Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Administrative Director
NICK TATTON

City Recorder
JACI ADAMS

185 East Main - P.O. BOX 893 - PRICE, UT 84501
PHONE (435) 636-3184 - Fax (435) 637-2905
www.pricecityutah.com

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
11/9/2026 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 Young
4. MINUTES
   a. MINUTES for 09-21-2026.

5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS/DISCUSSION
7. CONDITIONAL USE PERMIT
   a. DENTAL OFFICE AND PHARMACY LAND USE. Consideration and possible approval of a dental office and pharmacy land use located at 435 S Highway 55 (Main Street) within the Commercial 1 (C-1) zoning district, Jensen Professional Dental Health, Nevin Jensen.

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 21, 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 5:03 p.m. Chair Young led the Pledge of Allegiance.

2. ROLL CALL
Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS
Commissioner Swinburne reminded everyone with it being the Fall season, it brings leaves piling up causing slip hazards and spiders, bugs, etc. being under them. Be cautious around piles of leaves.

4. MINUTES for 09-08-2026 Planning and Zoning.

MOTION. Commissioner Thorne moved to approve the minutes for 09-08-2026. Commissioner Swinburne 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
Nick Tatton, Administrative Director informed everyone that Judy Beacco, Todd Thorne and Jan Young's planning commission terms will expire December 31, 2026.

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.

The Commissioners thoroughly discussed the site plan for a multiple family 11-unit townhome project located at 558 E 200 S within residential 2-7 zoning district, Canyon Crest Townhomes, Cole Carter. Discussion was held regarding units, being 3-story, with a two-car garage on the bottom floor, anticipated square footage will be 1400 sq. ft., same plans that were pre-approved would be used, one entrance into lot, encouraged by Planning Commission to contact adjoining neighbors and make them aware that the project maybe starting, units could be sold or rentals, 22 indoor parking, 1 outdoor parking, and drain storm control. The new owners of the property were not aware that there had been updates to the land use codes (6.4.5) since the first buyers. This has changed the parking with the property, including up to one visitor space per unit, which exceeds the maximum allowable density. An HOA plan needs to be in place also. The commission and the applicant agreed that a different site plan with less density, more parking and more open space needs to be developed and submitted for consideration.

MOTION.
Commissioner Knott-Jespersen moved to table agenda item 7.a. to October 26, 2026, for Canyon Crest Townhomes. Commissioner Swinburne seconded and motion carried.

8. UNFINISHED BUSINESS
Nick Tatton, Administrative Director reminded everyone about the Planning Commission retreat on November 23, 2026.

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

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

The regular Planning and Zoning meeting was adjourned at 5:45 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: **SEPTEMBER 23RD, 2026**

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

FROM: **NICK TATTON**

RE: **DENTAL-PHARMACY LAND USE**

Please find attached a Conditional Use Permit (CUP) submitted by Nevin Jensen on behalf of the Jensen Professional Dental Health building project to construct and locate a building with dental offices, a pharmacy with drive up window and outpatient medical clinic land uses at 435 S Highway 55 (Main Street) within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is located in Section 11.1.m of the Code. The applicable land uses are as follows:

- C-Store without gasoline (allows for sales of sundry items at the location), per Section 11.3.4.22.5 of the Code, a conditional land use;
- Pharmacy, per Section 11.3.5.26.5 of the Code, a conditional land use;
- Medical laboratory services, per Section 11.3.5.26 of the Code, a conditional land use;
- Drug and proprietary, per Section 11.3.4.13 of the Code, a conditional land use;
- Medical clinic, outpatient, per Section 11.3.5.25 of the Code, a conditional land use;
- Medical offices, per Section 11.3.5.32 of the Code, a permitted land use.

Please thoroughly discuss the land use and the mitigation of any potential impacts on neighboring and surrounding properties that may need to be mitigated with the applicant.

RECOMMENDED MOTION(S):
Move to authorize final approval for a Conditional Use Permit (CUP) submitted by Nevin Jensen on behalf of the Jensen Professional Dental Health building project to construct and locate a building with dental offices, a pharmacy with drive up window and outpatient medical clinic land uses at 435 S Highway 55 (Main Street) within the Commercial 1 (C-1) zoning district based upon the general land use evaluation criteria listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist located in Section 11.1.m of the Code, the applicable land uses of: C-Store without gasoline (allows for sales of sundry items at the location), per Section 11.3.4.22.5 of the Code, a conditional land use; Pharmacy, per Section 11.3.5.26.5 of the Code, a conditional land use; Medical laboratory services, per Section 11.3.5.26 of the Code, a conditional land use; Drug and proprietary, per Section 11.3.4.13 of the Code,

a conditional land use; Medical clinic, outpatient, per Section 11.3.5.25 of the Code, a conditional land use; Medical offices, per Section 11.3.5.32 of the Code, a permitted land use, and subject to the following conditions of approval:

1. Site Elements.
    a. Parking lot and area lighting to be installed and operating during all dark hours illuminating all vehicle and pedestrian areas finding that lighted vehicle and pedestrian areas mitigate the potential for accidents and injuries. All exterior lighting to be high efficiency LED fixtures.
    b. Fencing to be installed on the north and east boundaries of the property to the limit of the development. Fencing to be three feet (3') in height for a distance of twenty-five feet (25') from the west property boundary the six feet (6') in height for remainder of installation, finding that fenced property boundaries mitigate the potential for unauthorized access.
    c. All utilities to be connected to the subject building in compliance with requirements of the respective utility providers and any direction from the utility providers. Water and sewer services are accessible in Highway 55 (Main Street). Owner responsible for all costs associated with service laterals to site from road, including obtaining any requisite UDOT permits, if needed. Utility laterals shall comply with Price City minimum standards and inspection by Price City Public Works Department.
    d. Utilization of existing driveway approach(es) from road to subject property only finding that driveway approaches are pre-approved and front a UDOT limited access highway.
    e. Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed business signage promotes increased commercial activity and provides for signage consistency within the community.
    f. Installation of a minimum of five percent (5%) of the subject property in landscaping pursuant to Code requirements. Water wise landscaping required.
    g. Not less than twenty-four (24) off-street parking spaces installed finding that sufficient off-street parking meeting minimum off-street parking Code requirements serves to improve access and commercial activity. Requisite ADA spaces to be included.
    h. Install, repair replace all missing or damaged public infrastructure fronting Highway 55 (Main Street), if any, per Price City Minimum Standards and UDOT requirements, finding that functional and safe public infrastructure protect the health safety and welfare of the community. Installation of any required ADA ramps servicing the sidewalk adjoining the subject property required under the direction of Price City Public Works.
    i. Control, retain and release to a bona-fide storm water conveyance all storm water resulting from a 100-year storm event for a 1-hour duration. No storm water runoff to flow to neighboring properties. Engineered storm water control plan to be completed and submitted to Price City Public Works for review and concurrence. Must comply with all recommendations and direction stemming from the plan and Price City Public Works staff.
    j. No drive thru vehicle stacking to extend into the public right of way finding that vehicle stacking restrictions in the public right of way mitigate the potential for vehicle and pedestrian accidents.
    k. Garbage dumpster to be located in enclosure with gates and hard surface to mitigate the accumulation and potential wind scatter of garbage, rubbish and debris. Service frequency of garbage dumpster and capacity of garbage dumpster functional to prevent accumulation and potential wind scatter of garbage, rubbish and debris.
    l. Construction in compliance with generally accepted Storm Water Pollution Protection (SWPP) protocols and practices. Silt fencing required on east site exposure.

m. Right turn only signage placed upon north egress drive approach by owner finding that right turn only onto Highway 55 (Main Street) in the vicinity of the project mitigates the potential for accidents. Signage to be MUTCD compliant.
n. Identified fire lane to be painted and on-site signage placed identifying the fire lane based upon direction by the Price City Fire Chief. Signage to be MUTCD compliant. Fire lane to be restricted for parking on north and south sides, compliant apparatus turn-around space on east side.

2. Documents and Studies:
   a. Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of any required financial surety prior to commencement of construction, if needed.
   b. Construction to be completed under the auspices of a building permit and building inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community.
   c. Procurement of Price City business licenses for all businesses operating from the location prior to commercial operation finding that properly licensed businesses protect the health, safety and welfare of the community.
   d. Complete and submit a geotechnical study and compliance with recommendations from the geotechnical study finding that construction in compliance with known soil conditions mitigates the potential for hazardous conditions.
   e. Completion of a cross-access agreement and recorded easement identifying the property area immediately to the south of the subject property allowing ingress/egress from both access points on the UDOT limited access highway for this and future development, including emergency services and improved vehicle flow to the drive-up window on the south side of the building. Copy of cross access agreement and recorded easement to be provided to Price City prior to commercial operation.
   f. Completion of a Price River Water Improvement District (PRWID) waste water survey and compliance with recommendations and requirements stemming from the survey. Copy of final survey accepted and approved by PRWID to Price City.
3. Other.
   a. Final address assignment to be made by Price City.
   b. No new ingress or egress from subject property.
   c. No fencing or other impediments to cross access movement along the south boundary of the subject property site. Specific requirement for emergency services access.
   d. No development of south property area without additional site plan approval and subdivision of land recorded.
   e. No disposal of any oils, greases, medication or other harmful materials into the waste water system. Installation of grease trap and sampling manhole required on sewer service lateral.
   f. No medical marijuana sales from the pharmacy.
   g. No land uses on site not specifically contemplated herein.
   h. No conditions at the property or structure that violate the Price City Property Maintenance Code.
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/B9Zf-or31-gYsa

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.

X **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: TNK Investments LLC /Nevin Jensen		2. Title: Owner	
3. Applicant's Mailing Address: PO 295			4. Suite/Apt. No.:
5. City: Cleveland	6. State: Utah		7. Zip Code: 84518
8. County: Emery		9. Telephone: (435) 749-2467	

Project Information			
10. Name of Project (Business): Jensen Professional Dental Health			
11. Address of Proposed Project: 435 S HWY 55 Price Utah 84501			
12. Zone District *(see attached zoning map)*:			
Nature of Proposed Work *(Check all applicable items in boxes 13 through 16)*			
13. ☐ Sign ☒ Commercial ☐ Residential	14. ☐ Zone Change ☐ Storm Drainage ☐ Street Work ☐ Road Dedication ☒ Water ☒ Sewer	15. ☒ Excavation ☐ Fill Work ☒ Building ☐ Subdivision ☐ Apartments ☒ Electrical	16. ☐ Industrial ☐ Annexation ☐ Flood Plain ☐ Recreation ☐ Street Opening ☐ Demolition
17. Quarter Section(s): SW 1/4	18. Section(s): 22	19. Township(s): 14S	20. Range(s) & Base: 10E

21. Estimated Cost of Project:	22. Electrical Load Sheet:	23. Project Plans:
a) Site Work $100,000.00 b) Buildings $450,000.00 c) Other $_____ Total $ 560,000.00	*(Attach preliminary and final to application)*	☒ Plans Included ☐ Attachments (Number) ____

dotloop signature verification: dtlp.us/B9Zf-or31-gYsa

24. Brief Description of Project:

Construction of a new dental office and pharmacy building, including dental operatories, reception/waiting areas, offices, lab, restrooms, break rooms, storage, utility areas, associated electrical/plumbing systems, site improvements, parking, and ADA-accessible features in accordance with the approved construction plans.

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

This project is needed to expand access to dental and pharmacy services in Carbon County, providing convenient local healthcare options for residents and supporting the growing healthcare needs of the community.

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

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. AJB Holdings/ Tony Basso	PO Box 111 Price Utah 84501	( ) 435-820-8100
2. Daniel Gerrish	260 Duchesene St Price Ut 84501 489 S Hwy 55 Price Ut 84501	( ) 702-759-3573
3. Matthew Williams	435 S Hwy 55 Price Utah 84501	( ) 435-630-0785

27. Estimated Starting Date:	28. Estimated Completion Date:	29. Has P.R.W.I.D. Sewer Survey Been Submitted?
11 / 1 / 2026	10 / 1 / 2027	☐ Yes ☒ No

Nevin Jensen — dotloop verified 09/23/26 11:54 AM MDT BVMH-BQDK-ZJFT-BYUJ — 9/22/2026

Signature of Property Owner — Date

Nevin Jensen — Owner

Please Print Name — Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

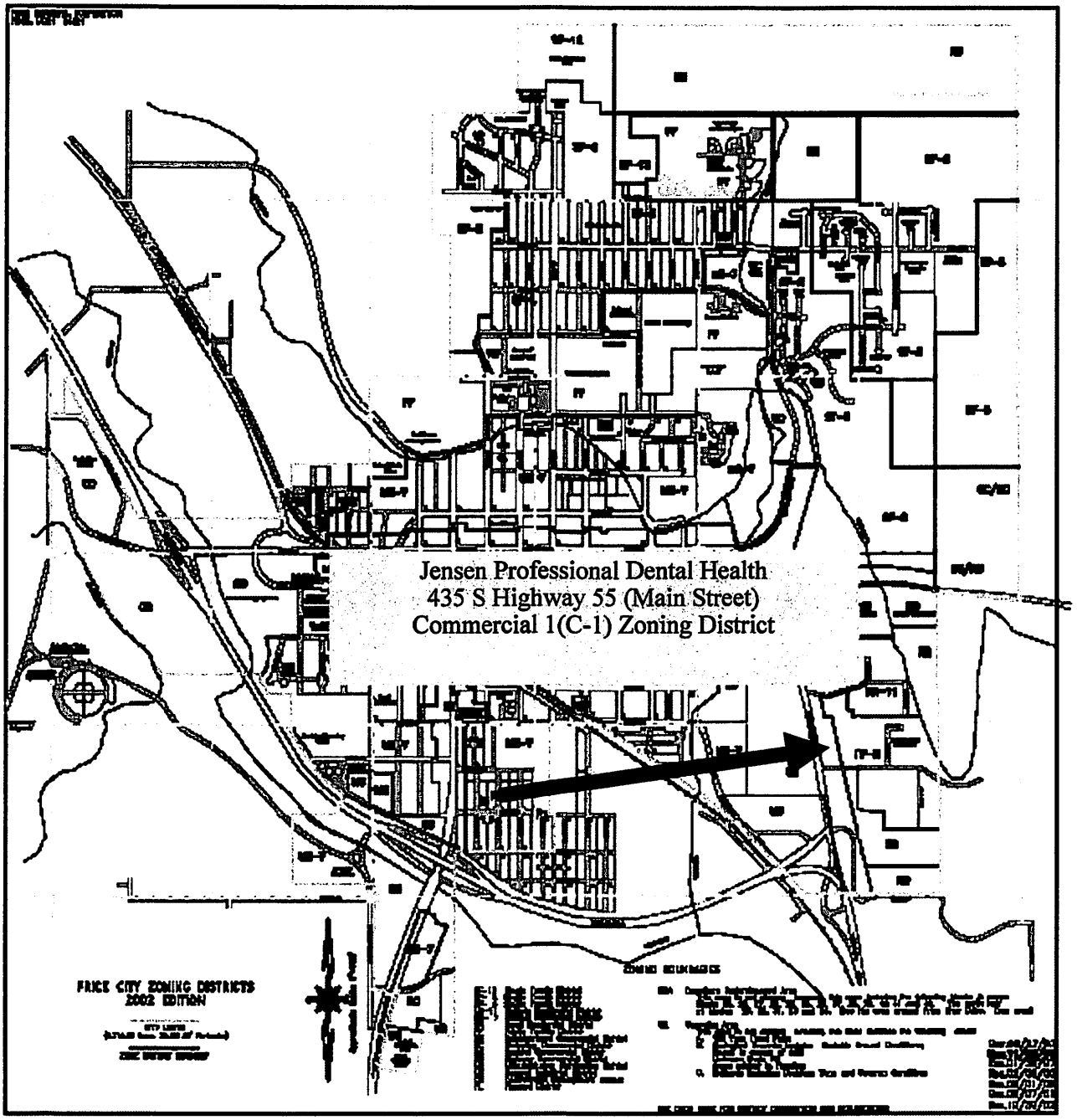
- ☐ Approve
- ☐ Decline

Comments:

Signature: _____ Date: _____

Requires:

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


Jensen Professional Dental Health
435 S Highway 55 (Main Street)
Commercial 1(C-1) Zoning District
PRICE CITY ZONING DISTRICTS
2002 EDITION

#01-2579-0000
0.97 ACRES
CARBON COUNTY, UTAH
NORTH
FIRELANE
S. HWY 55
FENCING (CHAIN LINK)
LIGHT POLE (TYP.)
ENCLOSED DUMPSTER
DRIVE-THRU
ENTRANCE
LANDSCAPING
INGRESS
EGRESS
181'-9"
25'-1"
31'-6"
17'-1"
18'-0"
9'-0"
85'-2 3/4"

DESIGN CRITERIA

1. All construction shall be in conformance with the 2024 International Residential Code
2. It is the contractors responsibility to govern all codes, verify dimensions within the plan and jobsite.
3. Finish grade shall provide positive drainage away from the foundation walls, preferably 2% slope in the first 10 feet.
4. Temporary bracing is required wherever necessary for safety until all structural elements are complete.

Concrete :

1. No concrete figures shall be placed in water or on frozen ground. All concrete figures will bear into original undisturbed earth or compacted fill, which ever is required by the govern code
2. Concrete footings and walls shall be reinforced in conformance with the Uniform Building Code
3. Concrete work shall be placed, cured, stripped, and protected by ACI standards and practices
4. All reinforcing steel shall be securely tied in place.

Carpentry :

1. Dimensional lumber..... #2 grade or better Douglas fir / larch.
2. Floor sheathing..... 3/4" thick cpa. structural II rated sheathing, exposure 1, with a panel index of 48 / 24.
3. Roof sheathing..... 7/16" thick cpa. structural I rated sheathing, exposure 1, with a panel index of 32 / 16.

Floor plan design :

1. All exterior walls and plumbing walls shall be 6" thick, (2x6 studs @ 16" o.c.).
2. Attic access shall be a min. of 22" x 30" opening.
3. Windows shall comply with ventilation requirements.

Fire protection :

1. 1/2" gypsum board on all walls and ceilings of the garage, nailing @ 8" o.c. If living space above garage, 5/8" gypsum board on ceilings.
2. Smoke detectors are required in bedrooms, hallways leading to bedrooms, furnace rooms, and one on every level. CO detectors are required on every level that has gas burning appliances.

Required inspections :

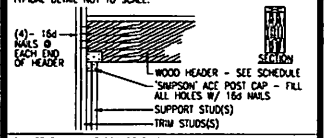
1. Footing and steel inspection – To be made after all trenches are excavated, forms are erected and steel is properly placed and tied.
2. Foundation inspection – To be made after forms are erected, steel is properly placed and tied.
3. Rough plumbing inspection – To be made after all the plumbing is installed and prior to the covering of any drainage or water pipes.
4. Rough electrical inspection – To be made after all wiring is in place and before any of it is covered up.
5. Rough mechanical inspection – To be made after all mechanical is installed and prior to any covering.
6. Shower pan inspection
7. Framing inspection – To be made after all the roof, all framing members, fire blocking, and etc..., are in place and all pipes, vents, and electrical wiring are installed.
8. Lath and wallboard inspection – To be made after all lathing or wallboard, interior and exterior is in place, but not before any plastering is applied or before wallboard joints and fasteners are taped and finished.
9. Chimney inspection – To be made while chimney is being constructed between the time it passes through the ceiling but prior to the time it passes through the roof.
10. Final inspection – To be made after building elements are complete and prior to occupancy.

NAILING SCHEDULE

CONNECTION	NAILING
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d at 16" o.c.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, END NAIL	2-16d
DOUBLE STUDS, FACE NAIL	16d at 24" o.c.
DOUBLED TOP PLATES, FACE NAIL	16d at 16" o.c.
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d at 16" o.c. along ea edge
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	16d at 24" o.c.
BUILT-UP GIRDER & BEAMS	20d at 32" o.c. at top & bottom & staggered. 2-20d at ends & at ea. splice
PLYWOOD & PARTICLEBOARD: SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	
1/2" AND LESS	8d
19/32" - 3/4"	8d or 10d
7/8" - 1"	8d
1-1/8" - 1-1/4"	10d or 8d
NAILING SPACING= FIELD: 6" O.C. INTERMEDIATE: 12" O.C. COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)	
3/4" AND LESS	6d
7/8" - 1"	8d
1-1/8" - 1-1/4"	10d or 8d
NAILING SPACING= FIELD: 6" O.C. INTERMEDIATE: 12" O.C.	

HEADER BEARING SHCEDULE

TYPICAL DETAIL NOT TO SCALE:



2x4 STUD WALL HEADER BEARING

MAX. HEADER SPAN	SUPPORT STUD(S)	TRIM STUD(S)
3'-0" OR LESS	(1)- 2x4	(1)- 2x4
3'-1" TO 6'-0"	(2)- 2x4	(1)- 2x4

2x6 STUD WALL HEADER BEARING

MAX. HEADER SPAN	SUPPORT STUD(S)	TRIM STUD(S)
4'-0" OR LESS	(1)- 2x6	(1)- 2x6
4'-1" TO 7'-6"	(2)- 2x6	(2)- 2x6
7'-6" TO 10'-0"	(2)- 2x6	(3)- 2x6

2x8 STUD WALL HEADER BEARING

MAX. HEADER SPAN	SUPPORT STUD(S)	TRIM STUD(S)
3'-0" OR LESS	(1)- 2x8	(1)- 2x8
3'-1" TO 6'-0"	(2)- 2x8	(2)- 2x8
6'-0" TO 9'-0"	(2)- 2x8	(3)- 2x8

MECHANICAL NOTES

RES CHECK TO BE PROVIED BY INSULATION CONTRACTOR PRIOR TO INSTALLATION

GAS LINE SCHEMATIC FOR ALL GAS APPLIANCES WILL BE PROVIDED BY INSTALLERS

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA AND PROVIDED BY HEATING CONTRACTOR

50 CFM MIN. VENTILATION REQUIRED FROM EXHAUST FAN IN BATHROOM UNLESS 3 SQ.FT. OF WINDOW

PLUMBING NOTES

PROVIDE A PROPERLY SIZED EXPANSION TANK ON ALL WATER HEATERS

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING BEHIND ALL LINEAR LOCATIONS

BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMPRATURE TO 120°

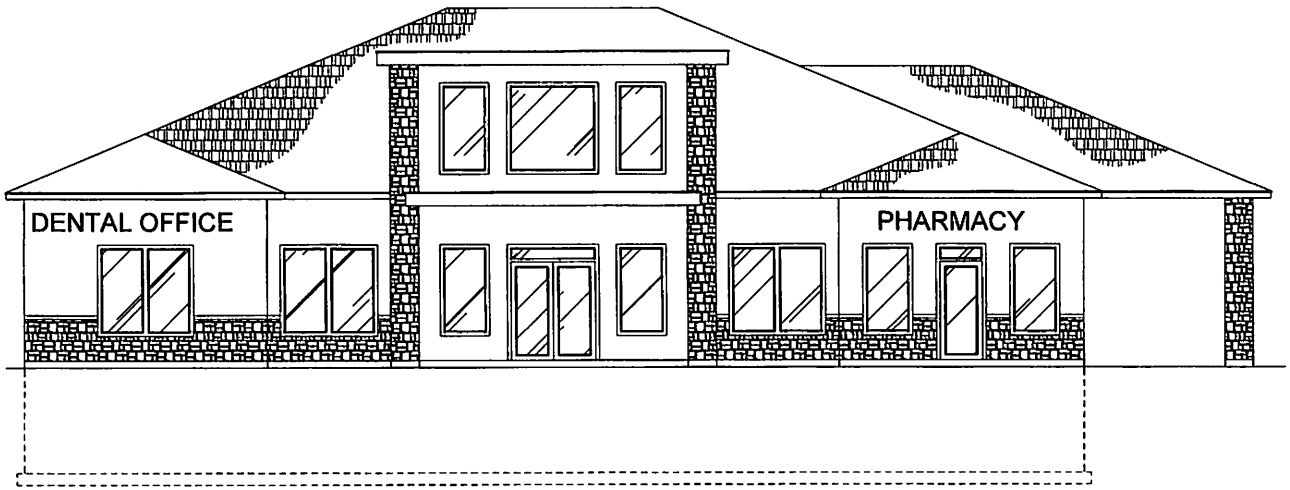
ALL FLOOR DRAINS MUST HAVE TRAP PRIMERS OR DEEP SEAL TRAPS

WATER HEATERS TO HAVE TWO SEISMIC STRAPS - 1 IN UPPER THIRD AND 1 IN LOWER THIRD TO RESIST A HORIZONTAL FLORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT

*ALL STRUCTURAL NOTES AND DRAWINGS ADDED IN RED BY: CASTLE VALLEY CONSULTING

CASTLE VALLEY CONSULTING, PLLC
815 N. 150E
CASTLE DALE, UT 84513
435-749-9934

NEW DENTAL OFFICE/PHARMACY FOR JENSEN



KEY NOTES

PLAN CALCULATIONS

STRUCTURE			
MAIN LEVEL	:	4569	S.F.
BASEMENT LEVEL STORAGE	:	4569	S.F.
COVERED DRIVEWAY/ENTRANCE	:	549	S.F.

SHEET INDEX

D0	GENERAL NOTES AND COVER PAGE
C1	SITE PLAN
A1	MAIN FLOOR PLAN
A2	MAIN SCHEMATIC ELECTRICAL PLAN, DETAILS
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS, DETAILS
A5	UNFINISHED BASEMENT PLAN
S1	FOOTING AND FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN

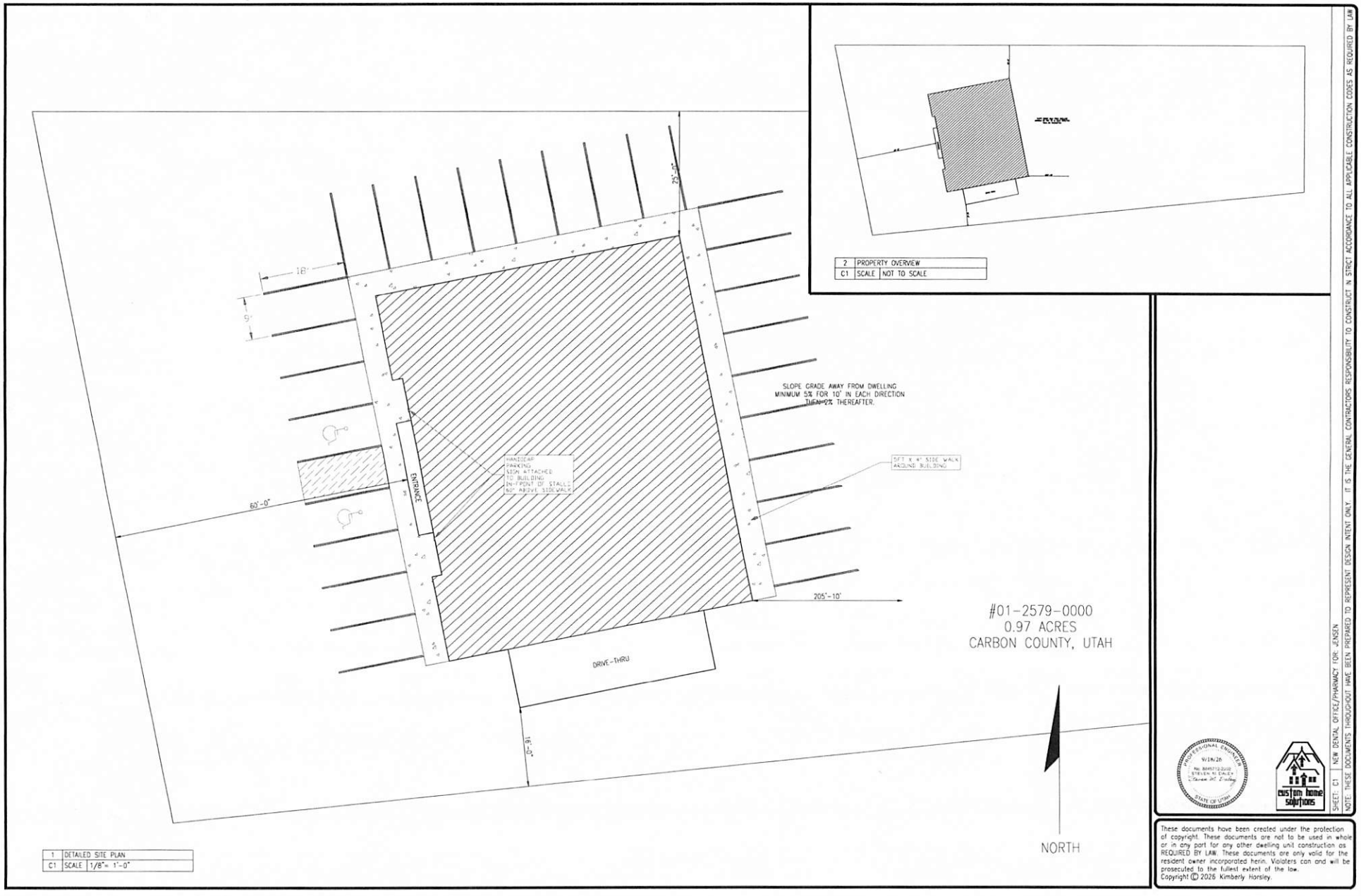
SYMBOLS LEGEND

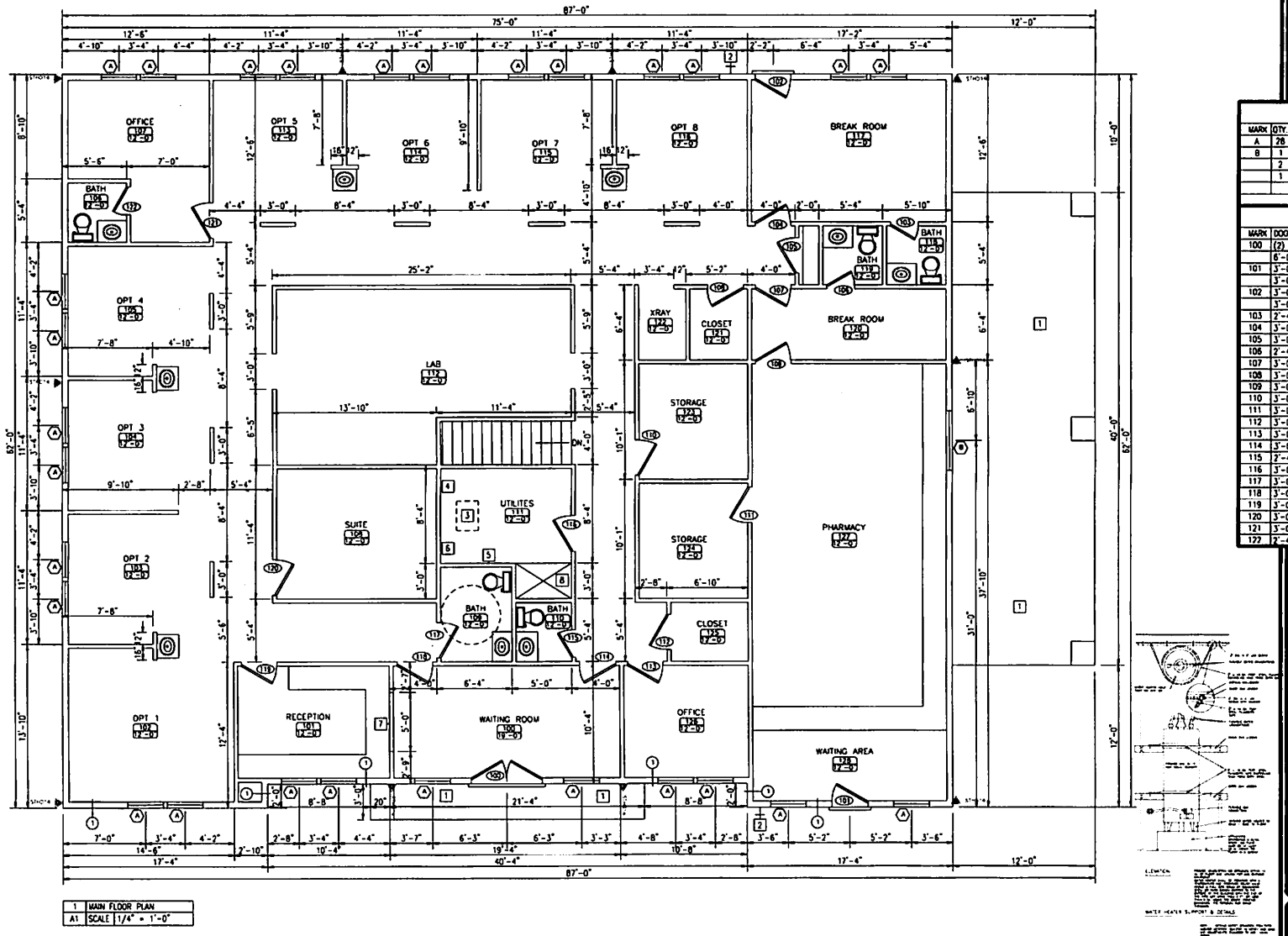
SYMBOL	DESCRIPTION	REFERENCE
101	DOOR MARK	SCHEDULED
A	WINDOW MARK	SCHEDULED
A1 / A1	SECTION MARK	DETAILED
1	KEY NOTE	SEE PLANS
ENTRY 101 8'-0"	ROOM MARK	SCHEDULED
FC20 16"x8"	FOOTING MARK	SCHEDULED
FW-1	FOUNDATION WALL	SCHEDULED
18/W8	BEAM MARK	SCHEDULED
1	WALL TYPE MARK	SCHEDULED
SA	SMOKE ALARM	SEE DESIGN CRITERIA NOTE
S	FIXTURE SWITCH	DESIGN BUILD BY OWNER & CONTRACTOR
	LIGHT FIXTURE	DESIGN BUILD BY OWNER & CONTRACTOR
	HVAC EQUIPMENT	DESIGN BUILD BY OWNER & CONTRACTOR
	ELECTRICAL OUTLET / GFI ELECTRICAL OUTLET	DESIGN BUILD BY OWNER & CONTRACTOR

1	PLAN CUT MARK
A1	SCALE | DRAWN TO SCALE

9/18/26

These documents have been created under the protection of copyright. These documents are not to be used in whol or in any part for any other dwelling unit construction as REQUIRED BY LAW. These documents are only valid for the resident owner incorporated herin. Violaters can and will be prosecuted to the fullest extent of the law.
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18'
9'
25'-0"
SLOPE GRADE AWAY FROM DWELLING
MINIMUM 5% FOR 10' IN EACH DIRECTION
THEN 2% THEREAFTER.
HANDICAP
PARKING
SIGN ATTACHED
TO BUILDING
IN FRONT OF STALL
80" ABOVE SIDEWALK
5FT X 4" SIDE WALK
AROUND BUILDING
ENTRANCE
60'-0"
205'-10"
DRIVE-THRU
16'-0"
#01-2579-0000
0.97 ACRES
CARBON COUNTY, UTAH
NORTH
2 PROPERTY OVERVIEW
C1 SCALE NOT TO SCALE
1 DETAILED SITE PLAN
C1 SCALE 1/8"= 1'-0"
9/18/26
custom home solutions
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SHEET: C1 | NEW DENTAL OFFICE/PHARMACY FOR: JENSEN
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1 MAIN FLOOR PLAN
A1 SCALE 1/4" = 1'-0"

KEY NOTES

1. COVERED DRIVEWAY/ENTRANCE
2. ANTI SIPHON FREEZE PROOF HOSE BIB
3. ATTIC ACCESS - ROUGH OPENING SHALL NOT BE LESS THAN 22"x30"
4. GAS HEATING SYSTEM
5. MAIN ELECTRICAL BREAKER - 200 AMP
6. WATER HEATER
7. 5'-0"x4'-0" OPENING
8. MOP SINK

▲ STHO14

MAIN FLOOR WINDOW SCHEDULE

MARK	QTY.	WINDOW SIZE	WINDOW TYPE	FRAME
A	28	3'-0"x6'-0"	FIXED	VINYL
B	3	5'-0"x4'-6"	SLIDING	VINYL
	2	3'-0"x6'-0"	FIXED	VINYL
	1	6'-0"x6'-0"	FIXED	VINYL

WINDOW U-FACTOR OF .32 OR LOWER

MAIN FLOOR DOOR SCHEDULE

MARK	DOOR SIZE	MATERIAL
100	(2) 3'-0"x7'-0" W/	FRENCH DOOR
	6'-0"x1'-0" TRANSOM	
101	3'-0"x7'-0"	FRENCH DOOR
	3'-0"x1'-0" TRANSOM	
102	3'-0"x7'-0"	FRENCH DOOR
	3'-0"x1'-0" TRANSOM	
103	2'-4"x7'-0"	HOLLOW CORE
104	3'-0"x7'-0"	HOLLOW CORE
105	3'-0"x7'-0"	HOLLOW CORE
106	2'-4"x7'-0"	HOLLOW CORE
107	3'-0"x7'-0"	HOLLOW CORE
108	3'-0"x7'-0"	HOLLOW CORE
109	3'-0"x7'-0"	HOLLOW CORE
110	3'-0"x7'-0"	HOLLOW CORE
111	3'-0"x7'-0"	HOLLOW CORE
112	3'-0"x7'-0"	HOLLOW CORE
113	3'-0"x7'-0"	HOLLOW CORE
114	3'-0"x7'-0"	HOLLOW CORE
115	2'-4"x7'-0"	SOLID WOOD
116	3'-0"x7'-0"	FRENCH DOOR
117	3'-0"x7'-0"	INSULATED HOLLOW METAL
118	3'-0"x7'-0"	INSULATED HOLLOW METAL
119	3'-0"x7'-0"	INSULATED HOLLOW METAL
120	3'-0"x7'-0"	HOLLOW CORE
121	3'-0"x7'-0"	HOLLOW CORE
122	2'-4"x7'-0"	HOLLOW CORE

WALL TYPE SCHEDULE

MARK	DESCRIPTION
	ALL EXTERIOR WALLS U.N.O. 2x6 WOOD STUDS @ 16" O.C. W/ STUCCO OVER 2 PLY JUMBO TEX & 1 LAYER OF 7/16" PLYWOOD SHEATHING ON EXTERIOR SIDE & 1 LAYER OF 1/2" GYP. BOARD ON INTERIOR SIDE.
1	2x6 WOOD STUDS @ 16" O.C. W/ ROCK VENEER OVER TYVEK HOUSE WRAP & 1 LAYER OF 7/16" PLYWOOD SHEATHING ON EXTERIOR SIDE UP TO A DETERMINED HEIGHT THEN MAIN EXTERIOR WALL TYPE FROM THERE ON 1 LAYER OF 1/2" GYP. BOARD ON INTERIOR SIDE.
	ALL INTERIOR WALLS U.N.O. 2x4/6 WOOD STUDS @ 16" O.C. W/ 1 LAYER OF 1/2" GYP. BOARD ON EACH SIDE.

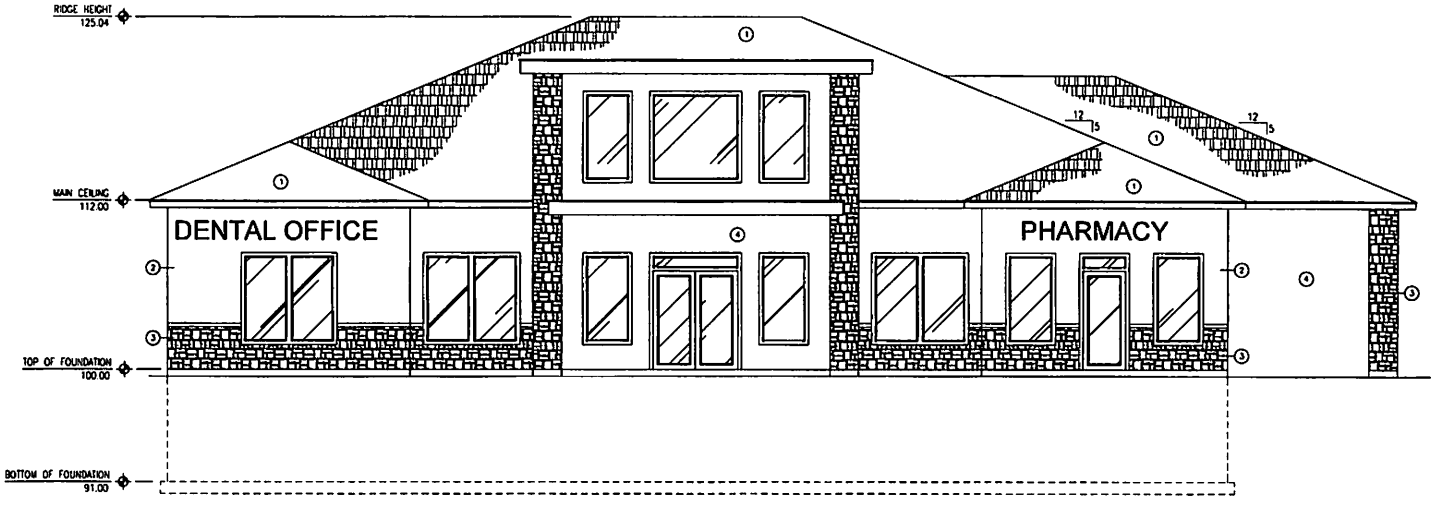
9/18/24

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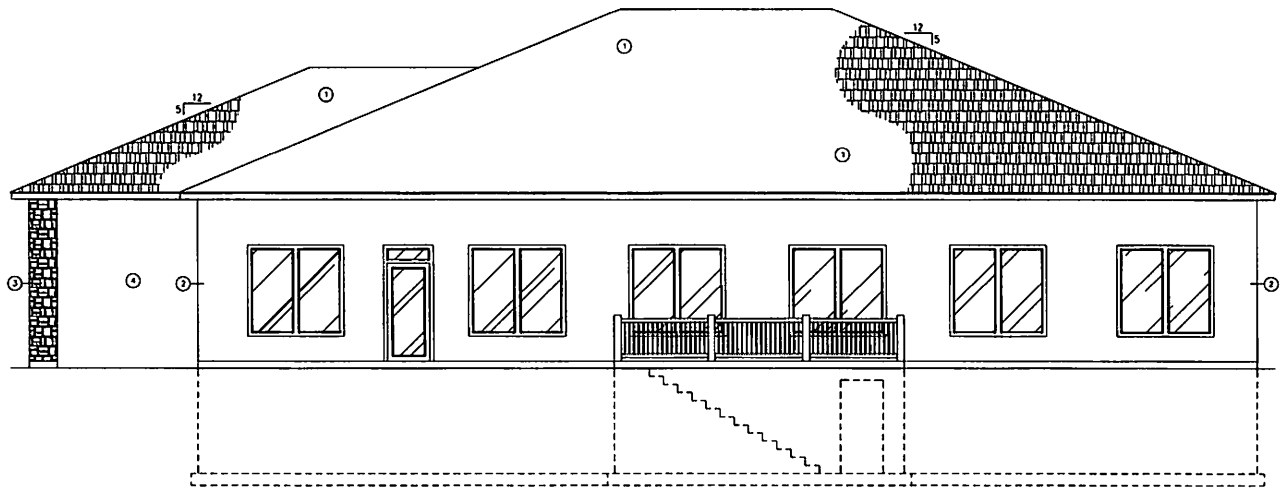
SHEET: A1 | NEW DENTAL OFFICE/PHARMACY FOR: JENSEN

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1 MAIN SCHEMATIC ELECTRICAL PLAN A2 SCALE 1/4" = 1'-0"
4 OVER-BUILD DETAIL A2 SCALE NOT TO SCALE
3 GARAGE SHEARWALL DETAIL A2 SCALE NOT TO SCALE
2 TYPICAL HEADER DETAIL A2 SCALE NOT TO SCALE
KEY NOTES
1 = CAN LIGHT
2 = BATHROOM FAN - EXHAUST TO EXTEND THROUGH EAVE LINE
3 = WALL SCONCE
EMERGENCY LIGHTING
EXIT SIGN WITH EMERGENCY LIGHTING
SD = SMOKE DETECTOR
SCD = COMBINATION SMOKE AND CO2 DETECTOR - 1 ON EACH HABITABLE LEVEL EQUIPPED WITH FUEL BURNING APPLIANCES
NOTES:
ALL EXTERIOR GFCI OUTLETS SHALL HAVE IN USE COVERS
WALL SCONCE OVER STAIRS MUST BE ABOVE THE 6'8" MINIMUM HEADROOM FROM STAIR TREAD NOSING
ALL 115 - 20 AMP CIRCUITS FEEDING A SLEEPING AREA SHALL BE ARC FAULT PROTECTED (LIGHTING, WALL OUTLETS, SMOKE CHECKITS)
PROVIDE TAMPER RESISTANT TYPE RECEPTACLE OUTLETS THROUGHOUT
ENSURE THERE ARE 2 DEDICATED GFI PROTECTED SMALL APPLIANCE CIRCUITS
THE LAUNDRY AREA REQUIRES A DEDICATED 20 AMP GFI PROTECTED RECEPTACLE CIRCUIT WITH THE RESET IN A READILY ACCESSIBLE LOCATION
ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC & 2017 NEC
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1	FRONT ELEVATION
A3	SCALE 1/4" = 1'-0"



2	REAR ELEVATION
A3	SCALE 1/4" = 1'-0"

KEY NOTES

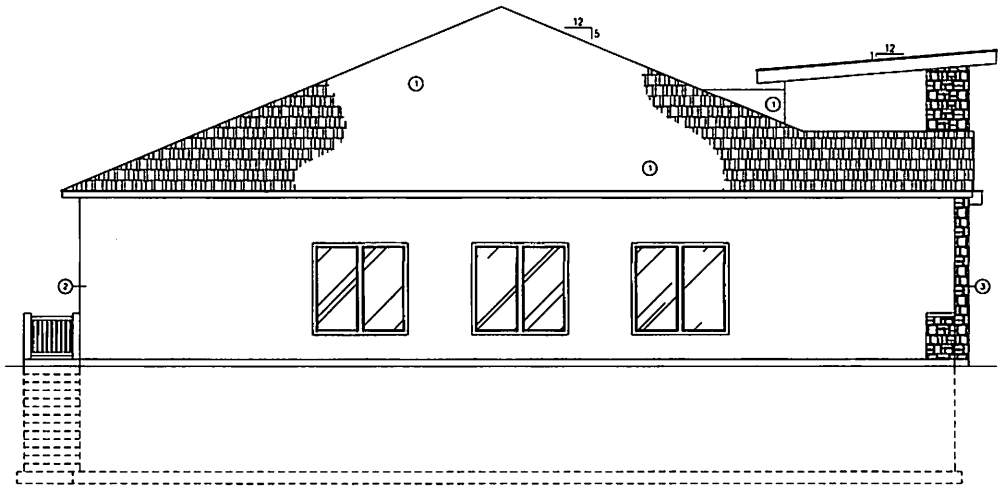
1. ASPHALT SHINGLES OVER TYPE 15 FELT PAPER
2. STUCCO
3. ROCK VENEER
4. COVERED DRIVEWAY/ENTRANCE
5. FLASHING AROUND ALL EXTERIOR DOORS AND WINDOWS AS PER MANUF. SPECIFICATIONS
6. RAIN GUTTERS TO BE INSTALLED AROUND THE ENTIRE HOUSE

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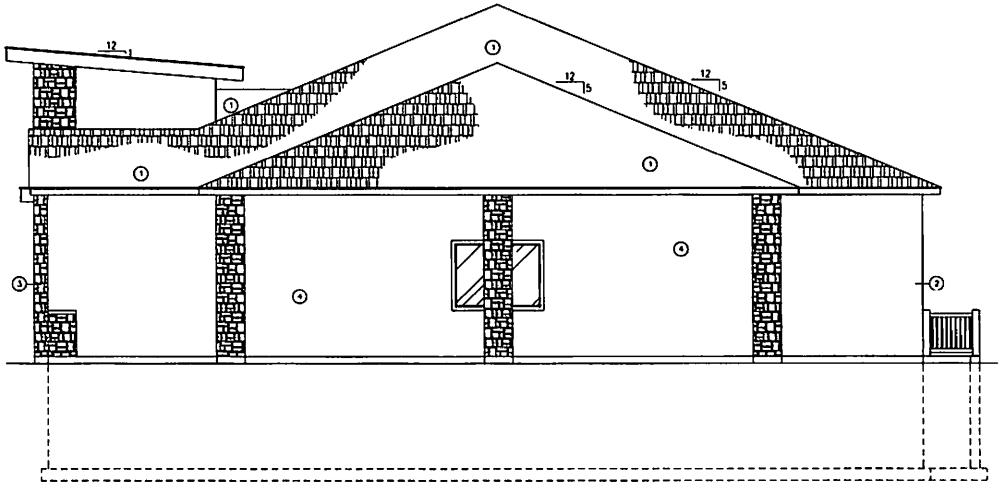
SHEET: A3 | NEW DENTAL OFFICE/PHARMACY FOR: JENSEN

9/18/26

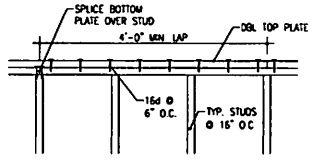
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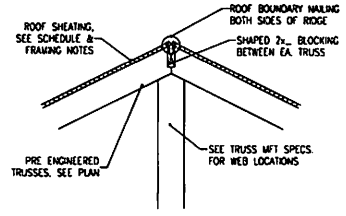
1	SIDE ELEVATION
A4	SCALE 1/4" = 1'-0"



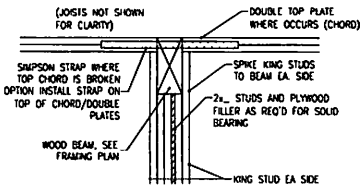
2	SIDE ELEVATION
A4	SCALE 1/4" = 1'-0"



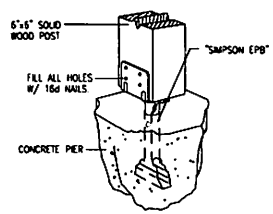
3	TYP. TOP PLATE CHORD SPLICE
A4	SCALE NOT TO SCALE



4	RIDGE BLOCKING DETAIL
A4	SCALE NOT TO SCALE



5	BEAM TO POST
A4	SCALE NOT TO SCALE



6	DETAIL
A4	SCALE NOT TO SCALE

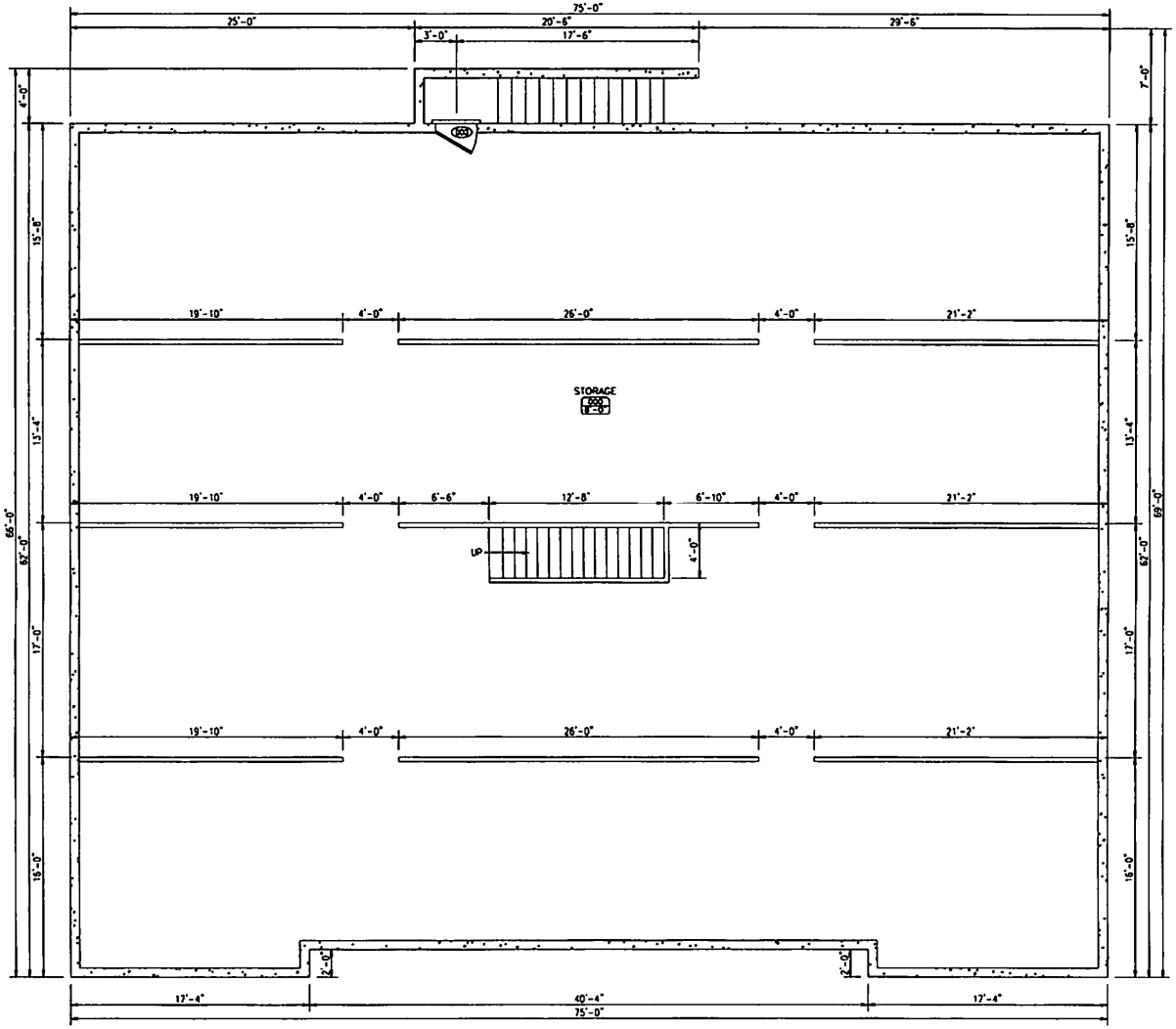
KEY NOTES

1. ASPHALT SHINGLES OVER TYPE 15 FELT PAPER
2. STUCCO
3. ROCK VENEER
4. COVERED DRIVEWAY/ENTRANCE
5. FLASHING AROUND ALL EXTERIOR DOORS AND WINDOWS AS PER MANUF. SPECIFICATIONS
6. RAIN GUTTERS TO BE INSTALLED AROUND THE ENTIRE HOUSE

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SHEET: A4 | NEW DENTAL OFFICE/PHARMACY FOR: JENSEN

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1	UNFINISHED BASEMENT PLAN
A5	SCALE 1/4" = 1'-0"

KEY NOTES

1 BASEMENT TO BE UNFINISHED

MAIN FLOOR DOOR SCHEDULE

MARK	DOOR SIZE	MATERIAL
DOO	3'-0"x7'-0"	INSULATED HOLLOW METAL

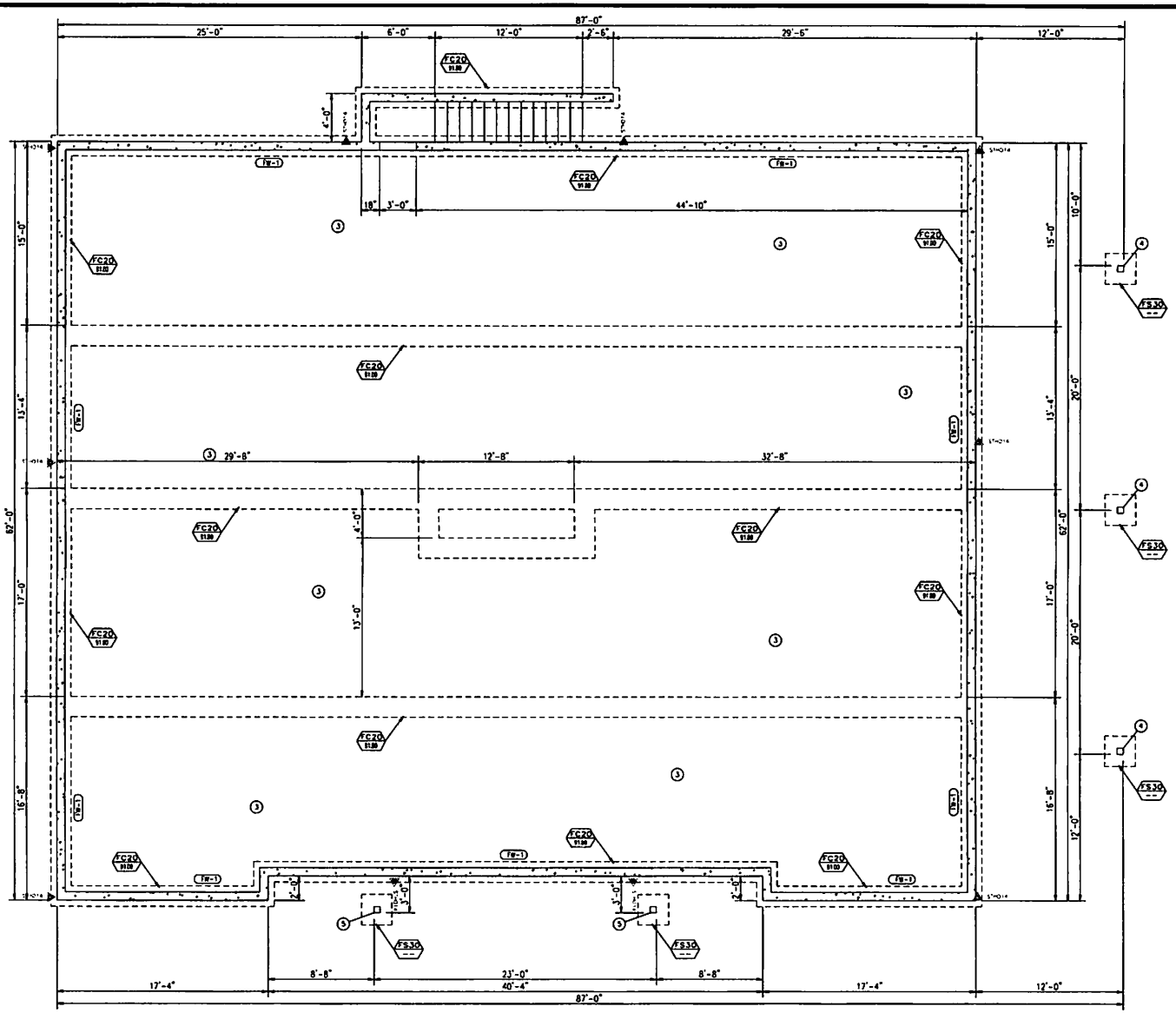
WALL TYPE SCHEDULE

MARK	DESCRIPTION
	ALL INTERIOR WALLS U.N.O. 2x4/6 WOOD STUDS @ 16" O.C. W/ 1 LAYER OF 1/2" GYP. BOARD ON EACH SIDE.

SHEET: A5 | NEW DENTAL OFFICE/PHARMACY FOR JENSEN

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1 | FOOTING AND FOUNDATION PLAN
S1 | SCALE | 1/4" = 1'-0"

ALL REBAR SHALL BE 3" AWAY FOR THE GROUND AND CONCRETE FORMS

ALL CONCRETE SHALL BE A MINIMUM OF 4000 PSI MIX

STANDARD HOOK TO BE PLACED AT SAME INTERVAL AS VERTICAL BAR PLACEMENT AND TO BE THE SAME DIAMETER AS VERTICAL BAR CALL OUT

CONTRACTOR TO EXCAVATE TO THE EXACTNESS TO ENSURE NO OVER EXCAVATION OCCURS. AN OVER EXCAVATION SHALL BE FILLED WITH COMPACTED ROAD BASE OR CONSOLIDATED GRAVEL

KEY NOTES

1. UFER GROUND AND INTERSYSTEM BONDING LUG
2. 2x4 WOOD STUDS @ 16" O.C. - SEE DETAIL 2/S1
3. CONCRETE FLOOR - 4" CONCRETE SLAB ON 4" GRAVEL BASE ON COMPACT EARTH
4. 6"x6" POST-BUILT OUT TO 2'-0"x2'-0" COLUMN
5. 6"x6" POST-BUILT OUT TO 2'-0"x3'-0" COLUMN

▲ STHICK

FOOTING SCHEDULE

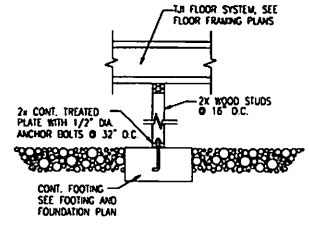
	DIMENSIONS			TRANSVERSE REINFORCEMENT				LENGTHWISE REINFORCEMENT			
MARK	WIDTH	LENGTH	THICK	QTY	SIZE	LENGTH	SPACEING	QTY	SIZE	LENGTH	SPACEING
FC20	20"	CONT.	10"					2	#4	CONT.	EQUAL

BOTTOM OF ALL FOOTINGS TO BE MIN. 2'-6" BELOW GRADE
INTERIOR BEARING WALL FOOTINGS SHALL BE TIED TO EXTERIOR FOOTINGS

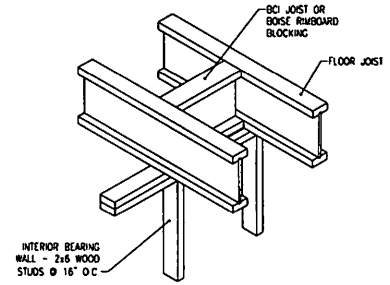
FOUNDATION WALL SCHEDULE

			REINFORCING		
MARK	THICKNESS	HEIGHT	VERTICAL	HORIZONTAL	NOTES
FW-1	8"	9'-0"	#4 @ 16" O.C.	#4 @ 16" O.C.	

TOP OF FOUNDATION WALL ELEVATION = 100.00



2 | STEM WALL DETAIL
S1 | NOT TO SCALE



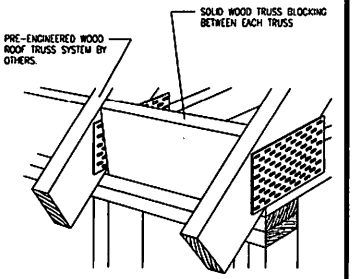
3 | BEARING WALL BLOCKING DETAIL
S1 | SCALE | NOT TO SCALE

SHEET S1 | NEW DENTAL OFFICE/PHARMACY FOR: JENSEN

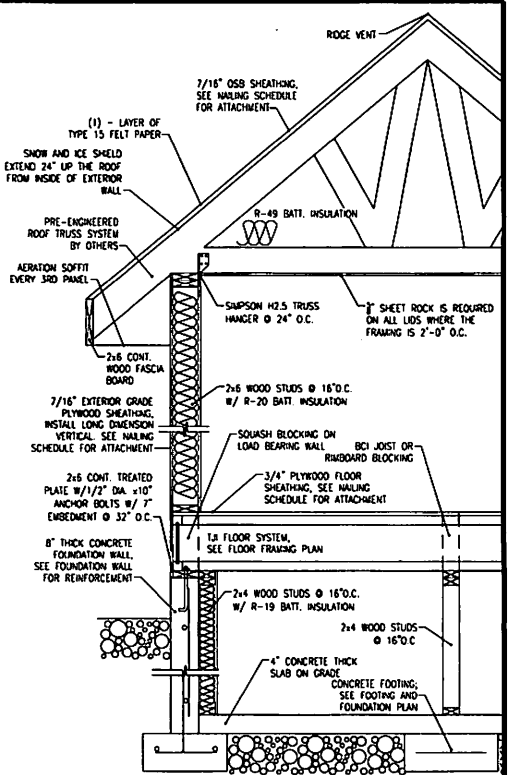
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9/18/26

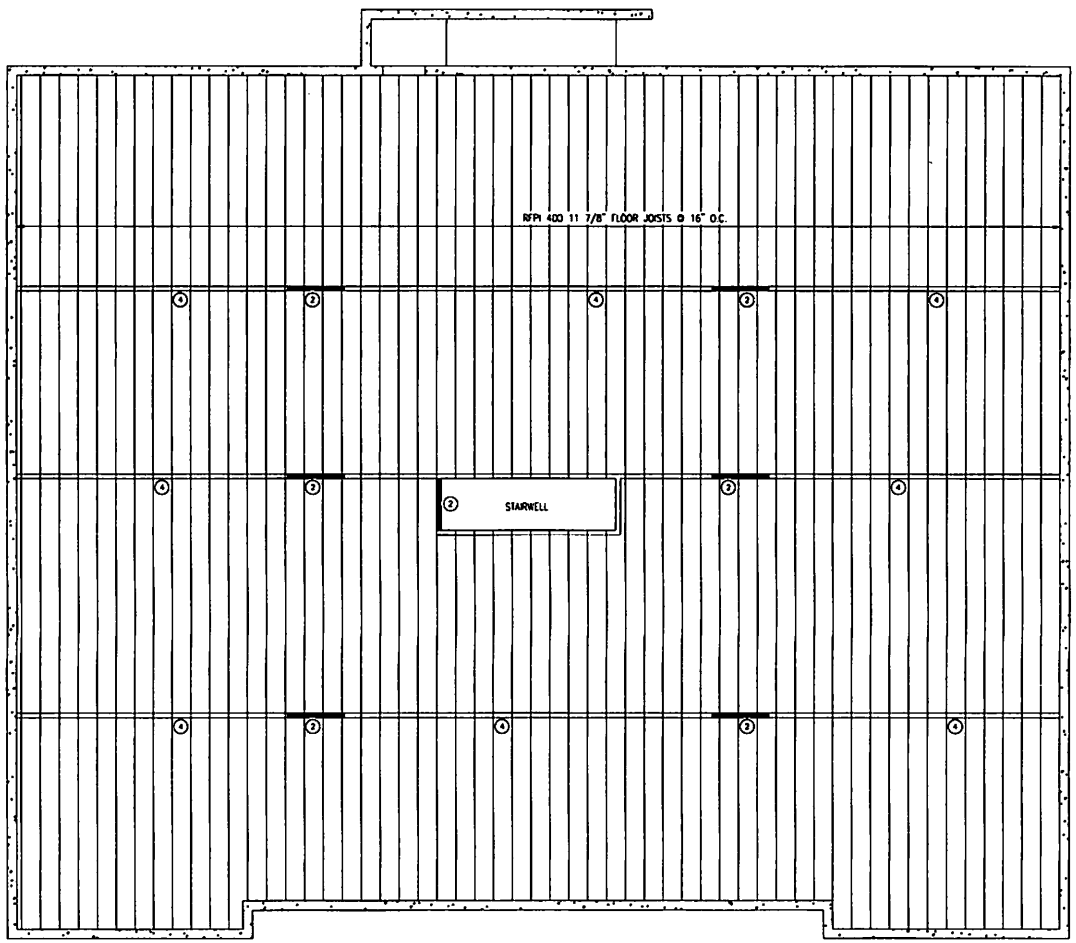
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1	TYPICAL BLOCKING DETAIL
S2	SCALE: NOT TO SCALE



2	TYPICAL WALL SECTION
S2	SCALE: NOT TO SCALE



3	FLOOR FRAMING PLAN
S2	SCALE: 1/4" = 1'-0"

KEY NOTES

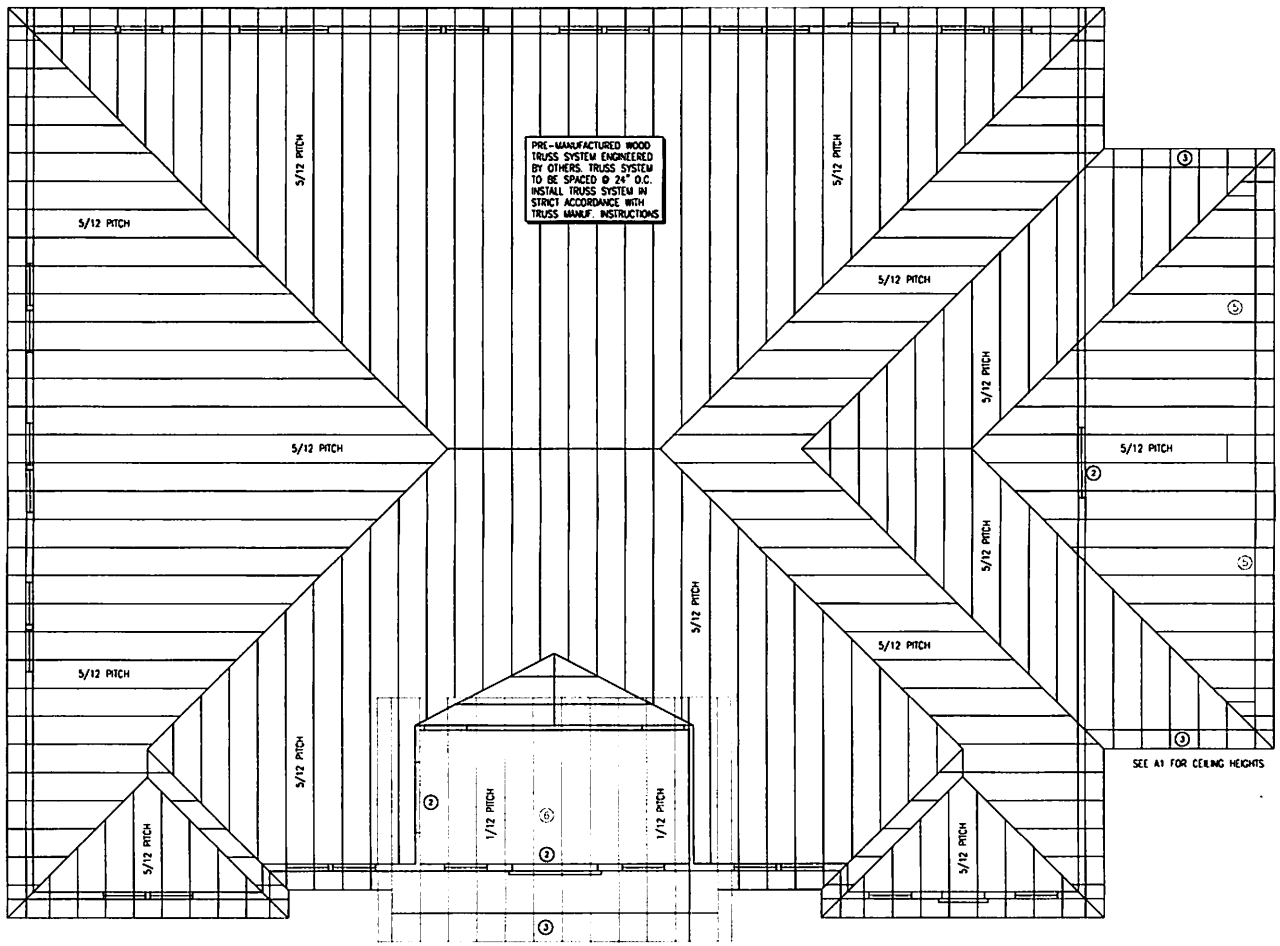
1. ALL HEADERS TO BE (2) 2x8 UNLESS OTHERWISE NOTED
2. (2) 2x10 FIR HEADER
3. (2) 11 7/8 MICRORLAM BEAM
4. BLOCKING TO BE USED BETWEEN FLOOR TRUSSES ALONG BEARING WALLS
5. ON FLOOR FRAMING WHERE TRUSSES RUN PARALLEL TO THE FOUNDATION WALLS, THE FIRST TWO TRUSS BAYS MUST BE SOLID BLOCKED AT 4'-0" CENTERS.





SHEET: S2 | NOTE: THESE DOCUMENTS THROUGHOUT HAVE BEEN PREPARED TO REPRESENT DESIGN INTENT ONLY. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO CONSTRUCT IN STRICT ACCORDANCE TO ALL APPLICABLE CONSTRUCTION CODES AS REQUIRED BY LAW | NEW DENTAL OFFICE/PHARMACY FOR JENSEN

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2	ROOF FRAMING PLAN
S3	SCALE 1/4" = 1'-0"

KEY NOTES

1. ALL HEADERS TO BE (2) 2x8 UNLESS OTHERWISE NOTED
2. (2) 2x10 FIR HEADER
3. (2) 11 7/8 MICORLAM BEAM
4. HEADER ABOVE WINDOW MAY BE REQUIRED TO BE (2) 11 7/8 MICROLAM BEAM DEPENDING ON TRUSS MANUF. SPECS
5. (2) 11-1/2" X 14" MICROLAM BEAM
6. STICK FRAME ROOF WITH 2X10 OR #2 ON 24" O.C.

SHEET: S3 | NEW DENTAL OFFICE/PHARMACY FOR: JENSEN

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ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR LOCATING A SUNDRIES SALES, PHARMACY WITH DRIVE THROUGH, MEDICAL LAB SERIVCES, DRUG AND PROPRIETARY, MEDICAL OUTPATIENT CLINC AND MEDICAL OFFICE (PROJECT) LAND USES AT 435 S HIGHWAY 55 (MAIN STREET) WITHIN THE COMMERICAL 1 (C-1) ZONING DISTRICT.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and NEVIN JENSEN, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with NEVIN JENSEN FOR THE PROJECT, LOCATED AT 435 S HIGHWAY 55 (MAIN STREET) WITHIN THE COMMERICAL 1 (C-1) ZONIGN DISTRICT.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and NEVIN JENSEN ON BEHALF OF THE PROJECT, (Applicant's Agent), for the property located at: 435 S HIGHWAY 55 (MAIN STREET).

Term: the term of this agreement commences on NOVEMBER 9TH, 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 Elements.

- Parking lot and area lighting to be installed and operating during all dark hours illuminating all vehicle and pedestrian areas finding that lighted vehicle and pedestrian areas mitigate the potential for accidents and injuries. All exterior lighting to be high efficiency LED fixtures.
- Fencing to be installed on the north and east boundaries of the property to the limit of the development. Fencing to be three feet (3') in height for a distance of twenty-five feet (25') from the west property boundary the six feet (6') in height for remainder of installation, finding that fenced property boundaries mitigate the potential for unauthorized access.
- All utilities to be connected to the subject building in compliance with requirements of the respective utility providers and any direction from the utility providers. Water and sewer services are accessible in Highway 55 (Main Street). Owner responsible for all costs associated with service laterals to site from road, including obtaining any requisite UDOT permits, if needed. Utility laterals shall comply with Price City minimum standards and inspection by Price City Public Works Department.
- Utilization of existing driveway approach(es) from road to subject property only finding that driveway approaches are pre-approved and front a UDOT limited access highway.
- Business signage to be submitted, reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed business signage promotes increased commercial activity and provides for signage consistency within the community.
- Installation of a minimum of five percent (5%) of the subject property in landscaping pursuant to Code requirements. Water wise landscaping required.
- Not less than twenty-four (24) off-street parking spaces installed finding that sufficient off-street parking meeting minimum off-street parking Code requirements serves to improve access and commercial activity. Requisite ADA spaces to be included.
- Install, repair replace all missing or damaged public infrastructure fronting Highway 55 (Main Street), if any, per Price City Minimum Standards and UDOT requirements, finding that functional and safe public infrastructure protect the health safety and welfare of the community. Installation of any required ADA ramps servicing the sidewalk adjoining the subject property required under the direction of Price City Public Works.
- Control, retain and release to a bona-fide storm water conveyance all storm water resulting from a 100-year storm event for a 1-hour duration. No storm water runoff to flow to neighboring properties. Engineered storm water control plan to be completed and submitted to Price City Public Works for review and concurrence. Must comply with all recommendations and direction stemming from the plan and Price City Public Works staff.
- No drive thru vehicle stacking to extend into the public right of way finding that vehicle stacking restrictions in the public right of way mitigate the potential for vehicle and pedestrian accidents.
- Garbage dumpster to be located in enclosure with gates and hard surface to mitigate the accumulation and potential wind scatter of garbage, rubbish and debris. Service frequency of garbage dumpster and capacity of garbage dumpster functional to prevent accumulation and potential wind scatter of garbage, rubbish and debris.
- Construction in compliance with generally accepted Storm Water Pollution Protection (SWPP) protocols and practices. Silt fencing required on east site exposure.
- Right turn only signage placed upon north egress drive approach by owner finding that right turn only onto Highway 55 (Main Street) in the vicinity of the project mitigates the potential for accidents. Signage to be MUTCD compliant.

- Identified fire lane to be painted and on-site signage placed identifying the fire lane based upon direction by the Price City Fire Chief. Signage to be MUTCD compliant. Fire lane to be restricted for parking on north and south sides, compliant apparatus turn-around space on east side.

Documents and Studies:

- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of any required financial surety prior to commencement of construction, if needed.
- Construction to be completed under the auspices of a building permit and building inspection finding that properly permitted and inspected construction protects the health, safety and welfare of the community.
- Procurement of Price City business licenses for all businesses operating from the location prior to commercial operation finding that properly licensed businesses protect the health, safety and welfare of the community.
- Complete and submit a geotechnical study and compliance with recommendations from the geotechnical study finding that construction in compliance with known soil conditions mitigates the potential for hazardous conditions.
- Completion of a cross-access agreement and recorded easement identifying the property area immediately to the south of the subject property allowing ingress/egress from both access points on the UDOT limited access highway for this and future development, including emergency services and improved vehicle flow to the drive-up window on the south side of the building. Copy of cross access agreement and recorded easement to be provided to Price City prior to commercial operation.
- Completion of a Price River Water Improvement District (PRWID) waste water survey and compliance with recommendations and requirements stemming from the survey. Copy of final survey accepted and approved by PRWID to Price City.

Other.

- Final address assignment to be made by Price City.
- No new ingress or egress from subject property.
- No fencing or other impediments to cross access movement along the south boundary of the subject property site. Specific requirement for emergency services access.
- No development of south property area without additional site plan approval and subdivision of land recorded.
- No disposal of any oils, greases, medication or other harmful materials into the waste water system. Installation of grease trap and sampling manhole required on sewer service lateral.
- No medical marijuana sales from the pharmacy.
- No land uses on site not specifically contemplated herein.
- No conditions at the property or structure that violate the Price City Property Maintenance Code.

Price City Shall:

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

SIGNED THIS ____ DAY OF _____, 20____.

Price City

By Jan Young, Chair

ATTEST:

Jaci Adams, City Recorder

Applicant:

NEVIN JENSEN

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: PHARMACY WITH DRIVE-UP LANE, MEDICAL LABORATORY SERVICES, MEDICAL CLINIC-OUTPATIENT, MEDICAL OFFICES LAND USES LOCATED AT 435 S HIGHWAY 55 (MAIN STREET) WITHIN THE COMMERCIAL 1 (C-1) 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