

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

PRESENT:

Commissioners:

Judy Beacco

Jaci Adams, City Recorder

Kyle Heffernan

Nick Tatton, Administrative Director

Amy Knott-Jespersen

Renee Swinburne

Todd Thorne

Chris Wood

Jan Young

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.

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**

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 to¹ 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.

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.

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

i. Project identification signage to be installed identifying the property as a dormitory finding that facility signage mitigates confusion for those accessing the site. Signage to be reviewed for Code compliance and approved by the Price City Planning Department prior to installation.

j. Fire Department Connection (FDC) to be placed on the northwest corner of the structure and under the direction of the Price City Fire Chief. Internal to property or external to property fire hydrants to be installed by owner/developer at the direction of the Price City Fire Chief, if required. Fire flow testing to be completed in the direct presence of Price City Water Department personnel and approved by the Price City Fire Chief.

k. Minimum of five percent (5%) of the site area to be landscaped finding that landscaped and regularly maintained landscaping serve to protect area property values and is consistent with Code requirements. Note: landscaping requirements specific to electrical infrastructure placements. Water wise landscaping requested.

i. Backflow prevention installed and inspected by Price City on all landscape irrigation systems prior to irrigation system use. The backflow device shall be installed for irrigation water and inspected and approved by Price City prior to final connection to the culinary water system and use. An approved Reduced Pressure (PV) of the Pressure Vacuum Breaker (PVB) backflow device shall be installed for irrigation water.

l. Dumpster servicing the site to be located in a screened enclosure with a hard surface and situated in a location that mitigates the potential for conflicts between garbage service equipment and parked vehicles or pedestrians finding that an enclosed dumpster location mitigates the potential for wind scatter of garbage, rubbish and debris. Dumpster capacity and service frequency to be sufficient to prevent accumulations of garbage, rubbish and debris at the subject property.

m. Developer shall install, repair and replace all inferior, damaged or missing public infrastructure, under the direction of the Price City Public Works Director, on both 400 N Street and College Avenue within, immediately

adjoining and fronting the subject property finding that functional and safe public infrastructure protects the health, safety and welfare of the community. Including but not limited to: roadway restoration, curb, gutter, sidewalk, driveway approaches, driveway 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.**

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.**

- viii. Vegetation, irrigation elements and hard surfacing such as concrete or asphalt are not allowed within 24 inches of a utility pole. Gravel and crushed stone may be within 24 inches of a utility pole.**
- ix. The property owner is responsible for replacing any gravel, crushed stone, landscaping, or fencing within 24 inches of the utility pole if any was removed for a pole maintenance or replacement.**
- x. No parking is allowed within 12 feet of utility poles. If concrete or pavement exists where a vehicle could potentially park within 12 feet of a utility pole, the surface must be hashed out with permanent paint, a definite outline and diagonal striping. Removable “NO PARKING AT ANY TIME” signs should also be posted at reasonable intervals.**
- xi. Absolutely nothing other than property belonging to the Utility that owns the pole or other authorized utility tenants may be attached to Utility poles.**
- xii. The property owner must maintain the area surrounding utility poles to prevent the growth of unwanted vegetation and the accumulation of trash, rubbish, and debris.**
- xiii. Failure to provide unlimited access at all times to utility-owned property and easements violates Price City Ordinances and is punishable by law.**
- xiv. High-voltage Power Transmission lines running east-west on the North side of the property in the Utility right-of-way parallel to 400 North:**
- xv. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces—with the exception of the existing street parking on 400 North—may be under, overhang, or less than 20 feet away from the high-voltage power transmission lines.**
- xvi. Driveways under and within 20 feet of the power transmission lines where vehicles could potentially park must have “NO PARKING AT ANY TIME” signs posted or painted on the surface along the driveway at reasonable intervals. The property owner is responsible for verifying whether the driveway in this area is considered a FIRE LANE and should be marked as such. The property owner is responsible for patrolling and enforcing this. Any vehicle parked in this area will be towed at the owner’s expense if utility work is being performed.**
- xvii. All landscaping under and within 20 feet of this transmission line must allow access and support the weight of a Class 8 (up to 80,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle’s weight, damaging the utility vehicles, or causing them to become stuck.**
- xviii. Landscape irrigation systems under and within 20 feet of this transmission line must allow utility vehicles access without damaging the system or getting stuck.**

xix. Landscaping elements under and within 20 feet of the transmission line should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses and all types of climbing vines are prohibited in this area.

xx. High-voltage Power Distribution lines running east-west in the center of the site:

xxi. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces may be under, overhang, or less than 12 feet away from the distribution lines.

xxii. Driveways under and within 12 feet of the power distribution lines where vehicles could potentially park must have “NO PARKING AT ANY TIME” signs posted along the driveway at reasonable intervals. If asphalt or concrete is in this area between other parking spaces where vehicles could potentially park, it must be hashed out with a definite border and diagonal lines using permanent paint on the surface. The property owner is responsible for patrolling and enforcing this. Any vehicle parked in this area will be towed at the owner’s expense if utility work is being performed.

xxiii. All signs, posts, bollards, barricades, or other obstacles under and within 12 feet of the power distribution lines must be easily removable with only hand tools by utility and emergency personnel if needed. The property owner is responsible for replacing any of these items if they are removed.

xxiv. All landscaping under and within 12 feet of this distribution line must allow access and support the weight of a Class 8 (up to 80,000 lbs.) Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle’s weight, damaging the utility vehicles, or causing them to become stuck.

xxv. Landscape irrigation systems under and within 12 feet of this distribution line must allow utility vehicles access without damaging the system or getting stuck.

xxvi. Landscaping elements under and within 12 feet of the distribution line should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental grasses and all types of climbing vines are prohibited in this area.

xxvii. Street lighting lines (along the east side of the proposed parking lot), secondary lines, and electric service lines:

xxviii. No portion of any structure, fencing, trees and shrubs (at fully grown height and width), customer-owned light poles, flag poles, statues, signs, dumpsters-including pads, used oil collection containers, storage, temporary structures, or parking spaces may be

under, overhang, or less than 8 feet away from the street lighting lines, secondary lines, and electric service lines.

xxix. All landscaping under and within 8 feet of street lighting lines, secondary lines, and electric service lines must allow access and support the weight of a Class 7 (up to 33,000 lbs.)

Utility Vehicle without removing or damaging landscaping elements, deforming the landscaping or earth with the utility vehicle's weight, damaging the utility vehicles, or causing them to become stuck.

xxx. Landscape irrigation systems under and within 8 feet of street lighting lines, secondary lines, and electric service lines must allow utility vehicles access without damaging the system or getting stuck.

xxxi. Landscaping elements under and within 8 feet of street lighting lines, secondary lines, and electric service lines should be fire-resistant, evergreen, resistant to collecting trash, rubbish, and debris, low-shedding or abscission-free, and maintained regularly. Ornamental Switchgear:

xxxiii. Clearances around and vehicle access for transformers, sectionalizing cabinets, secondary boxes, and switchgear for up to Class 8 (80,000 lbs.) vehicles will be provided and maintained as required in the PacifiCorp Electric Service Requirements Manual (Sections 4.6 through 4.9 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 – Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 4.1 through 4.6 in the 2021 Edition Rev. II)

xxxiv. Unrestricted access for utility and emergency personnel and vehicles to transformers, sectionalizing cabinets, secondary boxes, and switchgear must be provided and maintained at all times by the property owner. Failure to provide unrestricted access at all times for utility and emergency personnel and vehicles is a violation of Price City Ordinances and is punishable by law.

xxxv. Transformers, sectionalizing cabinets, secondary boxes, and switchgear may not be fully enclosed by fencing, concealed, or covered for any reason that prohibits access or immediate visual identification.

xxxvi. Trees, bushes, and other vegetation (at fully grown height and width) may not be less than 12 feet to or overhang transformers, sectionalizing cabinets, secondary boxes, and switchgear or the required vehicle access area.

xxxvii. Bollards or barriers must be provided where equipment is subject to traffic damage and installed according to the PacifiCorp Electric Service Requirements Manual (Section 1.11 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 5.6 and 5.6.1 in the 2021 Edition Rev. II)

xxxviii. The electric service must meet the clearances specified in the PacifiCorp Electric Service Requirements Manual (Sections 4.1 through 4.5 in the 2022 Edition Rev. I, 2024)

xxxix. Bollards or barriers must be provided where equipment is subject to traffic damage and installed according to the PacifiCorp Electric Service Requirements Manual (Section 1.11 in the 2022 Edition Rev. I, 2024) and the PacifiCorp Policy 242 - Underground Conduit Systems For Primary and Secondary Conductors Manual (Sections 5.6 and 5.6.1 in the 2021 Edition Rev. II)

xl. Unrestricted access for utility and emergency personnel to the electric service including the meter(s) and main disconnect(s) must be provided and maintained. Failure to maintain unrestricted access for utility and emergency personnel to the electric service, including the meter(s) and main disconnect(s), violates Price City Ordinances and is punishable by law.

xli. The property owner must ensure that utility and emergency personnel and vehicles have accessible, unobstructed access at all times to all parts of the City-owned electrical system including transformers, sectionalizing cabinets, secondary boxes, switchgear, poles and the electrical service. Obstacles such as fences, structures, storage, vehicles, doors, trash, rubbish, debris, landscaping or vegetation are prohibited.

xl.ii. The meter(s) and main disconnect(s) must be accessible by a sidewalk with a minimum width of 36 inches which must remain clear of trash, rubbish, debris, vehicles, storage, snow, and ice.

xl.iii. The electrical service must be accessible without requiring passage through a door, gate, or removal of any lock other than those owned and installed by the utility.

xl.iv. Installation/construction requirements:

xl.v. The owner is responsible for procuring and installing any required transformer pads or vaults.

xl.vi. The owner is responsible for excavating and preparing the ground for any fiberglass equipment basements. Price City will provide and set the basements in place. The owner or developer is responsible for all backfill and grading.

xl.vii. The electric service is to be installed according to the most recent enforced versions of the National Electric Code and the PacifiCorp Electric Service Requirements Manual which Price City has voluntarily adopted and enforces. If an exception, substitution, alteration, or clarification is needed at any time, it must be done ONLY with Price City's prior permission, discretion, or interpretation.

xl.viii. The electrical service equipment specifications and order sheet must be submitted to Price City for approval before ordering and

installing the equipment. Electrical services not explicitly approved by Price City before installation will NOT be connected.

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

be replaced, upgraded or installed and submission of any calculated and required financial surety. Must be completed prior to commencement of any construction/development activity.

c. Completion and submission of a geotechnical report completed by a qualified engineer for the subject property and all construction to be in compliance with requirements identified in the report and with any direction from Price City Public Works and utility personnel and all approved final site plans.

d. Storm water flows to be retained and released from the project site at pre-development flow rates for a 100-year storm event for a 1-hour duration minimum. Storm water control release rate calculations demonstrating post-development flows do not exceed pre-development conditions required. Final physical location, elevation and orientation of storm water retention basin to be approved by Price City Public Works Department. Developer to provide details regarding maintenance responsibilities and access provisions for the underground storm water detention facility. A recorded maintenance agreement may be required for privately owned stormwater facilities pursuant to Price City Public Works Department requirements. Storm water facility design to be completed by a qualified engineer.

e. Utility Requirements:

i. Water service to extend from the existing Price City water line in 400 N into the subject property. A two-inch (2") gate valve to be installed at the main line and CTS or poly pipe to extend to the water meter vault. A #10-gauge solid insulated copper tracer wire to be attached to the CTS or poly pipe and extend from the main line in 400 N Street to the water meter vault. A two-inch (2") water meter shall be placed at the property line in a vault structure approved by Price City. A two-inch (2") water meter shall be at the property line in an approved vault. All maintenance of water lateral lines is the responsibility of the developer/owner. A #10-gauge solid insulated copper tracer wire to be placed from the meter to the building for future locating purposes.

ii. Hot Tap shall be stainless steel with flange, gate valve and test port. Hot Tap to be completed by developer/owner. Fire hydrant lines to be six-inch (6") C-900.

iii. Sewer service to extend from a new manhole installed by developer/owner on the existing sewer line in 400 N Street and into the subject property. A #10-gauge solid insulated copper tracer wire to be attached to the sewer lateral and run from the manhole in 400 N Street to the sewer cleanouts at the dormitory building. All maintenance of sewer lateral lines is the responsibility of the developer/owner. Sewer calculations shall be provided to Price City Public Works to finalize sewer lateral size required.

iv. Minimum separation of not less than ten feet (10') between water service lateral from street to property and sewer service lateral from street to property.

4. Restrictions.

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

5. Other.

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

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

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: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams