

# City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes  
Public Hearing  
Tuesday, April 12, 2011

**ATTENDING:** Katherine Brown, Robert Smith, Amy Wilmarth and Jack Forinash; Mayor Pat Brady, Council Members Philip Engleman, Keith Brady, Irene Daw, Kent Johnson, Dan Harrison; Employees Conae Black, Bryan Meadows; Citizens Willie Dinkins, Joanne Williams, Dave Thompson, Troy Pettit, Charlotte Uptain, Gordon and Janet Keele, Connie Copenhaver, Marcie Cordingley, Kathy Ryan, Chelsea Ryan, Shuanee Harrison, Sharon Mitchell, Eduard Korycan, Kim McFarlane, Nancy Dunham, from Rocky Mountain Power Deb Dull, from Book Cliff Lodge Vijay R. Ahir, Paul Sims.

**CONDUCTING:** Chair, Robert Smith, the meeting began at 7:50 p.m.

## **ORDER OF BUSINESS:**

To hear public comments on amendments to the zoning map and establishing a special overlay zone.

Robert Smith said the proposed overlay zone would include all of the area west of the canal. The reason for this overlay zone is for the Mancos Shale, an expansive soil, and certain precautions should be taken. The planning commission tried to not be too restrictive. The canal was built along the old river bank so everything west of the canal is basically Mancos Shale. Mancos Shale is expansive and when it gets wet foundations can move. The planning commission suggests that a written report should be prepared showing test holes and such. The zoning administrator or building inspector may require tests or additional information if in their opinion the conditions or materials are such that a special foundation is necessary. It is pertinent for any builder to use those considerations. They also suggest floating adjustable piers are a good way to do something with a modular home and would not require a site specific engineering and also does not cost as much. Some of the homes along Pirate Avenue and in that area have been built in the Mancos Shale and have had a lot of disruptions and movement in them. A few of them have not. Those have better foundations and drainage away from the structure. They do not have landscaping right up next to the structure.

Mayor Brady asked about the difference between the homes with no problems and those that have problems. It was discussed that one of the homes has adjustable piers and have been adjusted to the way the soil moves. Mayor Brady asked if the new gym at the high school had any specialties to it. Dan Harrison, who was involved with that addition, said it was on some piers and so was the new medical center. Dan Harrison said the high school was losing a corner of the old gym due to improper drainage.

Troy Pettit asked a question on who decides if special considerations need to be taken. Amy Wilmarth explained that this ordinance was put in place to protect the builder and the city. If the builder decides not to take heed to these suggestions then the city will not be held liable for their actions if there are any damages to the building. Troy Pettit said in this ordinance it states that the zoning administrator or building inspector may require additional tests or information. Why can they require these tests? Amy Wilmarth said they may require but do not have to require depending on the circumstances. Robert Smith said this all started with protecting the city from any liability. They have seen some things go bad and some things go well. The planning commission did not want to be overly restrictive. The City of Price has a twenty page ordinance for their overlay zone and they tell you exactly what they want you to do. It is very restrictive and complicated. They wanted to avoid that and make a suggestion.

Kathy Ryan felt the planning commission had done a great job and said this has been

needed for a very long time. Mayor Brady thanked the planning commission for watching out for the city's welfare. He thought it was a good idea that people are made aware of what is out there.

There were no other comments on the overlay zone. Robert Smith said the planning commission will leave the record open for any written comments for ten days.

Robert Smith said the other part of this public hearing is on the suggested changes to the zoning map. He stated the reason they wanted to address the overlay zone first was because on the new zoning map the planning commission has shown that zone. In order to approve the changes on the zoning map the overlay zone needs to be approved. He explained that most of the changes made to the zoning map were stream lining and clean up of the areas so that there is not a lot of various spot looking zonings. They took away some peninsulas. There is no longer an Rm-1 zone; it is now R-2. That zone is essentially for mobile home parks. Willie Dinkins questioned the proposed zoning for his mobile home park. The new zoning changes his mobile home park to R-1 which is for single family dwellings. Amy Wilmarth and Robert Smith both explained to him that he is grandfathered in and will be able to continue to operate his mobile home park as long as he has a valid business license and continues to use the property as a trailer court as will all of the other existing mobile home parks.

There were other members of the audience that looked at the map but no further comments were made. Robert Smith said the planning commission will allow 10 days for any further comments on the zoning map.

The public hearing adjourned at 8:15 p.m.

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Robert Smith, Chair

Conae Black, City Recorder

Approved: \_\_\_\_\_