



within the Residential 2-8 zoning district. The land subdivision is allowable as a conditional use in the zoning district based on Section 10.3.13 of the Code.

Staff recommended approval based on the following conditions and recording of the plat as presented:

- a. Completion and recording of final subdivision plat with the Carbon County Recorder's office within 30 days of this approval finding that timely recording of land transactions mitigates potential conflicts and confusion regarding real property;
- b. No land uses within the boundaries of the subdivision other than cemetery uses finding that other land uses are not compatible with the subdivision.
- c. No conditions at the property that place the property in violation of the Price City property maintenance code finding that properly maintained properties protect property values and are consistent with the Price City General Plan;

ACCEPTANCE-The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

**MOTION.** Commissioner Clausing moved to approve the request as presented. Motion seconded by Commissioner Richens and carried.

5. **ACCESSORY BUILDING (GREENHOUSE) INSTALLATION**-Consideration and possible approval of installation of a greenhouse at approx 1750 East 500 South within the R1-8 zoning district, Jared Haddock, owner.

Jared Haddock submitted a Conditional Use Permit (CUP) application for approval of 2 locations for greenhouses on his property. Nick Tatton provided the Commission with the following information: the greenhouses are considered accessory structures and are conditional uses; further, Jared's previous permit requires that any structures of any type be considered conditional uses and reviewed for permit issuance. The general land use evaluation criteria for the zoning district is in Section 10.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/checklist is in Section 10.1.m of the Code. The accessory structure(s) are permissible under Section 10.3.1.1.1 of the Code. Mr. Haddock is only planning to install one greenhouse (not commercial) at this time, but has requested authorization for both possible locations identified on the site plan. Site #1 is on an existing residential lot that also contains a garage (accessory building without a main building) and site #2 is on the un-subdivided part of the property.

Mr. Haddock stated that he would like the greenhouse to improve the agriculture property by using a grant he is receiving to improve the soil in the area and extend seasonal growth of his plants and harvest for a longer period of time. He stated that he is working with the Building Inspector, Bob Bennett to meet all City standards. He stated that the greenhouse would not impact future homes or buildings because the lots are large. He stated that he has enough water shares and irrigation set up to get water to the greenhouse and that no utility changes are necessary. Mr. Haddock requested two options for the greenhouse but the Commission asked that he choose one option and build the greenhouse at that location. Mr. Haddock chose site 2 as presented. Nick Tatton stated that Price City Code does not require that neighbors be contacted on the project but has advised Mr. Haddock to notify the neighbors. Mr. Haddock stated he would be selling the vegetables from the greenhouse from another location and not his home. Chairman Bruno read aloud the agreement with Mr. Haddock and the following conditions:

- a. One greenhouse only site #2 as an acceptable location for the greenhouse;
- b. No approval or other structure's to be located or installed implied or authorized by this approval for locating of one (1) greenhouse finding that other or additional structure's require individual and separate permitting;
- c. Installation and construction in compliance with all applicable building codes and under the supervision of the Price City Building Inspector finding that construction in compliance with adopted building codes and inspection practices protects the health,

- safety and welfare of the community;
- d. Greenhouse to contain individual private garden area only finding that no community garden or home occupied business permit has been authorized nor has any such business been licensed;
  - e. No growing of illicit or illegal crops within the confines of the greenhouse finding that illicit or illegal crops have a negative impact on society and are not lawful to cultivate;
  - f. No conditions at the greenhouse or adjacent property or structures that place the property or structures in violation of the Price City Property Maintenance Code;

ACCEPTANCE-The Commission confirmed that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

**MOTION.** Commissioner Sacco moved to approve a greenhouse on site#2 as presented. Motion seconded by Commissioner Beacco and carried.

6. UNFINISHED BUSINESS-

- Old Swift's building at 800 N. Cedar Hills Drive in the C-1 zoning district will be a therapeutic massage business and is a permitted use in the CD zone. Salon use is a permitted use and does not need a Conditional Use Permit.

7. CUSTOMER SERVICE REPORT-No update

Meeting adjourned at 6:53 p.m. pursuant to a motion by Commissioner Clausing.

APPROVED: \_\_\_\_\_  
Chairman, Larry Bruno

ATTEST: \_\_\_\_\_  
City Recorder, Laurie Tryon