

City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, April 28, 2020

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

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:03 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for February 25, 2020 regular meeting and March 24, 2020 regular meeting. **MOTION:** Stephanie Crabtree made a motion to approve the minutes. Kent Johnson seconded the motion. **VOTE:** Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

2. Discussion on amendments to the Zoning map. Conae Black stated that Love's is in the process of purchasing the Birchwood Estates subdivision and their intent is to put manufactured homes on those lots. This subdivision is zoned R-1 and the lot size requirements are 7,500 square feet with a minimum width of 70 feet. Kent Johnson said if they want to build a trailer park then no. Royd Hatt asked if this property is already subdivided. Conae Black said yes, it is a recorded subdivision with small lots. Two lots will need to be purchased in order to comply with the R-1 zoning requirements because the majority of the lots are 5,000 square feet and you cannot put manufactured homes in the R-1 zone but you can the R-2 zone. Love's is also in the process of temporarily putting eight of these manufactured homes at the I Camp campground which is also zoned R-1 but licensed as an RV Park and not a Mobile Home Park. She asked the Planning Commission where they would suggest that Love's house their employees? Love's asked about putting housing on their commercial property where the gas station is which is zoned commercial. She said the R-2 zoning requirements state that each manufactured home will have their own water and sewer connections and they need to be placed on a foundation. Phillip Stubblefield said Love's will be the largest employer in town. When he spoke with the Manager he said they will have 90 employees. Kent Johnson and Stephanie Crabtree asked if Love's intent was to provide housing for only their employees. Conae Black said they have already purchased eight manufactured homes and asked if they could be placed temporarily at the I Camp and she told them that would be fine as long as they kept them on the axels. But the I Camp does not have a way to hook them up to water and sewer so they are working on that. Bo Harrison said the Manager at Love's talked to him about the plans for installation or extension of water and sewer lines at the I Camp. Kent Johnsons said as long as Love's keeps the manufactured homes on their wheels and it is temporary then it should be alright. Royd Hatt asked how long is temporary. There was some discussion on defining and regulating temporary. Conae Black asked the Planning Commission to look at the subdivision and decide what the best use of the land would be and she feels that changing the zoning to R-2 would be best. Royd Hatt felt living right next to the railroad tracks is not the best place to live. There was discussion on whether these homes could be located in any of the other mobile home parks. Conae Black said the only location that is currently zoned R-2 does not have water and sewer close by. Kent Johnson said when he last served on the City Council that is where they wanted to place mobile home parks because of the Mancos shale where yards cannot be planted. Most mobile home parks do not have planted yards. Conae Black said the city needs housing. Stephanie Crabtree said she is frustrated because it feels like Love's is taking the cheapest way out. When their employees move on then what is it look like for the residents here. She said you can build nice decent housing that is going to last but it is going to cost you more. She is concerned that it is going to turn into another trailer park in 10 years. Bo Harrison asked if they were interested in

opening it up to other people. Conae Black said she did not know. There was some discussion on the potential upgrades at the I Camp to allow for the eight manufactured homes to temporarily locate there. Kent Johnson felt they would not just walk away from that location if they were going to put in all of those upgrades. Bo Harrison said the amount of money they will be spending on the upgrades is just pennies to Love's. Conae Black said she would not be dealing with Love's she would need to work with Josh Dunham who owns the I Camp for the temporary housing.

3. Discussion on amendments to the sign ordinance. The Planning Commission went over the changes that were made last month. Conae Black asked the Planning Commission if they liked the matrix. Kent Johnson said he thought it was a good quick reference guide but Conae Black did not like the way it looked. They felt it looked pretty good.

4. Adjourn. The meeting adjourned at 7:51 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: May 26, 2020