

# City of Green River

460 East Main Street, Green River, Utah  
Planning Commission Minutes  
Regular Meeting  
Tuesday, February 16, 2021

**ATTENDING:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Council Member; Employees, Conae Black, Citizens, Tammy Howland  
**ABSENT:** Kim McFarlane

**CONDUCTING:** Chair, Royd Hatt, the meeting began at 7:15 p.m.

## **ORDER OF BUSINESS:**

1. Discuss/approve/deny Conditional Use Permit for Jason Hodgson. His request was to live in a commercial building on 425 West Main Street where he could also work on his vehicles. Kent Johnson stated that because the original use of the building was a gas station/garage it would not meet building codes for someone to live in. The other members of the Planning Commission agreed that the building was not suited for habitation. **MOTION:** Kent Johnson made a motion to deny the Conditional Use Permit for Jason Hodgson. Royd Hatt seconded the motion. **VOTE:** Stephanie Crabtree, Royd Hatt, Kent Johnson and Don Meadows voted aye. The motion carried.

2. Discuss amendments to the zoning map. There was some discussion on where the best place to allow for the C-2 zone. It was suggested that along the railroad tracks on the west side of town and in Elgin where the old Dat's Trucking and propane storage tanks. The Planning Commission reviewed what was permitted in the C-2 zone.

3. Discuss/approve/deny changes to the Canal Commons Subdivision. Stephanie Crabtree who was representing the Epicenter, stated the canal company wanted a 15-foot rather than a 10-foot easement which reduced the lot sizes. They still fit within the R-3 guidelines. **MOTION:** Kent Johnson made a motion to approve the changes to the Canal Commons Subdivision. Royd Hatt seconded the motion. **VOTE:** Royd Hatt, Kent Johnson and Don Meadows voted aye. Stephanie Crabtree abstained from voting. The motion carried.

4. Discuss revisions to the R-3 zoning ordinance. Royd Hatt said the setbacks for a corner lot is off and also felt the front and rear setbacks should be 20 to 25 feet. He also commented that the road easements are 66 feet wide and didn't think they needed to be that wide. Kent Johnson felt they should take a look at the way the streets are plated and change them to a 40-foot wide street. Royd Hatt said for a 50' by 125' side lot if you take out 25 feet off of the side and then 20 feet for the rear and a six-foot buffer between you and the adjacent property owner. So with the 25 feet and six feet setback requirements that totals to 31 feet. You can only build a 19-foot-wide house and you might as well just put a trailer there. Conae Black asked Stephanie Crabtree if she would produce a visual of what that would look like. She agreed to. Kent Johnson felt it could be changed to 20 feet rather than 25 feet.

5. Minutes from January 26, 2021 regular meeting. **MOTION:** Kent Johnson made a motion to approve the January 26, 2021 regular meeting minutes. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Royd Hatt, Kent Johnson and Don Meadows voted aye. The motion carried.

6. Adjourn. The meeting adjourned at 7:47 p.m.

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Royd Hatt, Chair  
Approved: March 16, 2021

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Conae Black, City Recorder