

*City of Green River*  
460 East Main Street, Green River, Utah

Planning Commission Minutes  
Regular Meeting  
Tuesday, May 26, 2020

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

**CONDUCTING:** Chair, Royd Hatt, the meeting began at 7:07 p.m.

**ORDER OF BUSINESS:**

1. Discuss/approve/deny minutes for April 28, 2020 regular meeting. **MOTION:** Stephanie Crabtree made a motion to approve the minutes for April 28, 2020 regular meeting. Don Meadows seconded the motion. **VOTE:** Don Meadows, Stephanie Crabtree, Royd Hatt and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny amendments to the Sign Ordinance. The Planning Commission reviewed a third draft of the ordinance amendments. They discussed the need to require awnings to have a building permit. There was some more discussion on the height of the pole sign. The decision was 80 feet on the outside corridor of the C-1 zone which is from the new Public Safety building to Love's on the west end and from the river bridge to the Super 8 on the east end. The height in the inside corridor is 50 feet. **MOTION:** Royd Hatt made a motion to approve the amendments to the sign ordinance which includes the changes they discussed at this meeting. Don Meadows seconded the motion. **VOTE:** Don Meadows, Stephanie Crabtree, Royd Hatt and Kent Johnson voted aye. The motion carried.

3. Set Public Hearing date. A public hearing date to hear comments on the amendments to the sign ordinance was set for July 14, 2020 at the regular city council meeting.

4. Discuss/approve/deny Conditional Use Permit for the Canal Commons Housing Development. Stephanie Crabtree, who represented the Epicenter, addressed the Planning Commission. She explained the location which is currently zoned C-1 commercial. They have plans to build ten single-family residential units. They are similar in lot size and dwelling size as the houses along Long Street. The parking will be off street parking as the adjacent street is narrow. The intent is five of the houses will be available to rent and five houses will be for sale. There will be a center space available for a retention pond and open green space. Royd Hatt read the general review criteria for a conditional use permit. 10-13-4G asks if there is sufficient utility capacity. Stephanie Crabtree said there is not at this point but there will be. 10-13-4J states "a plan for fencing, screening, and landscaping to separate the use from adjoining uses and mitigates the potential for conflict in uses." Kent Johnson stated there should be a fence next to the canal for safety. Stephanie Crabtree said they have discussed putting in a low wall to keep small children away from the canal. 10-13-4L states "that within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and is appropriate to the topography of the site." There was already discussion on the retention pond that will also be used as open green space. **MOTION:** Royd Hatt made a motion to approve a Conditional Use Permit for the Canal Commons Housing Development with the following conditions based on the following criteria: 10-13-4G they need to continue to work with the city on extending the water and sewer lines to the property. 10-13-4J they need to add fencing along the canal to prevent access for small children. 10-13-4L they need to continue to work with the city and their engineers on the retention pond to mitigate flooding. Kent Johnson seconded the motion. **VOTE:** Don Meadows, Kent Johnson and Royd Hatt voted aye. Stephanie Crabtree abstained from voting. The motion carried.

5. Reports. Conae Black reported on Josh Dunham's intent to request to change the zoning on his I Camp RV Park to be a manufactured home park. She has heard from a realtor who is working with the owner of the Book Cliff Lodge and they are still trying to come up with some other uses for a portion of the property. They still plan on opening up the back portion of the motel and demolishing the rooms in the front.

6. Adjourn. The meeting adjourned at 7:40 p.m.

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Royd Hatt, Chair

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Conae Black, City Recorder

Approved: June 23, 2020