Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Administrative Director
NICK TATTON

City Recorder
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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
9/21/2026 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 Swinburne
4. MINUTES
   a. MINUTES for 09-08-2026.

5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
7. CONDITIONAL USE PERMIT
   a. MULTIPLE FAMILY LAND USE. Consideration and possible approval of a site plan for a multiple family 11-unit townhome project located at 558 E 200 S within the residential 2-7 zoning district, Canyon Crest Townhomes, Todd Gillies and Cole Carter.

8. UNFINISHED BUSINESS

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

PRICE CITY PLANNING AND ZONING REGULAR MEETING
MINUTES OF SEPTEMBER 08, 2026

PRESENT:
Commissioners:
Judy Beacco
Kyle Heffernan
Amy Knott-Jespersen
Renee Swinburne
Todd Thorne
Chris Wood
Jan Young

Jaci Adams, City Recorder
Nick Tatton, Administrative Director

EXCUSED: Commissioner Black, Commissioner Holt

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 Heffernan reminded everyone about bicycle safety such as protect your head and always wear a helmet.

4. MINUTES for 06-08-2026 Planning and Zoning.

MOTION.
Commissioner Swinburne moved to approve the minutes for 06-08-2026. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS
No public comment was discussed or reported on any agenda items.

6. GENERAL BUSINESS/DISCUSSION
No general business was reported or discussed.

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.

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The Commissioners thoroughly discussed the dormitory land use located at 460 E 400 N with Mark Morley. Discussion was held regarding the open houses that were previously held for residents and adjoining neighbors, there will be 64 parking stalls located South of the 3-story building, there will be a total of 95 beds, 12 units with six bedrooms in each, 2 bathrooms and 1 kitchen in each unit. There will be a front and back entrance with an open airway, directional lighting outside which will not disturb neighbors, quiet hours during construction, construction access, it is anticipated 12-14 months for completion. Eric Curwen, USU Eastern informed everyone that USU Eastern has been at 90% capacity all through the year. Steven Richardson, Price City Electrical Specialist also read through the conditions, noting that he did not read where the location of a utility transformer for electrical service will be placed and would give recommendation on the placement of that which would add more comments to the code section. Mark Morley asked for some clarification in the restriction section regarding the code sections: 4.a. Parking lot restricted to use by tenants/residents of the dormitory only, adding the need for some temporary parking, such as maintenance and emergency vehicles that would not be in violation. Also, 5.d. On-site manager required at all times, asking if this meant on campus or the building only. It was confirmed by a USU Eastern representative that the building will be managed at all times. Once ownership is transferred to USU Eastern, the conditions as discussed will follow the land.

Chair Young, Commissioners and the applicants had all previously reviewed the Code sections below for final approval for the land uses identified by the applicant.

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

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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] 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.

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[1] **95 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.**

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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

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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 over shots, 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.

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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 & #39'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.

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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.

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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

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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 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)

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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:
xlv. 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.
xlvii. 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.
xlviii. The electrical service equipment specifications and order sheet must be submitted to Price City for approval before ordering and

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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.

l. 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

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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.

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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.

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g. No conditions at the property or structure that violate the Price City Property Maintenance Code.

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

MOTION.
Commissioner Thorne moved to approve a dormitory land use located at 460 E 400 N, for Carla Saccomano as it was and sent to the applicants. Commissioner Knott-Jespersen seconded and motion carried.

8. UNFINISHED BUSINESS
Nick Tatton, Administrative Director handed out a magazine he thought would be useful for everyone and also reminded everyone about the Planning Commission Retreat to be held November 23, 2026.

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

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

The regular Planning and Zoning meeting was adjourned at 5:22 p.m.

APPROVED: _____ **ATTEST:** _____
Chair, Jan Young **City Recorder, Jaci Adams**

DRAFT

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

CHAIR
JAN YOUNG

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

DATE: **AUGUST 31ST, 2026**

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

FROM: **NICK TATTON**

RE: **SITE PLAN, 11 UNIT MULTIPLE FAMILY TOWNHOMES AT 558 E 200 S, RESIDENTIAL 2-7 (R2-7) ZONING DISTRICT**

Please find attached a Conditional Use Permit (CUP) submitted by Todd Gillies and Cole Carter for an eleven (11) unit townhome development project at 558 E 200 S, within the Residential 2-7 (R2-7) zoning district. The general land use evaluation criteria are listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria are in Section 10.1.m of the Code. The land use is multiple family residential, a Conditional Use based on Section 10.3.3.5 of the Code. This is the same site plan and property as previously considered when Dustin Carr proposed the development, the time has expired and the permit needs to be (re)considered for approval. The applicant has been notified that the potential for changes or delay may be a reality in the case of open space, as that was an issue in the original site plan.

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

RECOMMNEDED MOTION(S):

Move to provide final approval of a site plan for the land use of multiple family residential, a Conditional Use, identified in Section 10.3.3.5 of the Code at 558 E 200 S, within the Residential 2-7 (R2-7) zoning district, based upon the general land use evaluation criteria is listed in Section 10.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria in Section 10.1.m of the Code, and subject to the following conditions of approval:

1. Site Plan Elements:
    a. All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.
    b. Installation and (re)installation of any public infrastructure (fronting, adjoining or servicing the subject property) damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. All public infrastructure to be installed consistent with APWA guidelines, Price City Minimum Standards and any direction from Price City Public Works.

c. Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. All garbage, rubbish and debris during construction to be controlled and removed from the site.
d. Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.
    i. Electrical Specific: Load Sheet for each unit required. Identify service requested and contact Price City Electrical Department: 120/240-volt single phase or 120/208 volt 3-phase land overhead or underground service. Must pay cost of moving existing overhead power lines and utility poles for installation of revenue meters. If line not relocated unit #10 cannot be constructed due to clearances required by the NEC. Electrical services to be located within 10 ft. of front corner of each structure in an unobstructed location. Contact Price City Electric Department regarding option for developer paid and installed street lighting to assist with area lighting that can be turned over to Price City for long-term O&M.
e. Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments.
f. All exterior areas to be lighted during resident and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.
g. Sight obscuring fencing installed on the east, west and south property boundaries in a height of six (6) feet; three (3) feet from property boundaries back thirty (30) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.
h. All vehicle site ingress/egress to be from 200 S Street only utilizing the existing approach.
i. Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping required per Ordinance 2026-004.
j. Not less than twenty-two (22) off street parking spaces, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents. Code requirement for minimum parking is two (2) spaces per unit minimum.
k. 200 S Street and all related public infrastructure, such as roadway restoration and installation, curb, gutter, sidewalk to be installed and extended to connect to and match current existing infrastructure in the area finding that fully installed public infrastructure mitigates accident risk.

2. Plans, Permits and Documents:
    a. Final electrical load sheet completed and supplied to Price City. Compliance with requirements of the Price City electrical department in regard to electrical utility infrastructure (re)locations, service points, code compliant electrical service upgrades, transmission and distribution pole (re)locations, procurement of valid estimates by owner/developer required.
    b. Completion of a public infrastructure development agreement with the Price City Public Works Department and submit the required financial surety finding that

property agreed and secured public infrastructure protects the financial interest of the community.

c. Obtain a building permit and all construction completed under the auspices of a building permit and inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community. Contact the Carbon County Building Department.
d. Storm water control and management plan, all development and construction in compliance with the approved and accepted plan. Must control, retain and release, to pre-development flow rates, a 100-year storm event for a minimum of a 1-hour duration.
e. Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.
f. Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit fees, impact fees, local business license.

3. Restrictions:
    a. Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties or emanate from the subject property.
    b. No track out of mud or dirt onto 200 S Street during construction. Use of track mats required.
    c. Construction Access – from east via 200 S only.
    d. No authorized on-street parking along public streets.
    e. No land uses other than the applied for 11-unit multiple family townhomes.
    f. No parking in fire lanes, must install signage and curb painting.
    g. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).
    h. No Home Occupied Businesses permitted within development finding that the development has limited parking and access.
    i. No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.
4. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

dotloop signature verification: dtlp.us/GGoO-vm4x-vi08

Fee:_____

CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☐ **New Business** *(Complete boxes 1 through 13 on page 1, and all subsequent pages)*

☒ **New Construction/Development** *(Check all applicable boxes below and complete entire application)*

Plan Phase:

- ☐ Concept
- ☒ Preliminary
- ☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information		
1. Applicant's Name: Todd Gillies & Cole Carter	2. Title: Applicant	
3. Applicant's Mailing Address: 531 West 3800 North	4. Suite/Apt. No.:	
5. City: Spanish Fork	6. State: UT	7. Zip Code: 84660
8. County: Utah County	9. Telephone: (801) 3691188	

Project Information
10. Name of Project (Business): Canyon Crest Townhomes Subdivision
11. Address of Proposed Project: 558 E 200 S, Price, UT 84501
12. Zone District *(see attached zoning map)*: R2-7

Nature of Proposed Work *(Check all applicable items in boxes 13 through 16)*

13.	14.	15.	16.
☐ Sign	☐ Zone Change	☒ Excavation	☐ Industrial
☐ Commercial	☒ Storm Drainage	☐ Fill Work	☐ Annexation
☒ Residential	☐ Street Work	☒ Building	☐ Flood Plain
	☐ Road Dedication	☒ Subdivision	☐ Recreation
	☒ Water	☐ Apartments	☐ Street Opening
	☒ Sewer	☒ Electrical	☐ Demolition

17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
NE 1/4	21		R 10 E

21. Estimated Cost of Project:		22. Electrical Load Sheet:	23. Project Plans:
a) Site Work	$ 500,000	*(Attach preliminary and final to application)*	☒ Plans Included
b) Buildings	$ 1,800,000		☐ Attachments (Number) 7
c) Other	$		
Total	$ 2,300,000		

dotloop signature verification: dtlp.us/GGoO-vm4x-vi08

24. Brief Description of Project:

Proposed 11-unit townhome development on a 0.50-acre parcel (21,835 sq. ft.) with three buildings, utilities, parking, storm drainage, landscaping, and related site improvements, as shown on the submitted subdivision plat and civil/architectural plans.

25. Justification (Explain why this project is needed):

The property has already been platted and approved for 11 residential units. This proposal maintains the previously approved residential density while developing the site as 11 townhomes with the required site and utility improvements. The project will provide additional affordable housing options in Price and make productive use of an already-platted residential property.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. Leico Properties LLC	568 E 200 S Price Utah 84501	( )
2. Linda Bergamo	546 E 200 S Price Utah 84501	( )
3.		( )

27. Estimated Starting Date:	28. Estimated Completion Date:	29. Has P.R.W.I.D. Sewer Survey Been Submitted?
03 / 01 / 2027	09 / 01 / 2027	☐ Yes ☐ No

Emily Hunsaker — dotloop verified 08/25/26 9:45 AM MDT JJDY-QJWU-CPXG-A0ZC

Signature of Property Owner — Date

Emily Hunsaker — Property Owner

Please Print Name — Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve
☐ Decline

Comments:

Signature:_____ Date:_____

Requires:

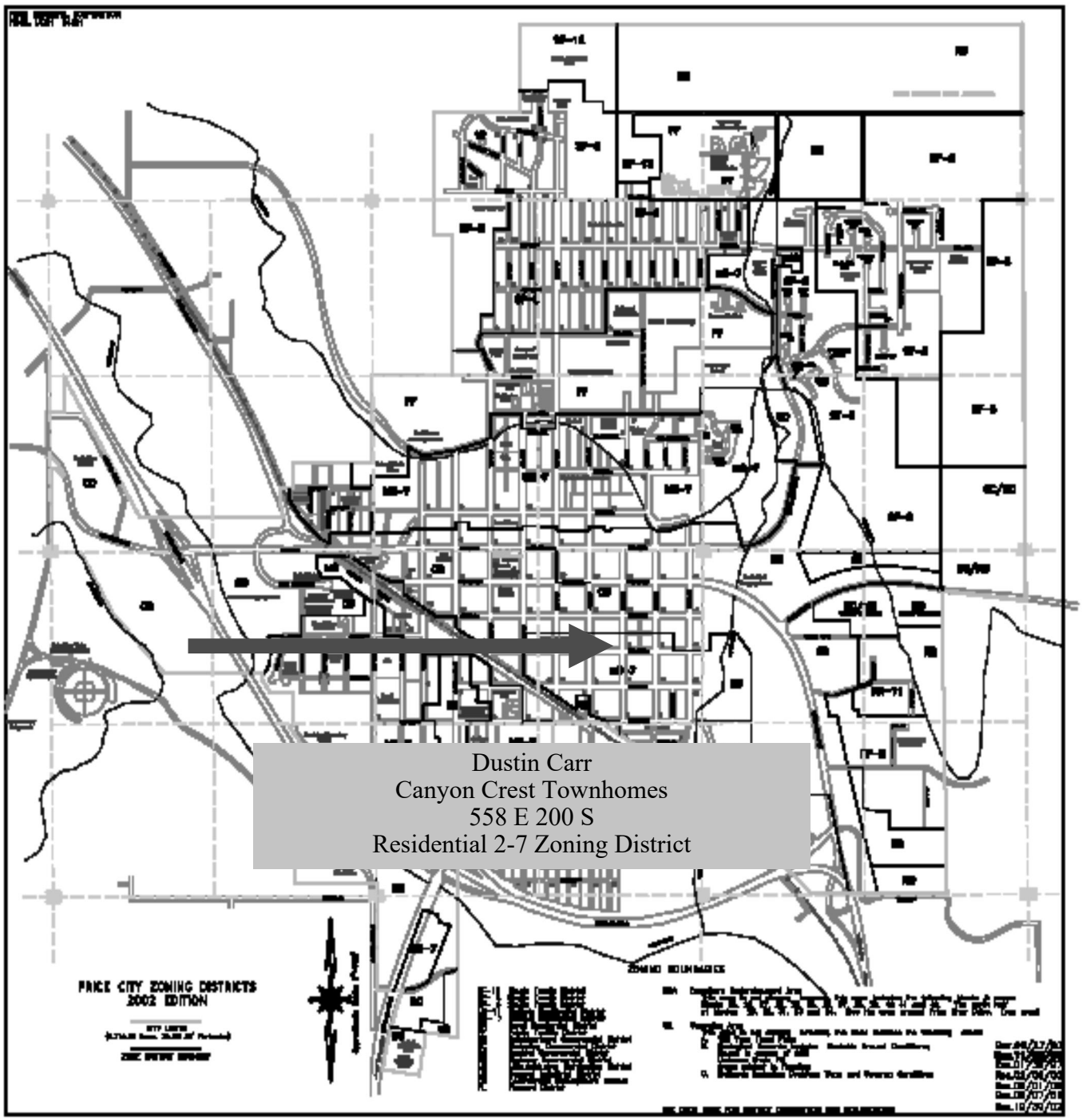
☐ Building Permit
☐ Conditional Use Permit
☐ Code Amendment
☐ Board of Adjustments Variance
☐ Flood Plain Development Permit
☐ Other:_____

dotloop signature verification: dtlp.us/GGoO-vm4x-vi08

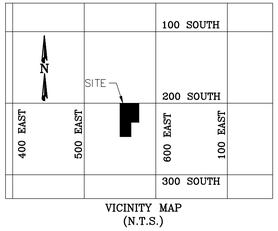
SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

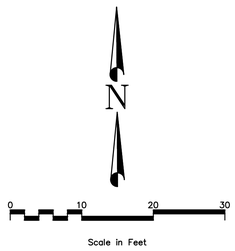
See attached civil/site plan and architectural plan sheets.

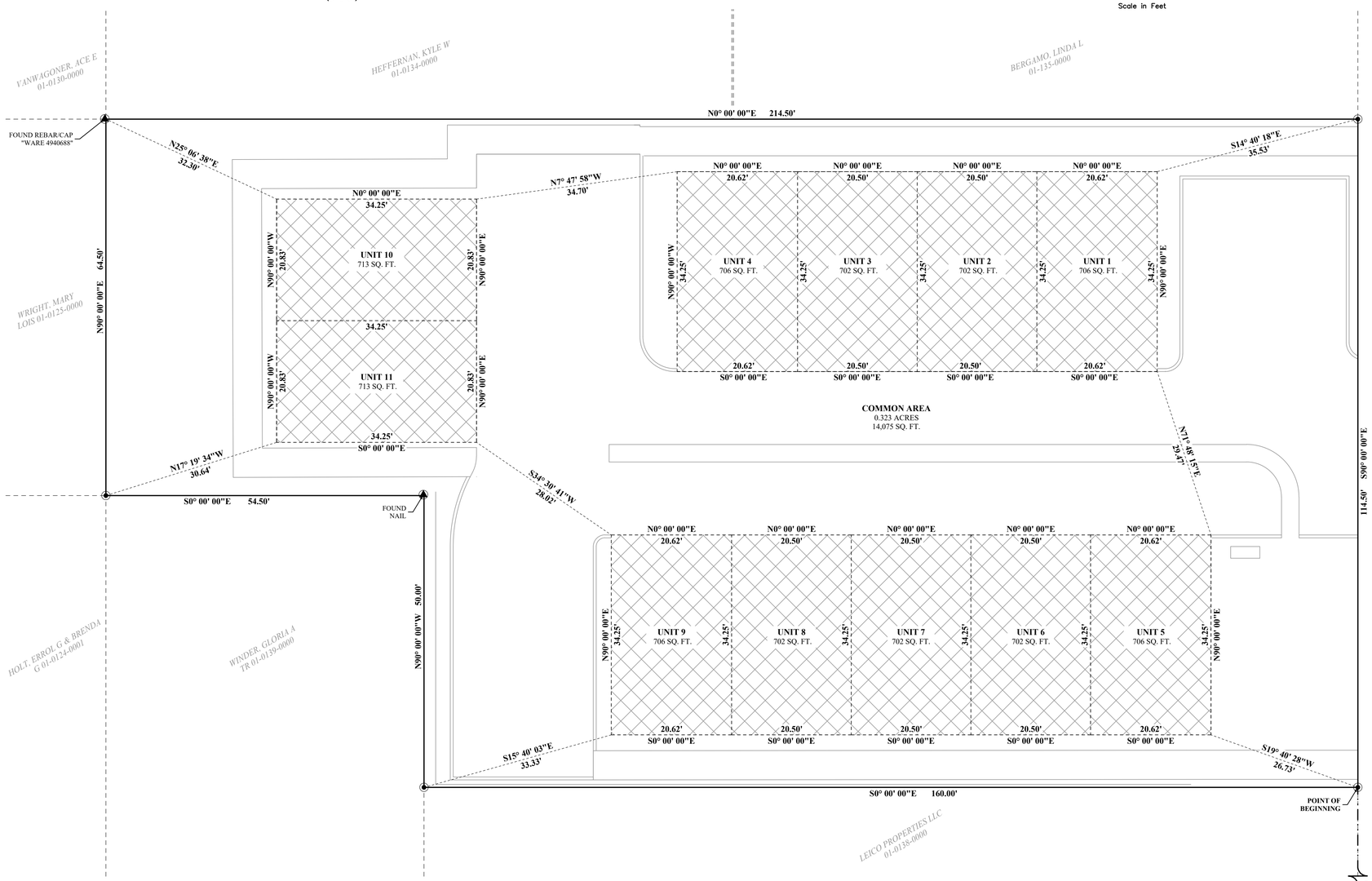


Dustin Carr
Canyon Crest Townhomes
558 E 200 S
Residential 2-7 Zoning District



VICINITY MAP
(N.T.S.)





ADDRESS TABLE

UNIT #	ADDRESS
UNIT 1	
UNIT 2	
UNIT 3	
UNIT 4	
UNIT 5	
UNIT 6	
UNIT 7	
UNIT 8	
UNIT 9	
UNIT 10	
UNIT 11	

LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)

BOUNDARY LINE

TITLE LINES

PROPOSED CONCRETE LINES

PRIVATE AREA
(7,760 SQ. FT.)

COMMON AREA
(14,075 SQ. FT.)

SUBDIVISION NOTES

1. THE SUBDIVISION INCLUDES A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENT, ON, OVER, UPON AND ACROSS THOSE AREAS USED FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

FOUND CARBON COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 21, T14S, R10E, SLB&M

21 22

1061.80'

BASIS OF BEARINGS N0°10'44"W 2657.08'

27 28

FOUND CARBON COUNTY BRASS CAP MONUMENT FOR THE NORTHEAST CORNER, SECTION 21, T14S, R10E, SLB&M

WEST 902.00'

PLANNING COMMISSION APPROVAL

APPROVED THIS ____DAY OF_____, 20___.
BY THE CITY PLANNING COMMISSION.

ATTEST: CHAIRPERSON, CITY PLANNING COMM. SECRETARY

CITY COUNCIL

PRESENTED TO THE CITY THIS ____DAY OF_____, 20___.
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEST: CITY RECORDER MAYOR

APPROVAL AS TO FORM

APPROVED THIS ____DAY OF_____, 20__.

CITY ATTORNEY

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
APPROVED THIS ____DAY OF_____, 20___.

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



CORY B. NEERINGS
PLS 5183760

BOUNDARY DESCRIPTION

BEGINNING AT A BEING NORTH 0°10'44" WEST 1061.80 FEET ALONG THE SECTION LINE AND WEST 902.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 160.00 FEET;
THENCE WEST 50.00 FEET;
THENCE SOUTH 54.50 FEET;
THENCE WEST 64.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 214.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE EAST 114.50 FEET TO THE POINT OF BEGINNING.

CONTAINS
11 UNITS
0.500 ACRES OR 21,835 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°10'44" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. SAID BASIS OF BEARINGS WAS ESTABLISHED USING A DUE EAST BEARING ALONG THE BACK OF SIDEWALK AT THE FRONT OF THE SUBJECT PROPERTY.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
CANYON CREST TOWNHOMES SUBDIVISION
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS____ DAY OF_____20__.

EMILY LASSITER PROPERTIES LLC.

TITLE_____.

PRINT NAME_____.

SIGNATURE_____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE____DAY OF_____, A.D. 20__, BEFORE ME, _____, PERSONALLY APPEARED,_____, WHO DULY ACKNOWLEDGED TO ME THAT SHE IS A _____OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING DEDICATION IN ITS BEHALF AND THAT SHE EXECUTED IT IN SUCH CAPACITY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____. COMMISSION NUMBER_____.

NOTARY PUBLIC_____. NOTARY PUBLIC _____.
COMMISSIONED IN UTAH
(SEE SEAL BELOW) RESIDING IN _____COUNTY

CANYON CREST TOWNHOMES SUBDIVISION

LOCATED IN LOT 4, BLOCK 13, PRICE TOWNSITE SURVEY
WITHIN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.
PRICE CITY, CARBON COUNTY, UTAH

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
iarvin@elevateng.com

Recorder

REVIEW COPY

DATE:	11/25/24
SCALE:	1"=10'
PAGE:	1 OF 1
PROJECT:	S24-081

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR A SITE PLAN FOR THE LAND USE OF AN 11-UNIT MULTIPLE FAMILY TOWNHOMES PROJECT AT 558 E 200 S 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 TODD GILLIES AND COLE CARTER, CANYON CREST TOWNHOMES, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with A SITE PLAN APPRVAL FOR DEVLEPOMENT OF AN 11-UNIT TOWNHOME PROJECT.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and TODD GILLIES AND COLE CARTER, CANYON CREST TOWNHOMES (Applicant), for the property located **558 E 200 S.**

Term: the term of this agreement commences on September 21st, 2026 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:
Site Plan Elements:

- All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.
- Installation and (re)installation of any public infrastructure (fronting, adjoining or servicing the subject property) damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs. All public infrastructure to be installed consistent with APWA guidelines, Price City Minimum Standards and any direction from Price City Public Works.
- Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. All garbage, rubbish and debris during construction to be controlled and removed from the site.
- Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.
- Electrical Specific: Load Sheet for each unit required. Identify service requested and contact Price City Electrical Department: 120/240-volt single phase or 120/208 volt 3-phase land overhead or underground service. Must pay cost of moving existing overhead power lines and utility poles for installation of revenue meters. If line not relocated unit #10 cannot be constructed due to clearances required by the NEC. Electrical services to be located within 10 ft. of front corner of each structure in an unobstructed location. Contact Price City Electric Department regarding option for developer paid and installed street lighting to assist with area lighting that can be turned over to Price City for long-term O&M.
- Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water

conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments.

- All exterior areas to be lighted during resident and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.
- Sight obscuring fencing installed on the east, west and south property boundaries in a height of six (6) feet; three (3) feet from property boundaries back thirty (30) feet finding that land use separations from neighboring properties mitigate the potential for accidents, injuries and conflicts.
- All vehicle site ingress/egress to be from 200 S Street only utilizing the existing approach.
- Site landscaping to be not less than five percent (5%) of the site per Code requirements. Water wise landscaping required per Ordinance 2026-004.
- Not less than twenty-two (22) off street parking spaces, as identified on the submitted site plan finding that off street parking mitigates the potential for accidents. Code requirement for minimum parking is two (2) spaces per unit minimum.
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Plans, Permits and Documents:

- Final electrical load sheet completed and supplied to Price City. Compliance with requirements of the Price City electrical department in regard to electrical utility infrastructure (re)locations, service points, code compliant electrical service upgrades, transmission and distribution pole (re)locations, procurement of valid estimates by owner/developer required.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submit the required financial surety finding that property agreed and secured public infrastructure protects the financial interest of the community.
- Obtain a building permit and all construction completed under the auspices of a building permit and inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community. Contact the Carbon County Building Department.
- Storm water control and management plan, all development and construction in compliance with the approved and accepted plan. Must control, retain and release, to pre-development flow rates, a 100-year storm event for a minimum of a 1-hour duration.
- Completion and submission of a geotechnical study and all development and construction in compliance with the approved and accepted study.
- Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit fees, impact fees, local business license.

Restrictions:

- Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties or emanate from the subject property.
- No track out of mud or dirt onto 200 S Street during construction. Use of track mats required.
- Construction Access – from east via 200 S only.
- No authorized on-street parking along public streets.
- No land uses other than the applied for 11-unit multiple family townhomes.
- No parking in fire lanes, must install signage and curb painting.
- No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or residential occupancy).
- No Home Occupied Businesses permitted within development finding that the development has limited parking and access.
- No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.

Price City Shall:

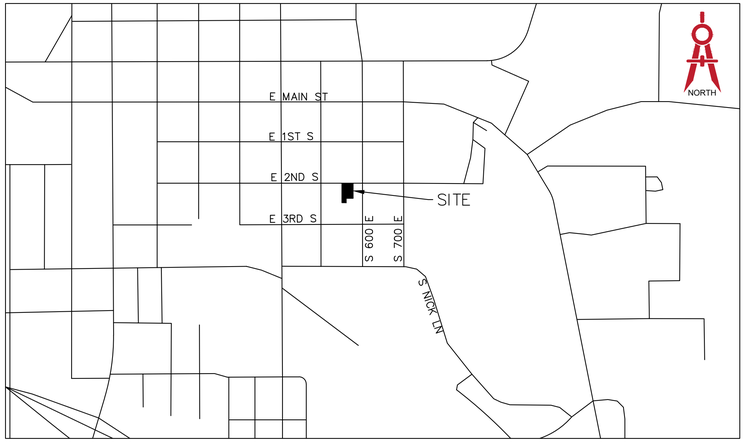
- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS _____ DAY OF _____, 20____.

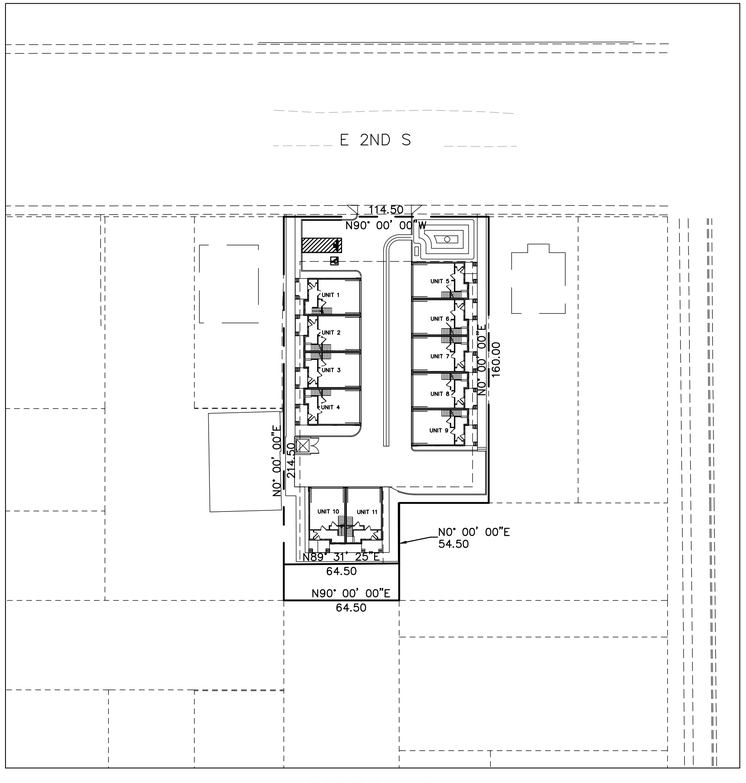
Price City	Applicant:
By Jan Young, Chair	TODD GILLIES, CANYON CREST TOWNHOMES
ATTEST:	Applicant:
Jaci Adams, City Recorder	COLE CARTER, CANYON CREST TOWNHOMES

SEEPRA TOWNHOMES PRICE
PRICE, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=40'

INDEX

G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Standard Details
C-5 Utility Details
C-6 SWPPP Plan
C-7 SWPPP Details

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

SITE DATA

LOT AREA:	21,835	SF (0.50 ACRES)
BUILDING AREA:	7,392	SF± 33.9%
PAVEMENT AREA:	10,329	SF± 47.3%
LANDSCAPE AREA:	4,114	SF± 18.8%

ZONING: R2-7 (MULTIPLE RESIDENTIAL DISTRICT)
CONDITIONAL USE
PARCEL ID# 01-0136-0000

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI PI PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS SS	CATCH BASIN	
EXISTING WATER LINE	W W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4960	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: JH

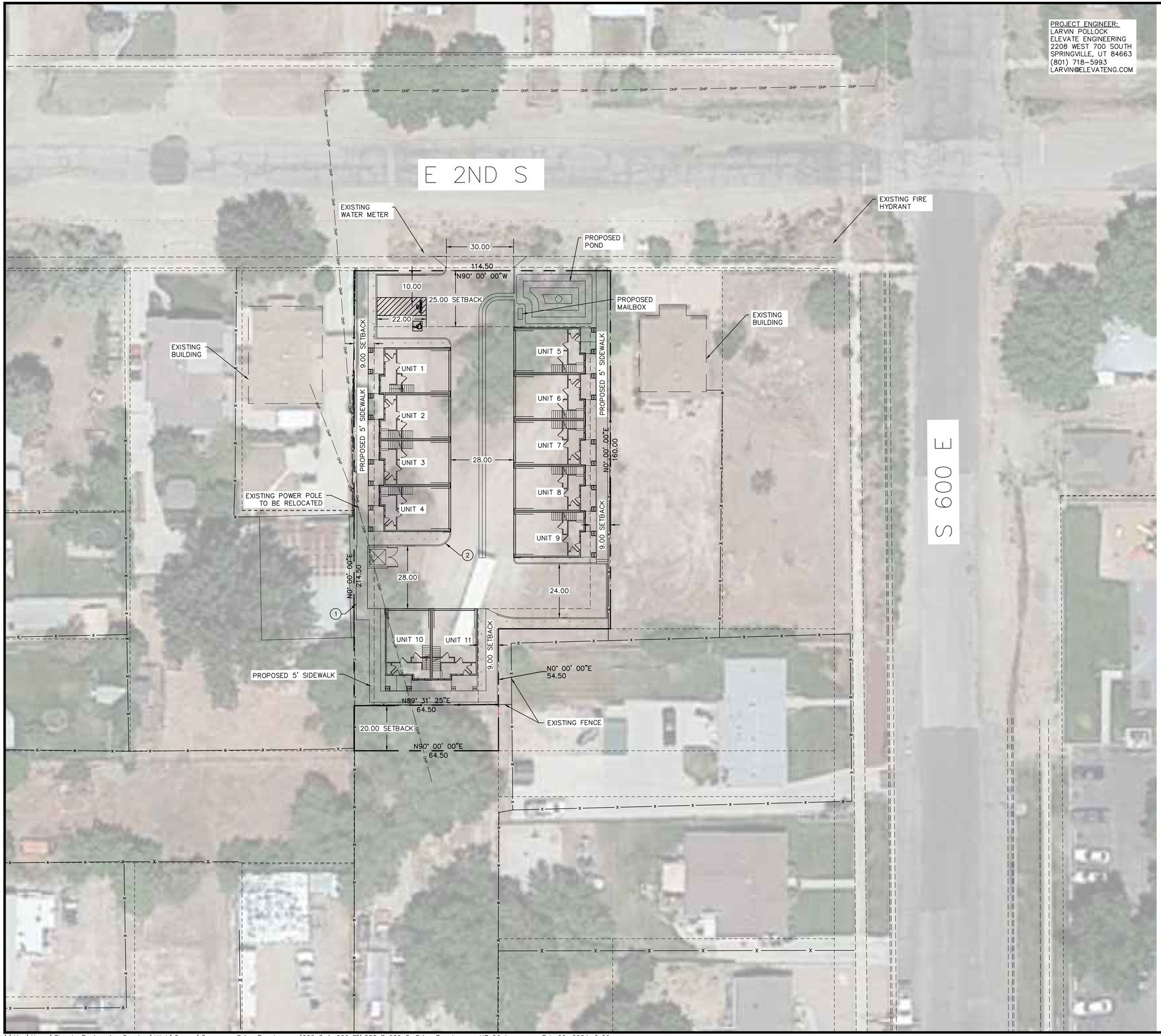
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

SEEPRA TOWNHOMES PRICE
COVER SHEET
558 E 200 S PRICE, UT 84501

PROFESSIONAL ENGINEER
2/22/2024
10844737
LARVIN POLLOCK
STATE OF UTAH

SHEET: G-0
DATE: Feb 22, 2024



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

LOT AREA:	21,835	SF (0.50 ACRES)
BUILDING AREA:	7,392	SF± 33.9%
PAVEMENT AREA:	11,541	SF± 52.8%
LANDSCAPE AREA:	2,902	SF± 13.2%

ZONING: R2-7 (MULTIPLE RESIDENTIAL DISTRICT)
CONDITIONAL USE
PARCEL ID#: 01-0136-0000

TOTAL PROPOSED UNITS: 11
UNIT FOOTPRINT: 672 SF±

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET
REAR=20 FEET
SIDE=6 FEET

PARKING TABULATION

RESIDENTIAL: 2 STALLS PER UNIT

TOTAL REQUIRED:
(11 UNITS X 2 STALLS PER UNIT = 22 STALLS)

PROVIDED: 24 STALLS (11 TWO CAR GARAGES INCLUDED)

NOTES:

1. PROPOSED 5' SIDEWALK PER APWA STD DWG. 231. SEE SHEET C-4 FOR DETAILS.
2. PROPOSED CURB & GUTTER TYPE A PER APWA STD. DWG 205.1. SEE SHEET C-4 FOR DETAILS.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: JH

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
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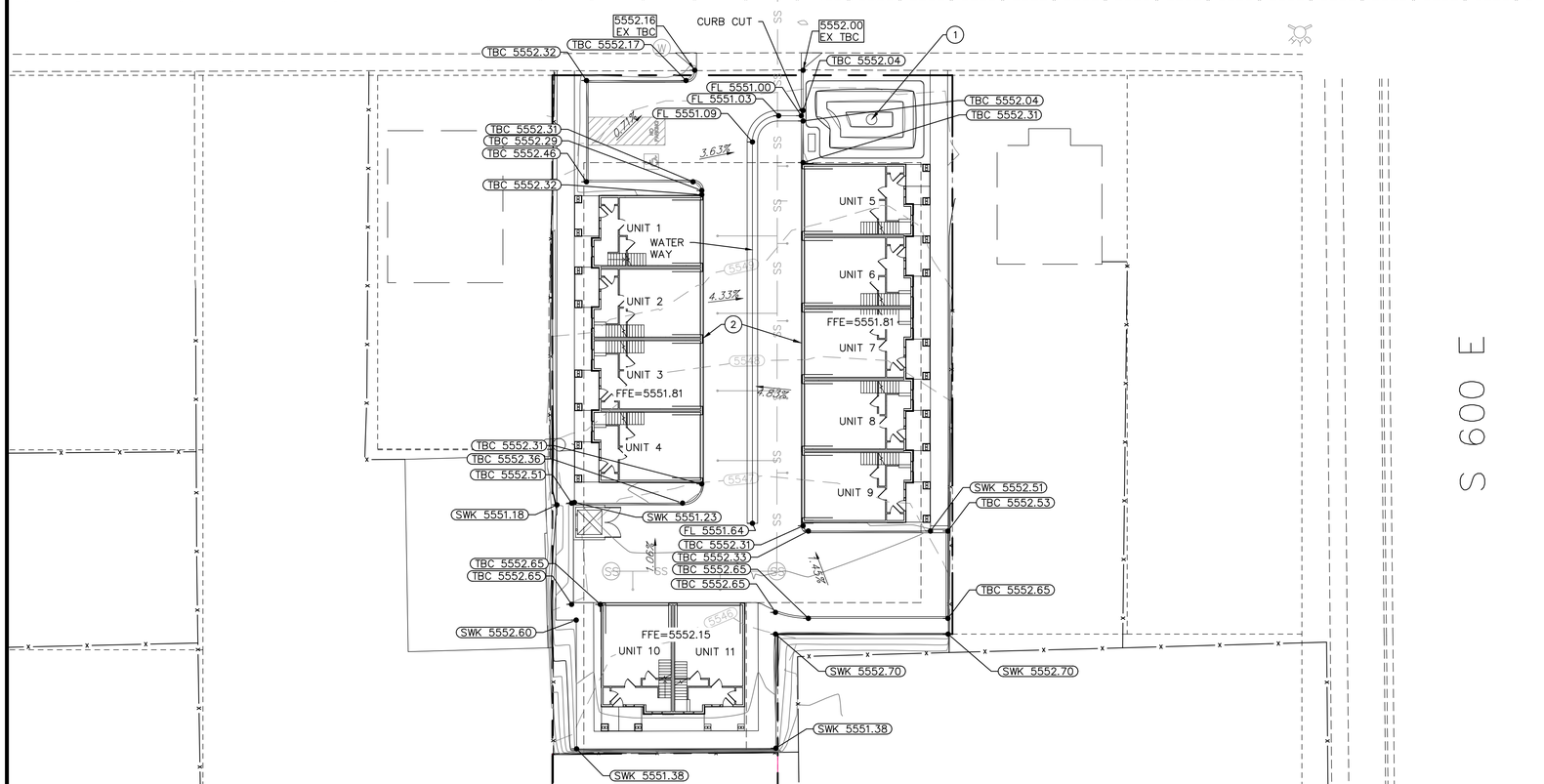
ELEVATE ENGINEERING

SEEPRA TOWNHOMES PRICE
SITE PLAN
558 E 200 S PRICE, UT 84501

PROFESSIONAL ENGINEER
2/22/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE:
Feb 22, 2024



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
EDGE OF WATER WAY	EOWW
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BOTTOM OF WALL	BOW
TOP OF WALL	TOW
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. INSTALL 16'X28'X13' ROCK BED WITH 6' DIA STORM DRAIN SUMP MANHOLE PER PRICE CITY WITH 965.38 C.F. POND. SEE SHEET C-5 FOR DETAILS.
   TOP OF POND=5551.00
   SUMP RIM=5548.00
   SUMP IE=5535.00
   SUMP DEPTH=13'
2. **LID – ROOF DRAINS TO DRAIN INTO LANDSCAPING SLOPING AWAY FROM THE BUILDING.

DRAINAGE CALCS FOR PRICE TOWN HOMES
100 Year Flood Design

Release Rate=	**0.00**	cfs/acre			
POST-DEVELOPED		Runoff Coefficient			
Roof Area	**7392**	ft^2	C_roof	0.75	
Paved Area	**11541**	ft^2	C_paved	0.92	
Landscaped	**2902**	ft^2	C_landscaped	0.15	
Total Area	21835	ft^2	Weighted C	0.76	
	0.50	acres	CA :	16597	ft^2

POST-DEVELOPED

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allowable Release (ft^3)	Required Storage (ft^3)
5	0.50	16597	692	0	692
10	0.76	16597	1053	0	1053
15	0.94	16597	1304	0	1304
30	1.27	16597	1757	0	1757
60	1.57	16597	2171	0	2171
120	1.64	16597	2268	0	2268
180	1.65	16597	2282	0	2282
360	1.73	16597	2393	0	2393
720	1.81	16597	2503	0	2503
1440	2.34	16597	3236	0	3236
			Total Storage Required:		3236 CF

VOLUME PROVIDED IN SUMP

180'X7.25' Sump Area (ft^2)	Void Ratio 40%	Depth (ft)	Volume/LF (ft^3)/LF	Total Volume (ft^3)	
448	0.4	13.0	179.20	2329.60	
				Total Individual Sump Volume=	2330
				Number of Sumps	1
				Total Volume Provided Within Sumps	2330

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: CB

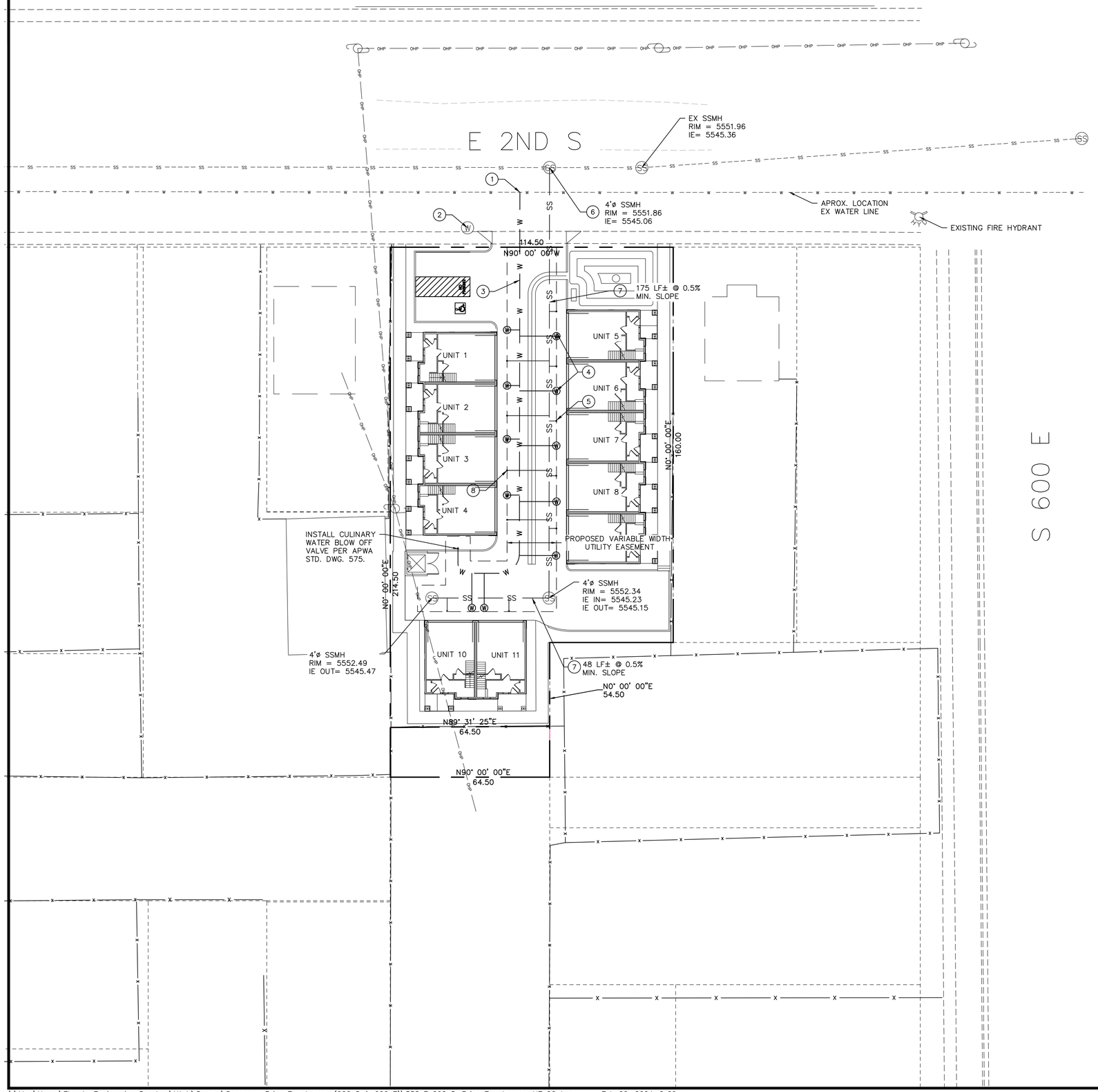
ELEVATE ENGINEERING
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SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
larvin@elevateeng.com

ELEVATE ENGINEERING

SEEPRA TOWNHOMES PRICE
GRADING PLAN
558 E 200 S PRICE, UT 84501

PROFESSIONAL ENGINEER 2/22/2024 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2
DATE: Feb 22, 2024



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
PROPOSED SEWER LINE	SS SS SS SS
EXISTING SEWER LINE	SS SS SS
PROPOSED WATER LINE	W W
EXISTING WATER LINE	W W W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
2. EXISTING WATER METER TO BE REMOVED & REPLACED WITH INDIVIDUAL WATER METERS FOR EACH UNIT.
3. INSTALL 8" POLY WATER LINE PER CITY STANDARDS.
4. INSTALL 3/4" POLY WATER LINE WITH INDIVIDUAL WATER METER PER CITY STANDARDS.
5. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
6. CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
7. INSTALL 8"ø PVC SDR-35 SEWER PIPE AT 0.5% MIN. SLOPE.
8. INSTALL 4"ø PVC SDR-35 SEWER LATERAL AT 2.0% MIN. SLOPE WITH 4" CLEANOUT

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: CB

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

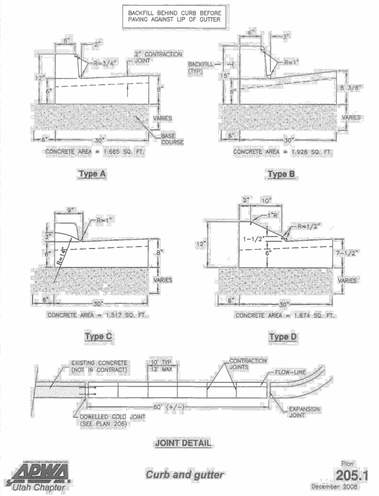
ELEVATE ENGINEERING

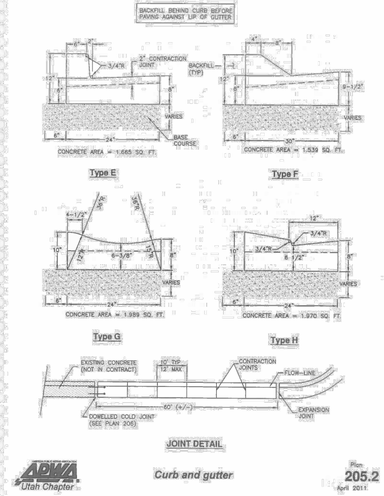
SEEPRA TOWNHOMES PRICE
UTILITY PLAN
558 E 200 S PRICE, UT 84501

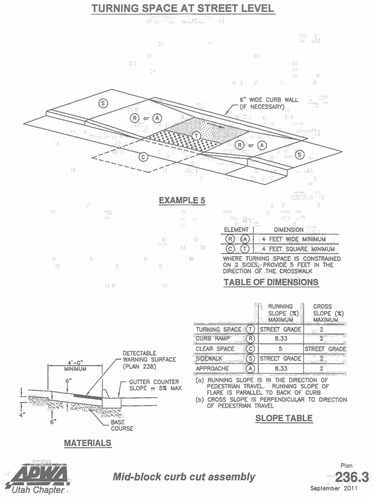
PROFESSIONAL ENGINEER
2/22/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

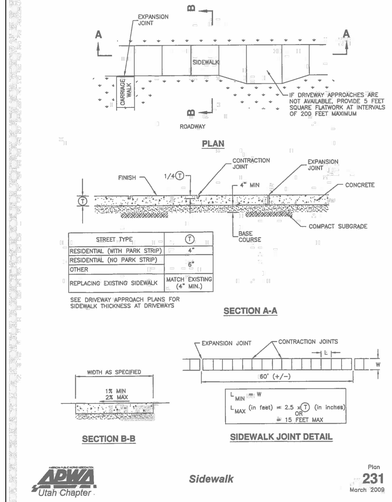
SHEET: C-3

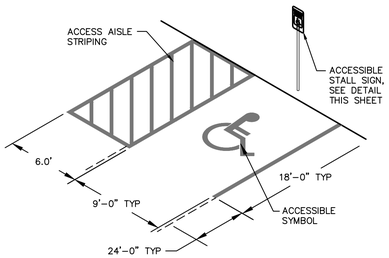
DATE: Feb 22, 2024

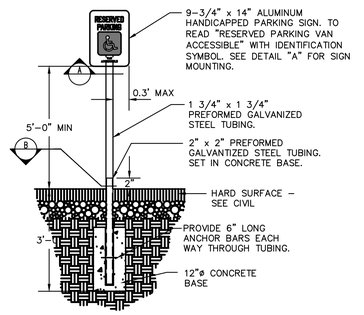


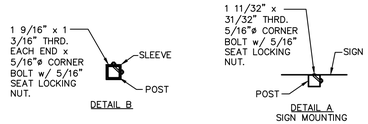












1 ADA SIGNAGE
SCALE: N.T.S.

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lgr.win@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

SEEPRA TOWNHOMES PRICE
STANDARD DETAILS
558 E 200 S PRICE, UT 84501

PROFESSIONAL ENGINEER 2/22/2024 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-4
DATE: Feb 22, 2024

Curb and gutter

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1

Curb and gutter

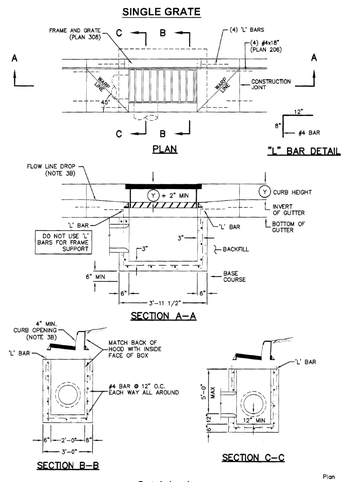
1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.2

Mid-block curb cut assembly

1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of a curb wall is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   E. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   F. Clear Space: No trip hazards in the clear space.

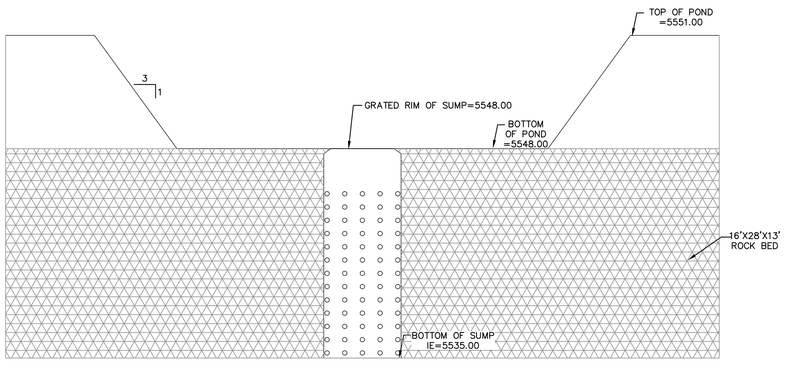
236.3



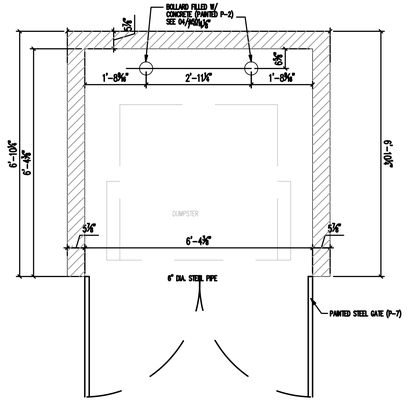
Catch basin

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

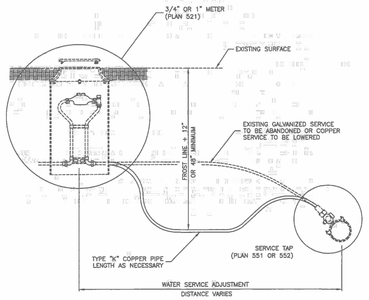
154



3 SUMP DETAIL
SCALE: N.T.S.

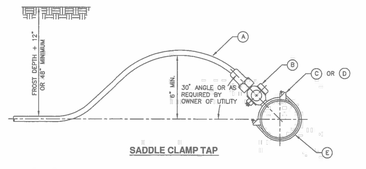


2 DUMPSTER DETAIL
SCALE: N.T.S.

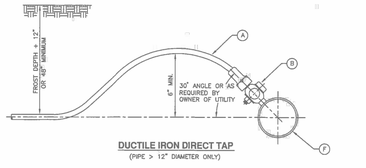


Water service line

Plan 541
August 2001



SADDLE CLAMP TAP



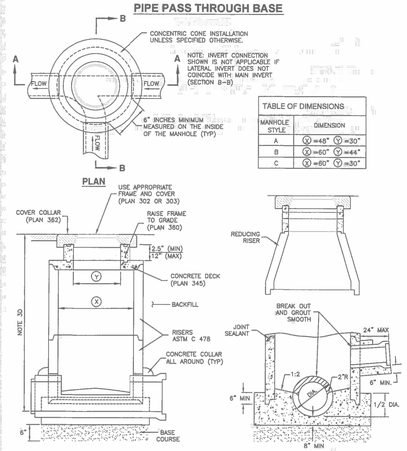
DUCTILE IRON DIRECT TAP
(PIPE > 12" DIAMETER ONLY)

LEGEND			
No.	*	ITEM	DESCRIPTION
A		COPPER PIPE	TYPE K – SOFT
B		CORPORATION STOP	BRASS
C		SERVICE SADDLE CLAMP	(D.I., C.I., A.C.) **
D		SERVICE SADDLE CLAMP	(P.V.C.)
E		WATER MAIN PIPE	(D.I., C.I., A.C., P.V.C.)
F		WATER MAIN PIPE	(DUCTILE IRON (D.I.) ONLY

* FURNISHED BY UTILITY AGENCY
** DI & CI PIPE MAY BE DIRECT TAPPED

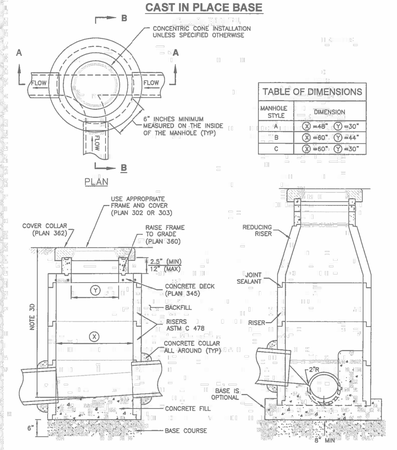
3/4" and 1" Service taps

Plan 551
February 2011



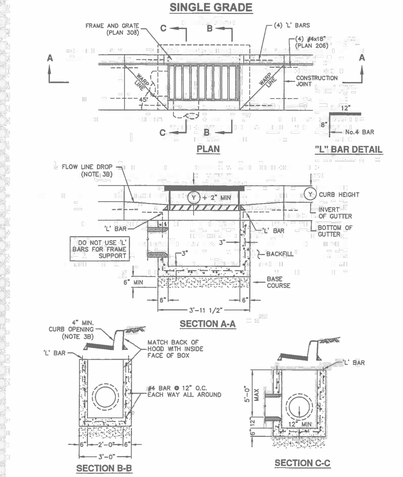
Precast manhole

Plan 341.2
November 2010



Precast manhole

Plan 341.1
November 2010



Catch basin

Plan 315.1
September 2010

Water service line

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Fittings: Provide brass fittings and nipples. Do not use galvanized materials.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
3. **EXECUTION**
   A. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

541

3/4" and 1" Service taps

1. **GENERAL**
   A. Before backfilling around taps, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Tape: Teflon tape is required on all taps.
3. **EXECUTION**
   A. Tapping: Place taps a minimum of 36-inches apart. Use a tapping tool which is sized corresponding to the size of the service line to be installed. No taps within 36-inches of end of pipe.
   B. PVC or AC Pipe: A service saddle clamp is required on all PVC and AC pipe taps unless specified otherwise.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

551

Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For pipe under 12" diameter.
      2) Diameter is 5 feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: Reinforced concrete pipe, Class III, ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or pea gravel to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser cone.
   E. Pipe Connections: Grout around all pipe openings.
   F. Water Stops: Install rubber-based water-stops on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all joints. Finish with grout.
   H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

341.2

Precast manhole

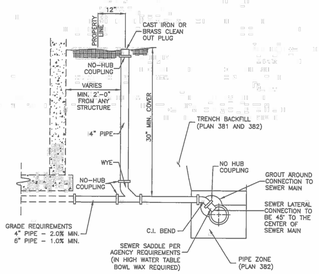
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

341.1

Catch basin

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

315.1



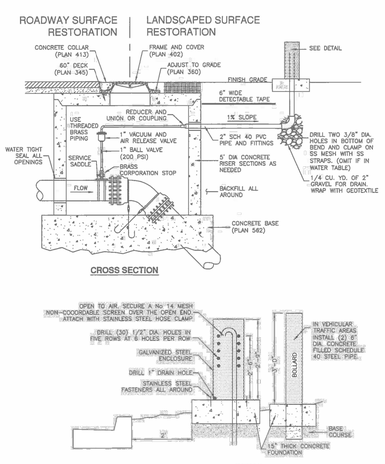
Sewer lateral connection

Plan 431
January 2011

Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.
3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

431



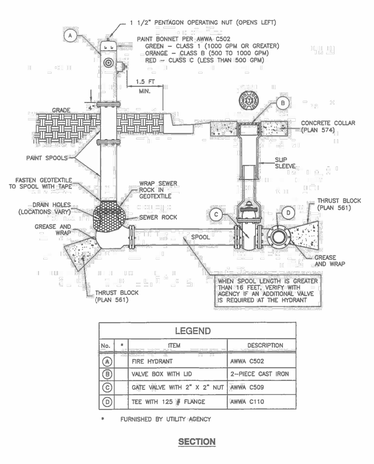
Air release assembly

Plan 575
February 2011

Air release assembly

1. **GENERAL**
   A. This drawing detail is applicable to water main piping less than 16-inches diameter.
   B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
   C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
   D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
   C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Manhole: Riser, ASTM C478.
   F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   G. Small Fittings: Brass. Do not use galvanized materials.
   H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
   I. Water Tight Wall Seal: Waterproof, compressible.
3. **EXECUTION**
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
   E. Seal manhole joints water-tight and ground flush with interior wall.
   F. Follow applicable AWWA and NSF standards when connecting piping.
   G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.

575



LEGEND			
No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2–PIECE CAST IRON
C		GATE VALVE WITH 2" X 2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

Fire hydrant with valve

Plan 511
February 2011

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lar.wil@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

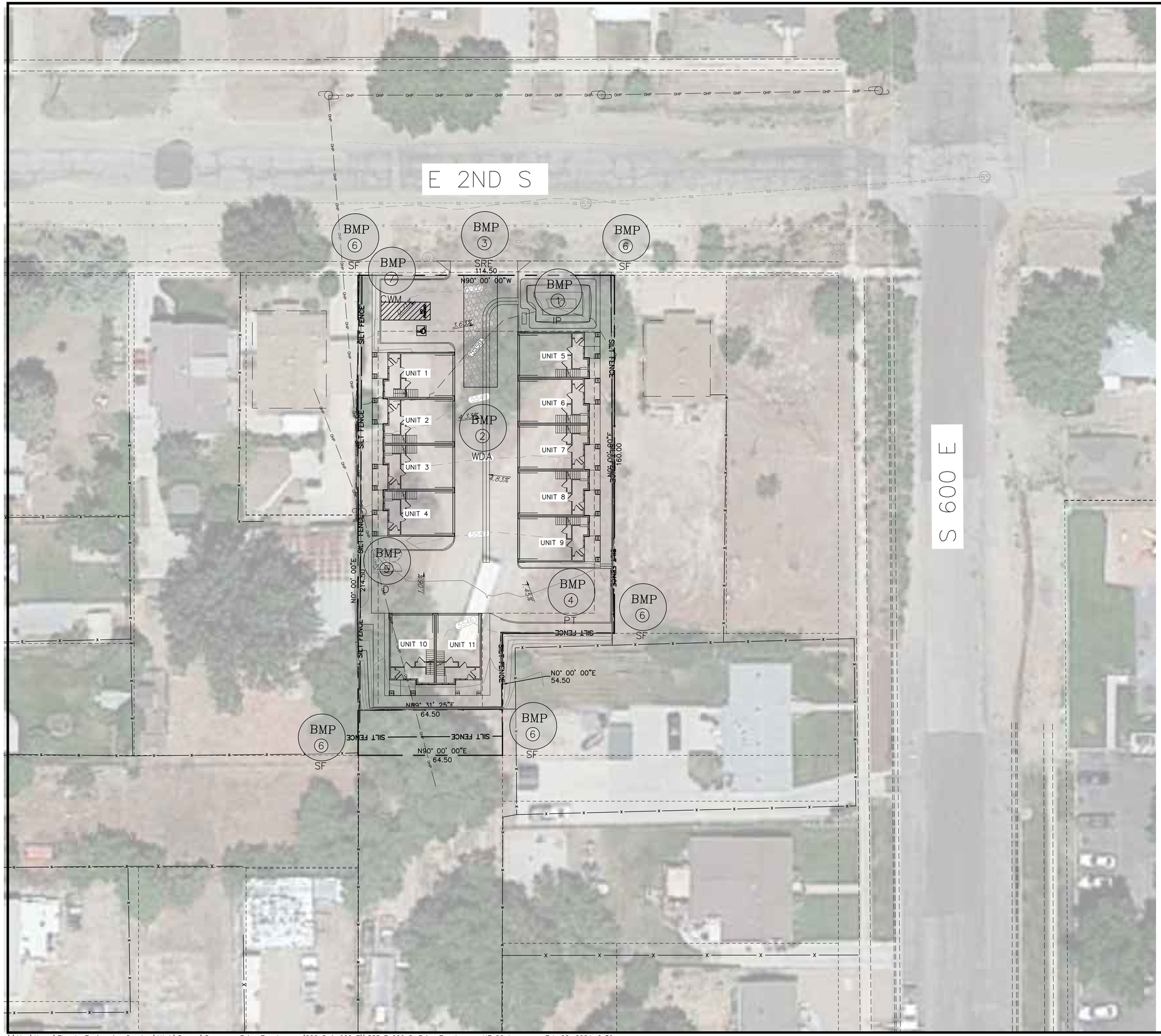
SEEPRA TOWNHOMES PRICE
UTILITY DETAILS
558 E 200 S PRICE, UT 84501

PROFESSIONAL ENGINEER
2/22/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C–5

DATE:
Feb 22, 2024

\\Mac\Home\Elevate Engineering Dropbox\Utah\Seepra\Seepra – Price Townhomes (200 S & 600 E)\558 E 200 S, Price Townhomes, UT 2C.dwg – – Feb 22, 2024–2:30pm



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
EXISTING SEWER LINE	SS SS SS
EXISTING WATER LINE	W W W
EXISTING CONTOUR LINE	2732
FINISHED CONTOUR LINE	21.00
EXISTING FENCE	X
SILT FENCE	SILT FENCE

BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 FOR DETAILS

BMP
XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE 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 DEBRIS.

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

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-7 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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2208 WEST 700 SOUTH
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PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

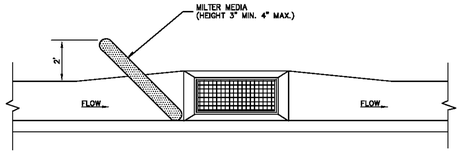
SEEPRA TOWNHOMES PRICE
SWPPP PLAN
558 E 200 S PRICE, UT 84501

PROFESSIONAL ENGINEER
2/22/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

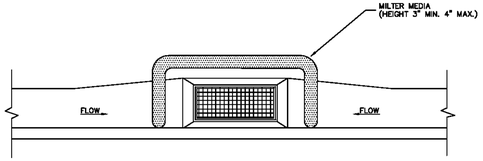
SHEET: C-6

DATE: Feb 22, 2024

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection – gravel sock

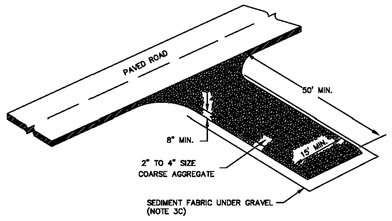
1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

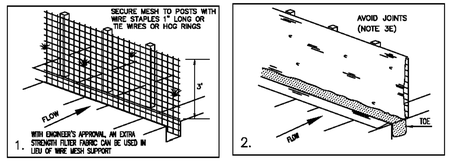
1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

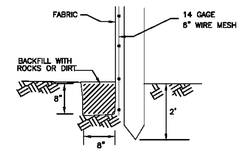
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





TOE DETAIL

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

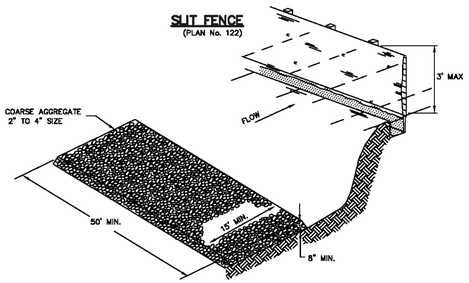
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR



WASH DOWN AREA

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

SEEPRA TOWNHOMES PRICE
SWPPP DETAILS
558 E 200 S PRICE, UT 84501

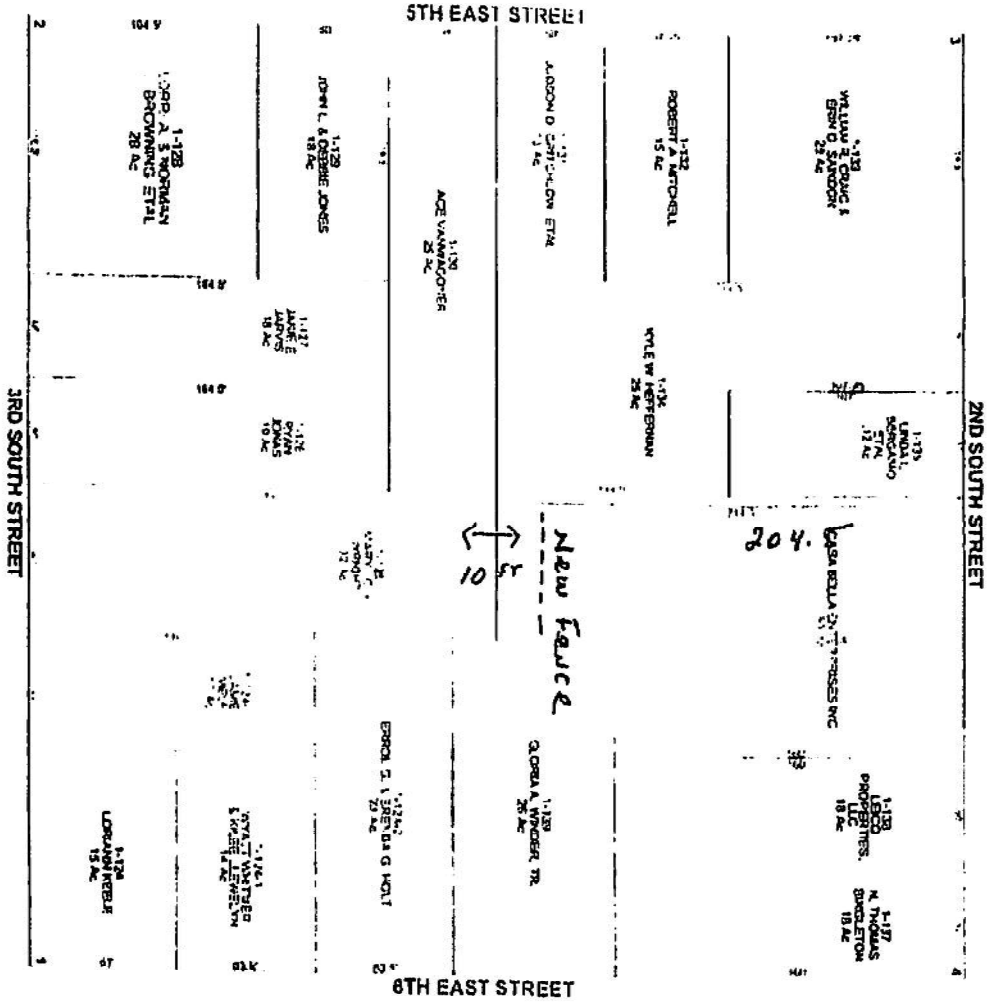
PROFESSIONAL ENGINEER
5/22/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-7

DATE: Feb 22, 2024

DocuSign Envelope ID: AFA0DF29-F366-40B7-867A-CAC9BDDD3DEF

SCALE: 40 FEET = 1 INCH
SEPTEMBER 7, 2023



CARBON COUNTY PLATS

PRICE TOWNSITE SURVEY BLOCK 13 PRICE CITY

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: SITE PLAN FOR DEVELOPMENT OF A MULTIPLE FAMILY TOWNHOMES (11 UNITS) LOCATED AT 558 E 200 S WITHIN THE R2-7 ZONING DISTRICT.

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

Price Utah

SIGNATURE DATE