

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Tuesday, July 28, 2020

ATTENDING: Kim McFarlane, Don Meadows, Royd Hatt and Kent Johnson; Employees, Conae Black, Phillip Stubblefield; Citizens, Jamie Richardson, joining electronically Darrell Ross and Valerie Richardson

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:05 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Conditional Use Permit application from Jamie Richardson. This request is to allow a residential/commercial use of the commercial building owned by Jamie Richardson. The use would be residential and a commercial art gallery. The proposed living space is 8x10 with a mini refrigerator, microwave, desk and inflatable bed. The studio area is for the artist paper making. The art class space and future craft and gallery area will need no major changes. There was some discussion on off street parking for the resident. Kim McFarlane was concerned that the current status of the building would not meet building code because there is not a kitchen or kitchenette. The bathroom is not a full bathroom and would building code require a full bathroom for the mixed use. Another question is does building code require a separate bathroom for the public. It was decided to reach out to the commercial building inspector to get these questions answered. **MOTION:** Kim McFarlane made a motion to table this until further discussion. Kent Johnson seconded the motion. **VOTE:** Royd Hatt, Kent Johnson, Don Meadows and Kim McFarlane voted aye. The motion carried.

2. Comments and discussion from Jamie Richardson. Jamie Richardson said he owns some property in the Elgin area and wanted to find out what the city has planned for that area. The lots are small and he felt the best use would be small manufactured homes or trailers. Kent Johnson said the city has currently zoned that area R-1 which makes those lots useless unless you own several lots. He asked if there were any plans to extend the water and sewer lines into that area. Conae Black said the city is considering putting in some housing units in this area and are in discussion with a housing developer at this time. This will be a good fit for the developments that are already planned for the Riverside Park. Phillip Stubblefield mentioned that the 80 foot right-of-ways in that area are too large. Conae Black said the city's intent for the Elgin area is an attractive place for single-family dwellings. There was some discussion on the location of the water and sewer main lines.

3. Discuss/approve/deny request for a zoning change. Royd Hatt is requesting a zone change on the section of property on North Howard Street to be changed from R-2 to R-3. This would allow for smaller lot sizes where single-family dwellings are permitted. The majority of the property owners are his father and Allen Burns. He spoke with Allen Burns about his suggestion of the zoning change and Allen Burns is in favor of the change. The R-2 zone allows for singlewide mobile homes. He has the opportunity to sell these lots but they would like to build single-family dwellings. He showed the Planning Commission where the main water and sewer lines are. There are water lines that these homes can connect to but he will need to extend the sewer line. There could also be a problem with storm water drainage once these homes are built. There was some discussion on which section within the R-2 zone that would be proposed for a zoning change. This discussion led to changing the Birchwood Estates subdivision zone from an R-1 to R-2. **MOTION:** Kim McFarlane made a motion to go through the proper procedures of changing a zone and recommend to the City Council to change the R-2 zone to R-3. The motion was seconded by Don Meadows. **VOTE:** Kent Johnson, Don Meadows and Kim McFarlane voted

aye. Royd Hatt abstained from voting. The motion carried. **MOTION:** Kim McFarlane made a motion to recommend to the City Council to change the Birchwood Estates subdivision zone from an R-1 to R-2 zone. Royd Hatt seconded the motion. **VOTE:** Kent Johnson, Don Meadows, Kim McFarlane and Royd Hatt voted aye. The motion carried.

4. Discussion on Conex shipping containers for storage. Phillip Stubblefield led the discussion for the Planning Commission. He stated that there is a lot of agriculturally zoned property within the city limits. He suggested there should be a lot size requirement for a metal shipping container to be allowed in the agriculture zone but some of the properties in the agriculture zone are small and a shipping container would be visible from the neighbors. He asked if they wanted shipping containers on Main Street. The draft states that a shipping container is allowed while a building is under construction for a certain period of time. He pointed out the metal shipping container at a residential home on South Solomon Street that still has the identification on the container. He said they can be dressed up like the two containers at the corrals on 70 West. He said for this meeting he just wanted the Planning Commission to get a general idea of what the ordinance could look like. He would like to see them eliminated from residential properties and permitted in the industrial zones, in the agricultural zone with a 1 acre lot size or temporarily while a building is being constructed. The Planning Commission agreed that they shouldn't be allowed in the commercial zoned but permitted in the industrial zones. Jamie Richardson pointed out that there is a lot of junk on some properties on Main Street and if the shipping containers were allowed then the junk could be stored in those containers. It is an inexpensive way for dry storage. Phillip Stubblefield said the metal shipping containers devalue your property and the surrounding property. It was suggested that the ordinance could state that the containers need to be painted natural colors. Conae Black felt that allowing metal shipping containers will not solve the problems with the junky properties. She said once the containers are full they will store their excess belongings outside the containers. Phillip Stubblefield felt the city should get control of this before it becomes an issue. He will prepare a draft ordinance for them to review at the next meeting.

5. Discuss/approve/deny minutes for June 23, 2020 regular meeting. **MOTION:** Royd Hatt made a motion to approve the minutes for June 23, 2020 regular meeting. Kent Johnson seconded the motion. **VOTE:** Kent Johnson, Don Meadows, Kim McFarlane and Royd Hatt voted aye. The motion carried.

6. Adjourn. The meeting adjourned at 8:22 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: October 27, 2020