

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

Planning Commission Minutes
Regular Meeting
Tuesday, June 23, 2020

ATTENDING: Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Council Member; Employees, Conae Black, from the Association of Governments Michael Bryant, Citizens, Layne Mathews, Josh Dunham, Kirk Dunham, Steve Reynolds

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:00 p.m.

Kent Johnson joined the meeting by phone.

ORDER OF BUSINESS:

1. Discuss/approve/deny request for zone change. Josh Dunham said a lot of the other Mobile Home Parks have very old units in them and are in poor condition. They are bringing new units and no one has lived in them. They will be owned by an outside entity (Love's) that sees this as an asset that need to be maintained and kept up. Royd Hatt said he had read the agreement each tenant will have that states what they can and can't do at the residence. Stephanie Crabtree asked what the long term plan is for the residents who will be living in the manufactured homes. There is that immediate need for housing right now but what will happen in five to ten years from now. The residents may want a yard or will outgrow the living space. That could be a good situation for those residents to immerse themselves into the community. Layne Mathews said they have discussed that possibility. Stephanie Crabtree said these units are new now and maybe Love's will own them forever but one day they may not and the new owners will not keep them up is a concern of hers. Layne Mathews said Love's does not sell something that is not in good condition. They just throw them away. Josh Dunham said if Love's was looking at unloading those assets the Campground would definitely put a bid in for them. There was some discussion on the depreciated value of the mobile homes. Josh Dunham said stick built homes can also become dilapidated. Kim McFarlane said if it is a stick built home then you can get financing to help repair and maintain the home. Royd Hatt said he know some houses in town that you wouldn't be able to get any financing for them. Kim McFarlane said then they need to be torn down. Royd Hatt said you then run into the problem of the cost to tear it down. It can be very expensive to demolish a building. There was more discussion on what it takes to demolish a building. Conae Black said the question is do we need another mobile home park in the community. There are probably empty lots in the existing parks. Kirk Dunham said there are not very many empty lots and you could find that out if you asked. Kim McFarlane asked if they would be willing to set a time limit on the mobile home park. Josh Dunham mentioned it states in the city ordinance that the license can be revoked upon failure of the owner and operator to maintain the park. There was some discussion on revocation of business licenses on the existing trailer parks. Phillip Stubblefield stated that if Green River is going to grow then we need more housing. He said it would be nice if all the new residents could build a house to live in but there needs to be a temporary bridge or transition available. Royd Hatt mentioned that he lived in a mobile home for the first six years of his marriage until he bought a house. Stephanie Crabtree said Love's need housing now and she understands that but would like to see the company create an asset which is more helpful for their employees. She can understand better living conditions instead of pushing people into a quick workforce housing solution. If they want to be grounded here then how can Love's help them with that? Conae Black said to Stephanie Crabtree that she keeps calling it quick housing solutions but she sees it as a startup home. Layne Mathews, who is representing Love's, stated they looked at several different options. One was to build apartments but that was a two year \$2,000,000 project. They need staff right now.

The best and fastest solutions that they came up with are a mobile home park, buying Robbers Roost Motel or the two year project. Phillip Stubblefield said at least the mobile home park has some separation and you can have your families in them. He said if they bought the Robbers Roost Motel and people are working together and living close together it could create problems. Conae Black said Josh Dunham went through the ordinance requirements and this was designed according to the standards. She checked with Bryan Meadows to make sure the water and sewer connections were up to city standards and they are with room to upgrade to a larger line if necessary. They have also hired Johansen and Tuttle Engineering whom the city has worked with on many projects and they are very familiar with the city's infrastructure. Kim McFarlane said at other times he would support it but at this time he cannot. **MOTION:** Kim McFarlane made a motion to deny this request for a zone change to allow for a mobile home park. Stephanie Crabtree seconded the motion. Phillip Stubblefield suggested that it may be a conflict of interest for Stephanie Crabtree to vote because of her affiliation with the Epicenter and their housing project. Conae Black did not feel it was a conflict. Kent Johnson call had dropped and he did not hear all of the discussion. Kim McFarlane asked to call Kent Johnson back and wanted him in on the vote. Royd Hatt did not feel it was appropriate because Kent Johnson had missed so much of the conversation. Conae Black asked Kent Johnson if he had any comments regarding this request. Kent Johnson said he had heard most of the conversation and the concerns were brought up that he had himself and didn't want to take up any more time revisiting what had already been discussed. Conae Black asked him what some of his concerns were. He said he has concerns of the existing mobile home parks and felt that most mobile home parks generate into those same conditions. He does not know what causes the poor conditions of the park it is just something that he has noticed. He thinks that if Love's wants to build affordable housing they could put in small stick built units with bigger lots. There are other ways besides adding another mobile home park. **VOTE:** Kim McFarlane, Stephanie Crabtree and Kent Johnson voted aye. Royd Hatt and Don Meadows voted nay. The motion to deny the request for a zone change to allow for a mobile home park carried. Conae Black said the next step is to hold a public hearing and then the Planning Commission gives their recommendation to the City Council and the City Council has makes the final decision.

2. Discuss amendments to the Sign Ordinance to include illumination regulations. The draft ordinance was taken to the City Council who asked the Planning Commission to include illumination regulations. Kent Johnson wanted something in the ordinance so the lights do not shine into the eyes of the drivers on the road. Kent Johnson left the meeting. Conae Black brought examples of illuminated signs from Helper and Moab. The Planning Commission decided that we did not need to be as restrictive as the "dark skies" ordinance example. Some comments from the Council were lights that permeate downward and light colors that do not hurt your eyes. Conae Black said she will work on adding illumination regulations and get that back to them.

3. Discuss/approve/deny minutes for May 26, 2020 regular meeting. **MOTION:** Stephanie Crabtree made a motion to approve the minutes for May 26, 2020 regular meeting. Royd Hatt seconded the motion. **VOTE:** Don Meadows, Royd Hatt and Stephanie Crabtree voted aye. Kim McFarlane abstained. The motion carried.

4. Adjourn. The meeting adjourned at 8:20 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: July 28, 2020