

City of Green River

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

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

CONDUCTING: Planning Commission Member, Kent Johnson, the hearing began at 7:35 p.m.

ORDER OF BUSINESS: Public Hearing to hear comments on the proposed Canal Commons subdivision. Kent Johnson said this is a public comment period for the proposed Canal Commons subdivision.

Stephanie Crabtree stated that the Epicenter went to the Planning Commission two different times for approval. She showed the plans to the City Council. There are ten lots skirting the perimeter of the property. The five lots to the south are the ones that will be built first. The rest of the property will be in the ownership of the Epicenter. Even though the five lower ones on the south side will be rental houses. The reason they subdivided into all of those lots is because they are single-family dwellings. The other five house will be home ownership. The center space will be a green space. Bo Harrison asked if there will be a detention basin in the center. Stephanie Crabtree said yes and there will be a second one on the southeast corner. There will be curb and gutter skirting around the property. They are offsetting themselves 12 feet from Green River Avenue to allow for the road to be widened in the future. The curb and gutter will look like shoulder of the road for now and the drainage water will not run into the canal. Bo Harrison said the basin will hold the water and will eventually evaporate. Stephanie Crabtree said they are doing a soils test that will tell them if the annual rainstorms will be absorbed. The only hardscaped areas will be the driveways and sidewalks. The rest will be green space where any kind of rainwater will be absorbed. Kent Johnson said everything in these plans is set up to meet city codes and zoning regulations. Stephanie Crabtree said the utility easement was set up so as not to encroach upon the railroad easement. Because that space serves also as a publicly shared space they have run the utility line on the north side of the shared space. The city will still be able to access that line if necessary. Bryan Meadows said the water and sewer lines have already been put into place. Kent Nelson asked Stephanie Crabtree if the homeowner homes were going to be built and then sold or are the lots going to be sold and the owners then build. Stephanie Crabtree said the Epicenter is not sure if they will build first or sell the lot and assist the owners with the building the house. With the covenants that are on the land they will not just sell a lot without someone building on it. They have already been approached by some people that are interested. They have asked questions like what kind of financing they will qualify for and the best method for applying for a loan. If they can get financing, then the Epicenter will guide and help them through it. If they can get the financing, then it takes that financial responsibility off of the Epicenter but if necessary they could build the houses and then sell them. For the five rental houses two of them will be two bedrooms and one bathroom, two will be three bedrooms and one bathroom and one will be ADA accessible two bedrooms one bathroom. Conae Black said that before the City deeded the property to the Epicenter some covenants were put in place. One of the covenants was someone cannot build a home and then turn around and use it for a short term rental house. Stephanie Crabtree said it also has to be affordable so they have been working with some consultants on the best way to do that. Obviously if you were to build your own house and then sell it you will have some equity in it and there will some kind of profit but it holds it to a certain percentage. This way they will remain affordable houses. There were no further comments. The public hearing adjourned at 8:05 p.m.

Royd Hatt, Chair
Approved: June 22, 2021

Conae Black, City Recorder