

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, March 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 revisions to the R-3 zoning ordinance. Royd Hatt felt that that the Planning Commission should wait on any further revisions. He took a look at the homes within this zone and most appear to have the 20-foot front setbacks. Stephanie Crabtree came with some drawings that showed the setbacks as they are now and what it would entail if the front setbacks were changed to 15 feet rather than 20 feet. She even had a drawing that showed a 15-foot side setback on a corner lot with fencing and how that would look for the traffic visibility triangle. She recommends that the code could be changed to allow for a 15-foot side setback on a corner lot. Kent Johnson said that the speed limit on the street should also be taken into consideration for the corner lot setbacks. In our residential areas there is not any speed limit over 25 miles per hour. Stephanie Crabtree felt the setback on the corner lot was fine but when you add the fencing it impedes the traffic visibility. There was some discussion on whether the fencing ordinance should be amended and it was decided that there are many homes in town that are already in violation. Don Meadows said there are some fences that are hedges and they are taller than 3 feet. Stephanie Crabtree said she could look into this further and find out if the setbacks are determined by speed limit or road width. The Planning Commission decided that all other setbacks were fine. Royd Hatt asked Stephanie Crabtree to do some more research and she agreed. Stephanie Crabtree offered to help out by adding some drawings to the codes so that it makes more sense to people.

2. Minutes from February 9, 2021 public hearing. **MOTION:** Kent Johnson made a motion to approve the February 9, 2021 minutes. Don Meadows seconded the motion. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

3. Adjourn. The meeting adjourned at 7:33 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: June 22, 2021