two-inch (2") gate valve to be installed at the main line and CTS or poly pipe to extend to the water meter vault. A #10-gauge solid insulated copper tracer wire to be attached to the CTS or poly pipe and extend from the main line in 400 N Street to the water meter vault. A two-inch (2") water meter shall be placed at the property line in a vault structure approved by Price City. A two inch (2") water meter shall be at the property line in an approved vault. All maintenance of water lateral lines is the responsibility of the developer/owner. A #10-gauge solid insulated copper tracer wire to be placed from the meter to the building for future locating purposes.

- ii. Hot Tap shall be stainless steel with flange, gate valve and test port. Hot Tap to be completed by developer/owner. Fire hydrant lines to be six-inch (6") C-900.
- iii. Sewer service to extend from a new manhole installed by developer/owner on the existing sewer line in 400 N Street and into the subject property. A #10-gauge solid insulated copper tracer wire to be attached to the sewer lateral and run from the manhole in 400 N Street to the sewer cleanouts at the dormitory building. All maintenance of sewer lateral lines is the responsibility of the developer/owner. Sewer calculations shall be provided to Price City Public Works to finalize sewer lateral size required.
- iv. Minimum separation of not less than ten feet (10') between water service lateral from street to property and sewer service lateral from street to property.

4. Restrictions.

- a. Parking lot restricted to use by tenants/residents of the dormitory only. Restriction to be enforced by property owner/manager. No parking of oversize vehicles, recreational vehicles, trailers, ATV's, etc. on site. No storage or long-term parking on site.
- b. Dormitory land use only in perpetuity. No change of land use/use or conversion to any other land use including traditional residential apartments, condominiums, other housing type or any commercial business operation (including home occupied businesses) finding that site plan approval only accommodates the specific land use of a dormitory to serve Utah State University Eastern.
- c. Quiet hours of not less than 11:00pm to 9:00am Sunday-Thursday and 12:00am-10:00am Friday and Saturday. To be enforced by facility manager. Any reported noise nuisance to be investigated and mitigated by facility manager or owner.
- d. Snow loading and storage not to be placed in the public right of way on 400 N Street or College Avenue. All snow loading to be maintained on site.

5. Other.

- a. Must complete and record an official and approved lot assembly plat with the Carbon County Recorder's office prior to commencement of any development or construction activity. Price City to be provided a copy of the recorded lot assembly plat.
- b. Final address assignment to be made by Price City.
- c. Required communication with surrounding neighborhood on a periodic (quarterly minimum communication cycle) basis during the construction period (through final occupancy approval) and annual communication cycle upon final occupancy and thereafter, pursuant to comments received during public meetings held prior to construction/development commencement. Communication elements to include contact information for project developer/owner/manager, emergency contact information, project elements completed and upcoming, updated project time-line.
- d. On-site manager required at all times. Manager name and contact information to be provided to Price City annually and immediately upon any change in personnel.
- e. No home occupied businesses, including any short-term rentals (Air BnB) to be operated from any unit on site.
- f. Facility must be operated and managed pursuant to the Utah State University Eastern policy and procedures, as presented and filed with Price City.
- g. No conditions at the property or structure that violate the Price City Property Maintenance Code.

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

CARLA SACCOMANO, AGENT FOR THE
OWNER

ATTEST:

EASTERN HALL 460 E 400 N PRICE, UTAH 84501

VICINITY MAP



INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Utility Plan
- C-4 Details
- C-4.1 Utility Details
- C-4.2 Drainage Details
- C-5 Stormwater Pollution Prevention Plan
- C-6 SWPPP Details

PRICE CITY CONTACTS:
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PROJECT MANAGER
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PRICE, UTAH 84501

BILL WARDLE
WATER/SEWER SUPERVISOR
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PRICE, UTAH 84501

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LEGEND ENGINEERING
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JASON KNOWLTON
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(435) 609-1074 CELL

ARCHITECT
HARRIS ARCHITECTURE
BRETT HARRIS
920 EAST 800 NORTH #201
OREM, UTAH 84097
(801) 377-6303

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	INVERT ELEVATION	IE
EASEMENT LINE	---	TOP BACK CURB	TBC
CENTER LINE	---	TOP ASPHALT	TA
PROPOSED TRAIL	---	TOP OF GRATE	TOG
PROPOSED WATER LINE	---	FINISHED GRADE	FG
PROPOSED PRESSURIZED IRRIGATION	---	TOP OF CONCRETE	TC
PROPOSED SEWER LINE	---	HIGH WATER ELEVATION	HWE
PROPOSED STORM DRAIN LINE	---	CATCH BASIN	CB
EXISTING SEWER LINE	---	EXISTING STREET LIGHT	SL
EXISTING WATER LINE	---	STORM DRAIN MANHOLE	SDM
EXISTING STORM DRAIN LINE	---	EXISTING FIRE HYDRANT	FH
EXISTING CONTOUR	---	EXISTING WATER VALVE	WV
FINISHED CONTOUR	---	EXISTING WATER METER	WM
EXISTING CURB AND GUTTER	---	EXISTING SEWER MANHOLE	SM
PROPOSED CURB AND GUTTER	---	PROPOSED FIRE HYDRANT	FH
		PROPOSED WATER VALVE	WV
		PROPOSED WATER METER	WM
		PROPOSED SEWER CLEANOUT	SC
		PROPOSED SEWER MANHOLE	SM

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
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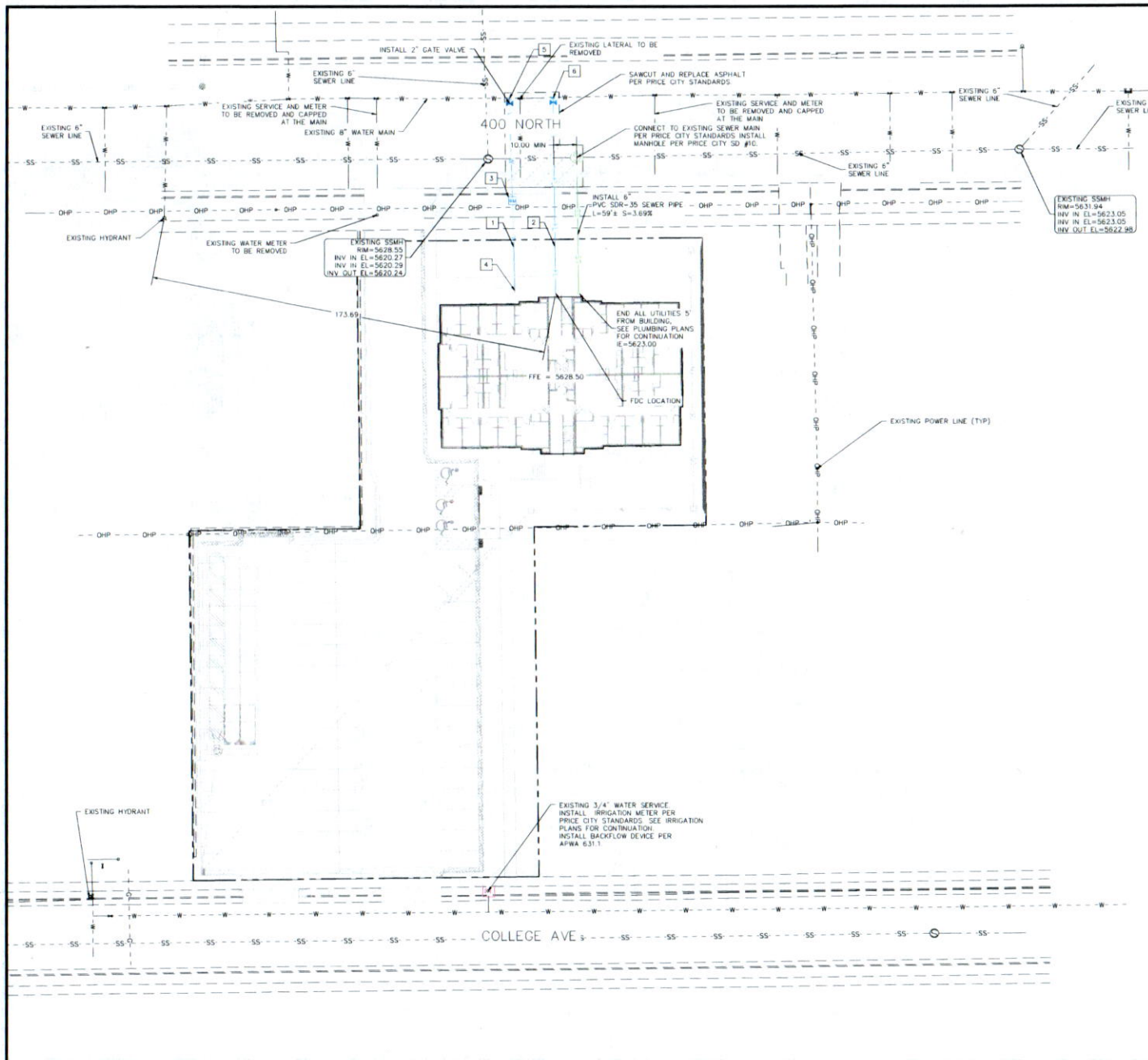
EASTERN HALL
COVER SHEET
460 E 400 N, PRICE, UTAH 84501



SHEET
C-0

PERMIT

DATE
7/30/2026



PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	---
EXISTING STORM DRAIN LINE	---
PROPOSED SEWER LINE	---
EXISTING SEWER LINE	---
PROPOSED WATER LINE	---
EXISTING WATER LINE	---
EXISTING GAS LINE	---
INVERT ELEVATION	IE
PROPOSED	PRO
FINISHED FLOOR ELEVATION	FTE
EXISTING FIRE HYDRANT	---
EXISTING WATER VALVE	---
EXISTING WATER METER	---
EXISTING SEWER MANHOLE	---
PROPOSED FIRE HYDRANT	---
PROPOSED WATER VALVE	---
PROPOSED WATER METER	---
PROPOSED SEWER CLEANOUT	---
PROPOSED SEWER MANHOLE	---

WATER DESIGN NOTES:

1. INSTALL 2" CTS POLY WATERLINE 200 PSI RATING. INSTALL COPPER TRACER WIRE.
2. INSTALL 6" C900 PVC FIRE LINE.
3. INSTALL 2" WATER METER PER PRICE CITY SD #18. SEE SHEET C-4.1 FOR DETAIL.
4. END ALL UTILITIES 5' FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
5. 2" SERVICE TAP PER PRICE CITY SD #18. SEE SHEET C-4.1 FOR DETAIL.
6. 6" HOT TAP CONNECTION WITH THRUST BLOCKS PER PRICE CITY SD #20. SEE SHEET C-4.1 FOR DETAIL.
7. INSTALL FIRE HYDRANT PER PRICE CITY SD #20. SEE SHEET C-4.1 FOR DETAIL.

NOTE: ALL SEWER SERVICES AFFECTED BY DEMOLITION TO BE TO BE CAPPED AT THE SIDEWALK.

NOTE: ALL STREET CUTS MUST BE COMPLETED BY PRICE CITY STANDARDS. FLOWABLE FILL MAY BE REQUIRED. FIVE INCHES OF ASPHALT MUST BE REPLACED WITHIN ONE WEEK EXCAVATIONS HAVE BEEN COMPLETED. TRAFFIC CONTROL PLANS MUST BE APPROVED BY PRICE CITY PRIOR TO EXCAVATIONS.

NOTE: ANY DAMAGED PUBLIC INFRASTRUCTURE RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED BY THE DEVELOPER.

NOTE: CONTRACTOR TO VERIFY A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN ANY SEWER AND CULINARY LINES.

GENERAL NOTES:

1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 4" OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED PER PRIMO 9-5.1.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. SITE LIGHTING SHOWN FOR REFERENCE ONLY. SEE SITE ELECTRICAL PLANS FOR LOCATION.
8. ALL WORK SHALL BE ACCORDING TO PRICE CITY AND PRIMO STANDARDS.



1" = 20'
Scale in Feet

PERMIT

DATE	REVISIONS	BY	CHKD	DATE

LEGEND ENGINEERING
55 WEST 100 NORTH
SALT LAKE CITY, UT 84119
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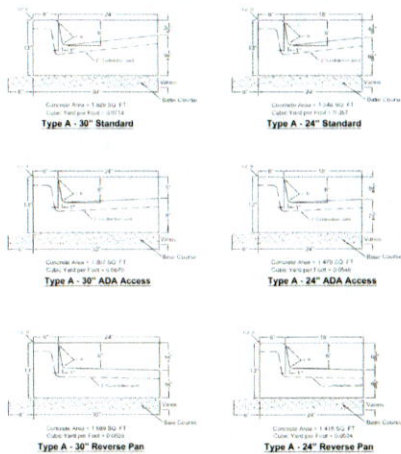


EASTERN HALL
UTILITY PLAN
460 E 400 N PRICE, UTAH 84501



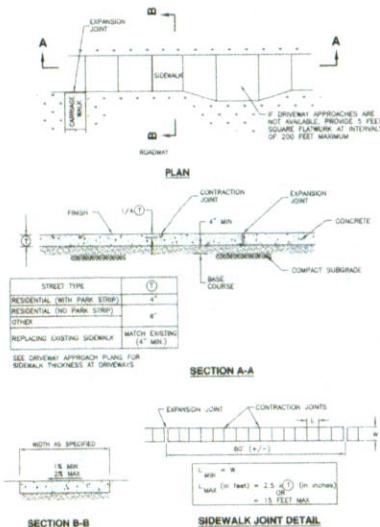
SHEET
C-3

DATE 7/30/2026



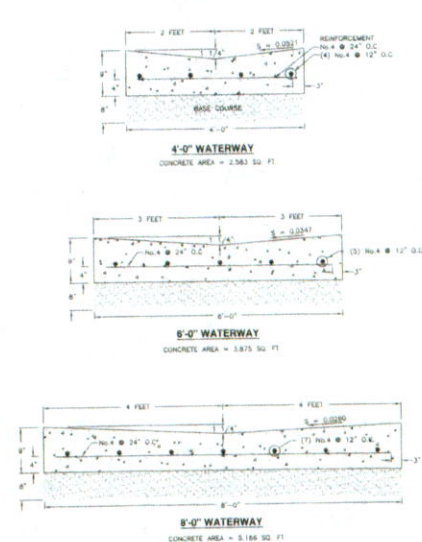
Type A Curb and Gutter

Plan
205.1
Revised January 2025



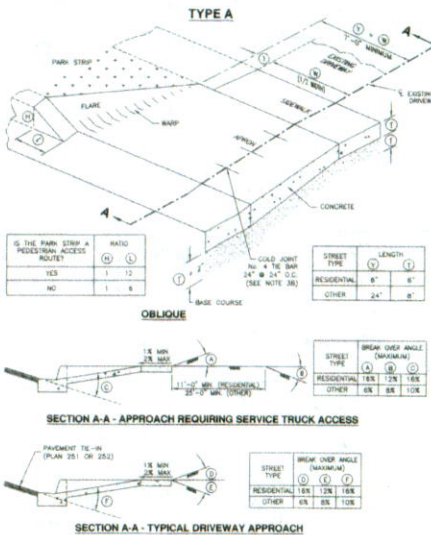
Sidewalk

Plan
231
March 2008



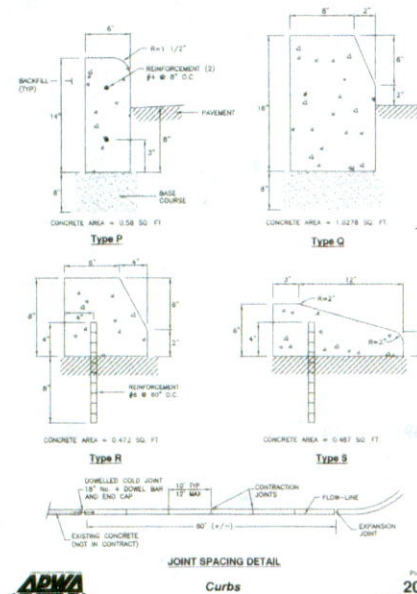
Waterway

Plan
211
July 2011

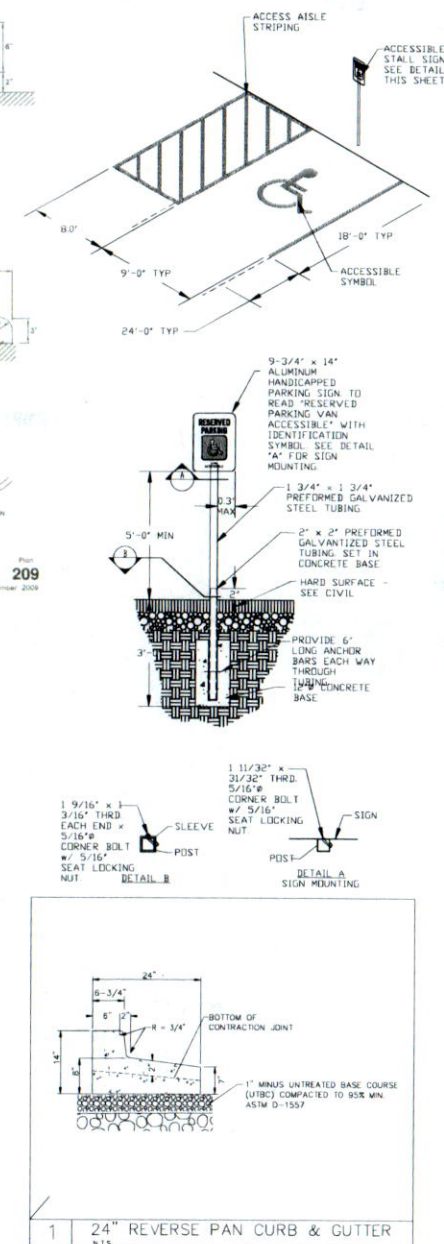


Flare driveway approach

Plan
221.1
December 2009



Curbs



NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
1000 N. 1000 E.
SALT LAKE CITY, UT 84143
PHONE: 435-564-4888
www.legendengr.com



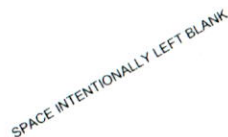
**EASTERN HALL
DETAILS**
460 E 400 N, PRICE, UTAH 84501



SHEET
C-4

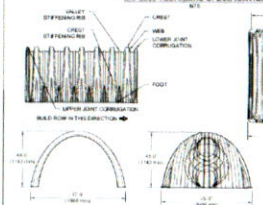
DATE: 7/30/2026

SPACE INTENTIONALLY LEFT BLANK



PLACE BRUSHES IN SET OF HOUSEHOLD CLEANING SUPPLIES WITH BROOMS
STOVE AND OVEN CLEANING IN CHIMNEY SMOKESTAKE FOR SOOTY PROTECTION AND
CHIMNEY SMOKESTAKE

MC-3500 TECHNICAL SPECIFICATION



NOMINAL CAPACITOR SPECIFICATIONS		
TEST (V) IN CAP. INSTALLED (LENGTH)	77.0 ± 0.40 (2.0 X 0.0)	(1800 mm ± 1043 mm ± 21)
TEST (V) IN CAP. STORABLE	98.0 ± 0.00 (2.0)	(13.5 in)
MINIMUM INSTALLED STORAGE	95.0 ± 0.00 (2.0)	(4.08 in)
	134.0	(50.0 in)
NOMINAL END CAP SPECIFICATIONS		
TEST (V) IN CAP. INSTALLED (LENGTH)	74.0 ± 0.00 (2.0 X 2.2)	(1800 mm ± 1043 mm ± 58)
TEST (V) IN CAP. STORABLE	94.0 ± 0.00 (2.0)	(24.0 in)
MINIMUM INSTALLED STORAGE	91.0 ± 0.00 (2.0)	(1.26 in)
	99.0	(12.2 in)

*STORAGE (V) (1) IN END STORE (2) END (3) END IN STORE FOUNDING (4) IN SPACING NETWORKS
 (5) (6) (7) IN STORE PERFORMANCE IN PRODUCT OF END CAPS AND ENDING STORE PERFORMANCE

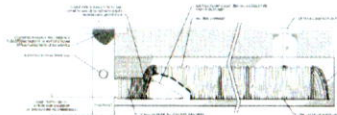
[illegible]

CUSTOM PRECISED INVERTS ARE AVAILABLE UPON REQUEST. INVERT PRECISIONS INCLUDE 12" UP TO 36" IN SIZE, 1/4" SIZE AND 1/4" UP TO 1/2" IN SIZE. CUSTOM INVERT LOCATIONS ON THE W/IN END-CAP PUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 36" (36" UP TO THE INVERT) LOCATIONS. CUSTOMERS ARE REQUESTED TO PROVIDE A PRECISE PIPE SIZE.

PRICE DORMS
PRICE, UT, USA

THE ABOVE IS A SUMMARY OF THE INFORMATION CONTAINED IN THE COMPANY'S REPORT TO STOCKHOLDERS FOR THE YEAR ENDED DECEMBER 31, 1994. THE COMPANY'S REPORT TO STOCKHOLDERS IS AVAILABLE TO STOCKHOLDERS AT THE COMPANY'S HEADQUARTERS, 10000 WILLOW CREEK DRIVE, SUITE 100, DALLAS, TEXAS 75243, OR BY TELEPHONE AT (214) 343-1000. THE COMPANY'S REPORT TO STOCKHOLDERS IS ALSO AVAILABLE TO STOCKHOLDERS AT THE COMPANY'S WEBSITE, WWW.DALLASPOWER.COM. THE COMPANY'S REPORT TO STOCKHOLDERS IS ALSO AVAILABLE TO STOCKHOLDERS AT THE COMPANY'S HEADQUARTERS, 10000 WILLOW CREEK DRIVE, SUITE 100, DALLAS, TEXAS 75243, OR BY TELEPHONE AT (214) 343-1000. THE COMPANY'S REPORT TO STOCKHOLDERS IS ALSO AVAILABLE TO STOCKHOLDERS AT THE COMPANY'S WEBSITE, WWW.DALLASPOWER.COM.

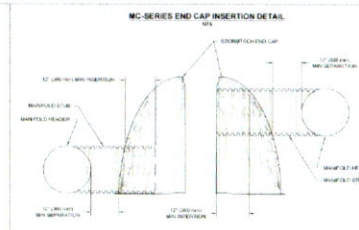
INSPECTION & MAINTENANCE



NOTE:

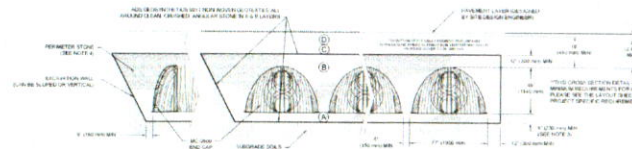
1. The first two steps of the process are the same for all three types of cells. The third step is different for each type of cell.
2. The third step of the process is the same for all three types of cells. The fourth step is different for each type of cell.

MC-3500 ISOLATOR ROW PLUS DETAIL

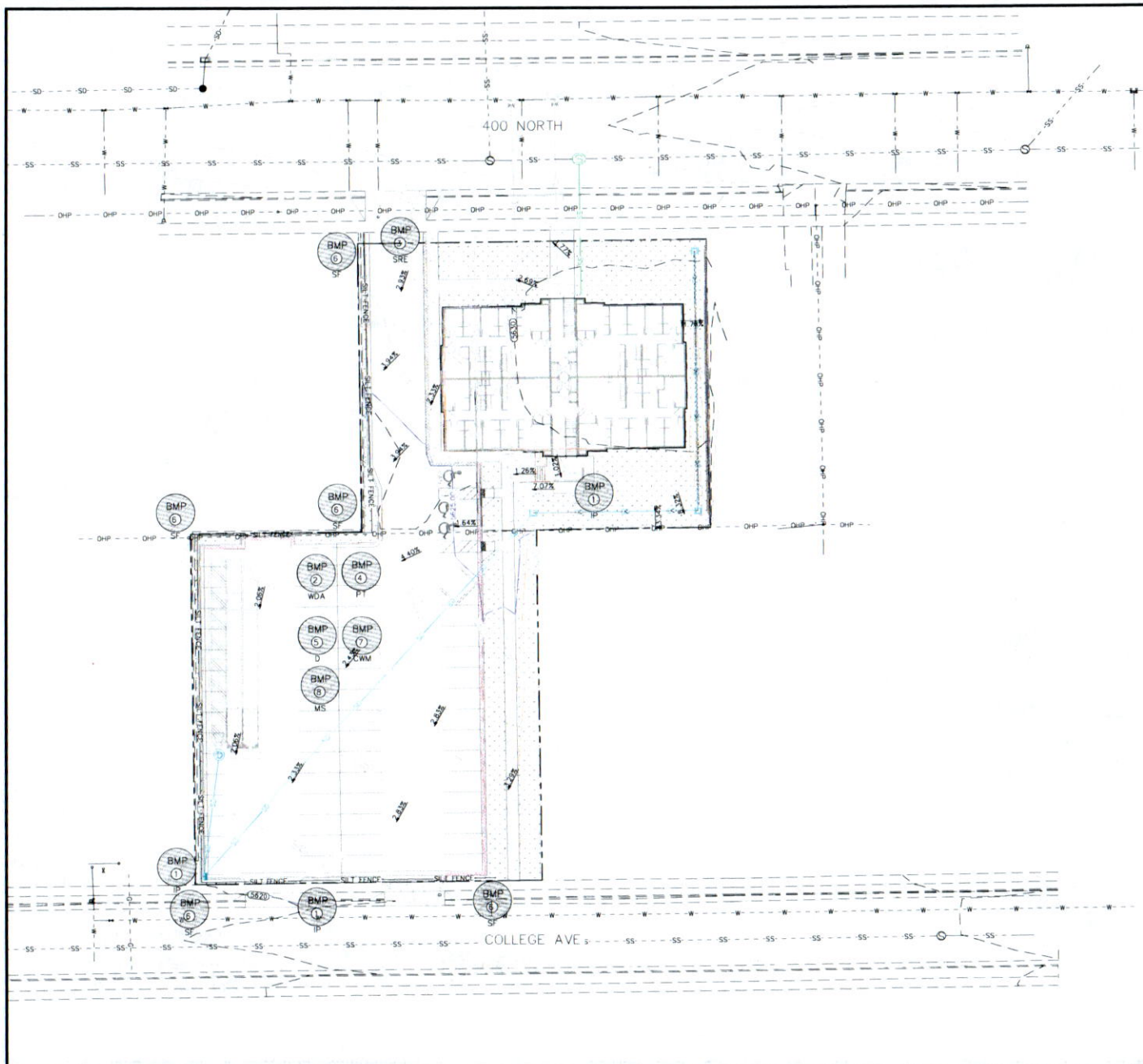


MC SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

[illegible][illegible]

MC-3500 CROSS SECTION DETAIL



LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER LINE
- FINISHED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- SILT FENCE
- CLEAN OUT BOX



BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 FOR DETAILS

GENERAL NOTES

- DURING CONSTRUCTION
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.
2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM TO CONTROL RUNOFF FROM THE SITE.
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DIRT.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.
- POST CONSTRUCTION
1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE 70% REVEGETATION HAS BEEN ESTABLISHED.
2. EROSION CONTROL STRUCTURES BELOW SEEDING AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - PERIODIC INSPECTION OF SEDIMENT BASIN AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 4 MONTHS. A MINIMUM OF 10% OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
 - LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
 - PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT BASH INTO THE STORM DRAIN SYSTEM.

BEST MANAGEMENT PRACTICE INDEX

- IP: INLET PROTECTION
- WDA: EQUIPMENT AND VEHICLE WASH DOWN AREA
- SRE: STABILIZED ROADWAY ENTRANCE
- PT: PORTABLE TOILET
- D: DUMPSTER LOCATION
- SF: SILT FENCE
- CWM: CONCRETE WASTE MANAGEMENT
- MS: MATERIALS STORAGE

ADDITIONAL BMP'S TO BE ONSITE:
 • SPILL CLEANUP
 • VEHICLE & EQUIPMENT FUELING

SEE SHEET C-6 FOR BMP DETAILS



1" = 20'
 Scale in Feet

PERMIT

LEGEND ENGINEERING
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119
 PHONE: 330-664-4600
 www.legendengr.com

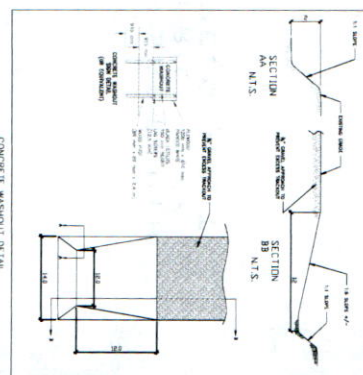
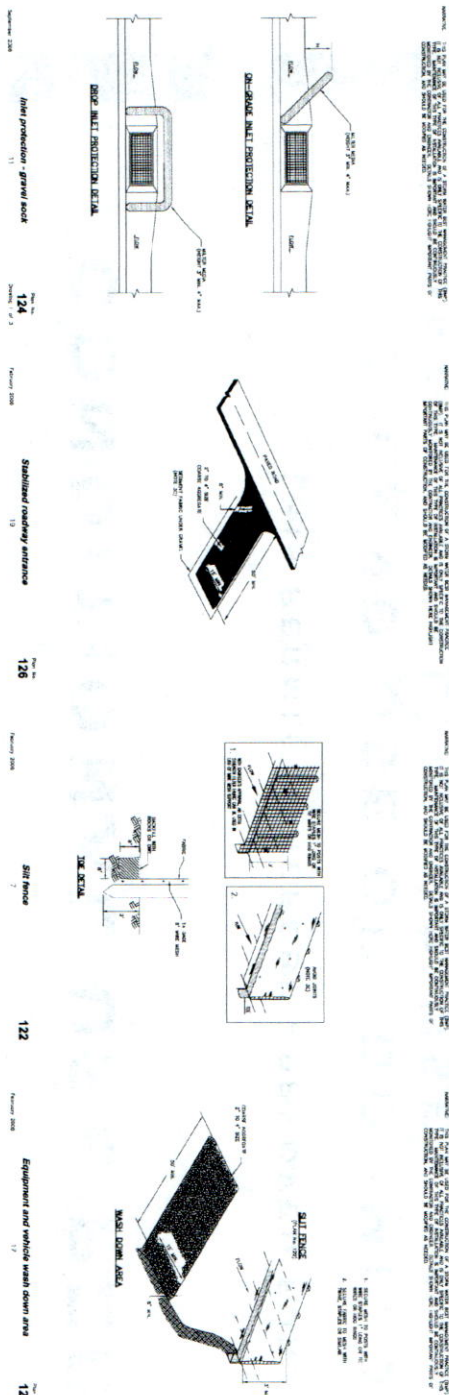


EASTERN HALL STORMWATER POLLUTION PREVENTION PLAN 460 E 400 N, PRICE, UTAH 84501



SHEET
 C-5

DATE
 7/30/2026



CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: DORMITORY
(CONDITIONAL) LAND USES LOCATED AT
460 E 400 N WITHIN THE RESIDENTIAL
2-7 (R2-7) ZONING DISTRICT**

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

Price
Utah

SIGNATURE _____

DATE _____

PRICE MUNICIPAL CORPORATION
185 EAST MAIN STREET
P. O. BOX 893
PRICE UT 84501 637-5010

Receipt No: 5.000206593 Jul 7, 2026

PRICE HOUSING LLC

Previous Balance:	.00
LICENSE PERMIT FEES	
ZONING FEES	250.00

Total:	250.00
--------	--------

CHECK

Check No: 1006	250.00
Total Applied:	250.00

Change Tendered:	.00
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07/07/2026 11:44 AM