

# City of Green River

460 East Main Street, Green River, Utah  
Planning Commission Minutes  
Regular Meeting  
Tuesday, August 25, 2020

**ATTENDING:** Kim McFarlane, Royd Hatt, Stephanie Crabtree and Kent Johnson; Employees, Conae Black, Phillip Stubblefield; Citizens, Jamie Richardson

**CONDUCTING:** Chair, Royd Hatt, the meeting began at 7:02 p.m.

## **ORDER OF BUSINESS:**

1. Discuss/approve/deny Conditional Use Permit application from Jamie Richardson. Jamie Richardson submitted in an application for his property on 250 West Main Street. This property is currently in the C-1 commercial zone. The building has historically been used as an office. Jamie Richardson is asking for a mixed use of residential and commercial. The building would allow for a studio/work area, office, and a classroom/art gallery. The owners plan is to make small modifications for the living space. The Planning Commission wanted to follow through from the discussion from last month which was would the proposed use and minor modifications to the building meet with current building code requirements. Conae Black reached out to the building inspector who told her that it would not. Mr. Richardson would need to have a licensed engineer prepare the plans for the modifications to submit to him before a building permit would be issued. Mr. Richardson said he would look into this further. **MOTION:** Kim McFarlane made a motion to table this agenda item again until Mr. Richardson come back with more information. Kent Johnson seconded the motion. **VOTE:** Royd Hatt, Kim McFarlane, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny Conditional Use Permit application from Cameron Willford. Cameron Willford owns a second home in Green River. He would like to use it as a short term rental home when he is not in town. He stated that it would allow him to financially maintain a home in Green River. The Planning Commission went through the criteria for the conditional use. **MOTION:** Kent Johnson made a motion to approve the Conditional Use Permit from Cameron Willford with the following conditions: 1. According to Title 3 of the City of Green River Codes a Business License is required. 2. The owner shall set an occupancy limit for the vacation rental house and submit that on the business license application. This stipulation is for the renters of the house and not for those times the owners are using the house. 3. No vehicles shall be ridden on or around the property to create loud noise and stir up dust. Kim McFarlane seconded the motion. **VOTE:** Royd Hatt, Kim McFarlane, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

3. Discussion on Conex shipping containers for storage. Phillip Stubblefield prepared a draft ordinance based upon examples from other communities for the Planning Commission to review and comment on. They discussed whether the stored items in the metal containers should be subject to review by the fire chief and decided not to. There was discussion on the amount of days a temporary storage container should be allowed. The permitted locations would be in the C-2 zone, industrial zones and agricultural zones. The Planning Commission would also like to see them permitted in the residential zones with stricter requirements.

4. Discuss/approve/deny minutes for July 14, 2020 public hearing. **MOTION:** Kent Johnson made a motion to approve the minutes for July 14, 2020. Royd Hatt seconded the motion. **VOTE:** Royd Hatt, Kim McFarlane, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

5. Adjourn. The meeting adjourned at 8:02 p.m.

---

Royd Hatt, Chair

---

Conae Black, City Recorder

Approved: November 17, 2020