

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Public Hearing
Tuesday, February 9, 2021

ATTENDING: Kim McFarlane, Stephanie Crabtree, and Kent Johnson; Mayor Travis Bacon, Council Members Kathy Ryan, Michael Silliman, Larry Packer, Bo Harrison and Kent Nelson; Employees Conae Black, Julie Spadafora, Phillip Stubblefield, David Wilson, Bryan Meadows, Robin Hunt, Jackie Nelson, Candice Cravins, Loni Meadows; from Smith Hartvigsen law firm Adam Long, Citizens Mike Keener, Kim Andrus, Jamie Richardson, Valerie Richardson, Justin Queen, Maria Sykes, Jeff Black, Gaylene Erwin, Frances Erlandsen Lindsey Briceno, Douglas Tolman, Emily Mora

CONDUCTING: Planning Commission Member, Kent Johnson, the meeting began at 7:01 p.m.

ORDER OF BUSINESS:

1. Public Hearing to hear comments on the proposed amendments to the C-1 Commercial zoning ordinance and an ordinance to regulate metal storage containers as an accessory unit. Jamie Richardson had a question on the storage container ordinance. He asked if a company selling storage containers wanted to open a business in Green River would they be in violation of this proposed code? Kent Johnson said they would need to set up their business in the Industrial zone. Jamie Richardson asked if they could be in the commercial zone. Kent Johnson said he didn't know if they could store them on site. Jamie Richardson thought these companies had them on their lots in a commercial zone. Conae Black said selling storage containers is not a permitted use in the commercial zone. Jamie Richardson wanted to know why you couldn't sell metal storage containers in the commercial zone rather than go to the industrial zone. Kent Johnson said he would take it back to the Planning Commission for more discussion. Conae Black told Jamie Richardson that would be a zoning change as a permitted use in the commercial ordinance. She said the proposed metal storage container ordinance addresses their use as an accessory building for residential and commercial zones. Jamie Richardson said that makes sense. There were not any further questions or comments.

2. Public Hearing to hear comments on changing the R-2 zone to the R-3 zone. Kent Johnson pointed out on the map the area under discussion. He explained that the property owners requested this change in the zone to give them more flexibility for smaller homes. The R-3 zone allows for single-wide mobile homes as well as single-family stick built homes. The Planning Commission did discuss their concerns with drainage in the area. This will need to be addressed by the City Council. The natural storm water drainage comes from the north down through town to the river. There are some natural washes in the area that we are discussing. The request came from Royd Hatt and Allen Burns. Phillip Stubblefield said he did not realize that single-wide trailers were allowed in the R-3 zone. He felt the single-wide trailers devalue the surrounding homes and it would be best to keep them in the trailer parks. It would be different with a tiny home but didn't think a mobile home belongs in that area. Kent Johnson said that Royd Hatt and Allen Burns do not intend to put mobile homes in that area but they are allowed in the R-3 zone. Kim McFarlane asked if it would be appropriate for the Council to make an exception that no mobile homes are allowed in that area. Conae Black stated that it requires a change in the zoning ordinance. Bo Harrison asked if the R-3 zone allowed for mobile home parks. Conae Black said no mobile home parks are allowed in the R-3 zone and she wasn't sure if single-wide trailers were allowed. She knows that the R-3 one does allow for denser housing units in that zone and allows for both single-family and multi-family dwellings. Conae Black felt it was a good idea to change the zone from R-2 to R-3. Kathy Ryan asked if single-wide trailers are allowed then couldn't we ask that they be put on a foundation. Conae Black said yes. Bo Harrison said that ground is actually a good location for trailers because it moves so much that you can relevel

your house. Conae Black agreed with Bo Harrison. Bo Harrison asked if the land owners were in a difficult position because it would require several lots to build upon. Conae Black said that is correct however the lot size in the R-3 zone is only 5,000 square feet compared to the 7,500 square foot lot size in the R-1 zone. The R-2 zone only allows for mobile home parks. There are already some mobile home parks in our community and the city just rezoned another area for new mobile home park. Kent Nelson asked if the Council would need to approve a new mobile home park. Conae Black said no. Kent Nelson asked if this was rezoned then someone could put in a mobile home park. Conae Black said no it would need to be zoned for a mobile home park. Kent Johnson said basically this zone change is to allow for smaller lot sizes. There were no further questions or comments.

3. Adjourned at 7:32 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: March 16, 2021