

# City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes  
Special Meeting  
Thursday, January 10, 2013

**ATTENDING:** Katherine Brown, Robert Smith, Ben Coomer and Amy Wilmarth; Council Member Kathy Ryan; Employees, Conae Black, Citizens, Chris Lezama, Carol Cohen from Rural Communities Assistance Corporation (RCAC)

**ABSENT:** Jack Forinash

**CONDUCTING:** Chair, Robert Smith, the meeting began at 10:05 a.m.

## **ORDER OF BUSINESS:**

1. Discuss/approve/deny minutes for August 23, 2012, September 27, 2012 and October 9, 2012 meetings. Robert Smith showed a typographical error that needed corrected on the first page of the August 23, 2012 minutes. **MOTION:** Katherine Brown moved to approve all of the above minutes with the corrected typographical errors. Amy Wilmarth seconded the motion. **VOTE:** Katherine Brown, Robert Smith, Ben Coomer and Amy Wilmarth voted aye. The motion carried.

2. Discuss proposed subdivision by Mark Lundgren (Harrison parcel). There was not a representative present to present this agenda item. It has been proposed to put in a subdivision in the light industrial zone. The steps for submitting a new subdivision was not followed. If a subdivision is going to be put in the light industrial zone then it should follow the R-1 zoning requirements and this proposed plan does not follow that. The minimum lot size is 50 feet wide which is the lot width for a mobile home park. Ben Coomer said he was approached by some principles about this subdivision about a substandard access road. There was some confusion on what was being requested by the developer. The Planning Commission came to a decision to contact the developer and request that they follow the steps required of the subdivision ordinance.

3. RCAC presentation of housing plan. Carol Cohen from RCAC addressed the Planning Commission. She stated that RCAC is a nonprofit organization that works in rural communities all over Utah and several states in the west. A couple of years ago her colleague, Richard Walker, worked under a HUD contract to assist Green River in developing a housing plan. The Epicenter was a big part in gathering data for the plan. What they see is guidance on how to create a healthy housing stock. What was found in the research is a large percentage of the housing stock is either deteriorated or dilapidated. There are a lot of resources available already and this plan is helping to bring these resources to Green River. They hope to do single family and multi-family rehabs and possibly some new construction. RCAC just helps rural communities achieve their goals and not to tell people what to do. The city has been on board in helping to develop this plan. She wants to be able to answer any questions. A housing plan is part of the General Plan and in the state of Utah it is required for communities with a population over 1000 to have a housing plan. Once the housing plan is adopted Green River will be eligible for special funding from the State for affordable housing development because the state wants all cities and counties to have a housing plan. She said there are some goals for single family and multi-family housing rehab for only three to four units. This is not aggressive in the housing specter but feels aggressive because Green River has not had a housing plan before. Ben Coomer brought up the Cottonwood subdivision which was built on a housing plan and feels that the six units are now a junk pile because public housing does not work. People need to be taught to go to work and have pride in what they have. Every time you hand them something they let it fall down around them. Amy Wilmarth disagreed that it was not all on the residents and there were some that did care but the homes were not built correctly for that area and have some structural damage. Carol Cohen said that is not an unfamiliar story but there have been some success stories also. A housing plan is not about giving money away it is about developing healthy communities. Ben Coomer stated that anytime you say that a document will make you eligible for programs he gets

very nervous because what that really says if you adopt this then people who do not want to work can get money for nothing. Carol Cohen said the program that she was referring to is a special set of funds that is reserved for tax credit projects. Tax credit projects are projects with difficult financing. Due diligence attached to that kind of a project is hard. Projects that have to go through that process most often succeed. It has worked very successfully in Vernal. He said this plan does not open the door for free money what it does recognize is that Green River is proactively taking a step in recognizing the state of the housing in the community. The city can work with the South Eastern Association of Local Governments who can hopefully work with home owners in getting them some rehab funding to improve their living conditions. Carol Cohen said to Ben Coomer that she wanted to make sure she understood his concerns. She understands that if the Planning Commission recommends to the City Council to adopt this housing plan he is afraid that Federal money will come to people who do not deserve it. Ben Coomer said he has not had a good experience with HUD money. Carol Cohen said HUD has done a lot of good in the state as well. The discussion led to setting a date for the public hearing on the General Plan amendments to include the housing plan. **MOTION:** Robert Smith moved to set the public hearing for the General Plan amendments at the February 12, 2013 City Council meeting. Katherine Brown seconded the motion. **VOTE:** Katherine Brown, Robert Smith, Ben Coomer and Amy Wilmarth voted aye. The motion carried.

4. Discuss the Planning and Zoning Commission's future makeup and leadership. Katherine Brown said she is going to officially resign from the Planning Commission and stated that she has served since 2004. Robert Smith said he does not want to serve as Chair of the Planning Commission but will stay on the Commission because he does not want it to lose continuity. Kathy Ryan commended the Planning Commission for their service and expressed the importance of the Board especially with the direction our community is headed. There was some discussion on the attendance record. Ben Coomer said he felt this was a good time for him to step down from this Board due for personal reasons. It was asked for the Planning Commission to come up with some people who could be approached to serve. Robert Smith said he would like for everyone to stay until we can get some others to serve.

5. Adjourn The meeting adjourned at 11:20 a.m.\_

\_\_\_\_\_  
Robert Smith, Chair

\_\_\_\_\_  
Conae Black, City Recorder

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