

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Monday, February 3, 2014

ATTENDING: Samuel Bassett, Kim Andrus and Chris Lezama; Employees, Conae Black and C.J. Vetere, from the Association of Governments Michael Bryant, Citizens, Donna Dinkins
ABSENT: Amy Wilmarth and Keith Brady

CONDUCTING: Chair, Samuel Bassett, the meeting began at 4:08 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for December 2, 2013 regular meeting, December 9, 2013 joint meeting and January 6, 2014 regular meeting. **MOTION:** Chris Lezama moved to approve the minutes for December 2, 2013, December 9, 2013 and January 6, 2014. Kim Andrus seconded the motion. **VOTE:** Chris Lezama, Kim Andrus and Samuel Bassett voted aye. The motion carried.

2. Discuss/approve/deny amendments to the Subdivision Ordinance. Samuel Bassett said he and Conae Black met to discuss some changes to the ordinance and determined that in 11A.4 Simple Lot Subdivision the number should be 3 and less rather than 5 and less. The reason for that change is the zoning administrator should be able to handle a simple subdivision of 3 or less but anything over that should go before the planning commission for approvals. For minor subdivisions the change went from 4 to 9 lots for planning commission approval and for major subdivision 10 or more. At each level it can be recommended to move that up to the next level for approvals if they are more complicated. Michael Bryant stated the numerical changes were not made in the body of each section just the subtitles. On page seven under letter l and page 9 under letter l curb, gutter and sidewalks was added. Michael Bryant said on page 4 letter g which states "if subdivision exceeds 3 lots then notice and public hearing must be held" was not necessary to put in the simple lot subdivision since the number was changed to 3 and less. Samuel Bassett said it has been noticed is there are not any definitions. Conae Black said she can work on that and present it to the planning commission at a later date for their input. She said definitions should be added along with the drawings that have been discussed a lot. Samuel Bassett asked if adding definitions and drawings needed to go through the amendment process. Conae Black said yes. Samuel Bassett asked what the advantage was to waiting and doing through the process twice rather than doing all of the amendments at the same time. Conae Black said the main part of the ordinance is complete and the moratorium on subdivisions is almost up. Michael Bryant said the changes that the planning commission has been working on are an ordinance that can stand alone but the definitions and drawings would be helpful. Michael Bryant noticed the chapters in 11A.2 are incorrect. Samuel Bassett questioned the following statement found in a simple lot subdivision, "design standards set forth in Chapter 12 are not applicable to a simple lot subdivision unless specifically required by the Green River City Council based on specific findings that comply with the City's general plan and land use ordinances." After some discussion it was decided to strike that from the ordinance. There was discussion on major subdivisions. Some changes were made to that section. Adding definitions and drawings was discussed again. **MOTION:** Kim Andrus moved to approve the changes made to the subdivision ordinance and hold a public hearing on March 11, 2014 at 7:00 p.m. in conjunction with the regular City Council meeting. Chris Lezama seconded the motion. **VOTE:** Chris Lezama, Kim Andrus and Samuel Bassett voted aye. The motion carried.

Donna Dinkins approached the Planning Commission about her property on Kings Lane which is a trailer court. This is a trailer court that is originally on three different lots in order to conform to the zoning ordinances. One of the three lots was sold to a Phillip and Donna Dinkins and the other two lots are still owned by Alton and Betty Burns. Donna Dinkins said they want to sell their

lot. She said that there are two trailers that burned down and there are now two lots empty where they used to stand. She would like to know if they can move in two new trailers. Michael Bryant asked if the trailer court was legal non-conforming. Conae Black said until one lot was sold. Michael Bryant said if the property has always been non-conforming and a change needs to be made such as putting in new trailers where the others burned down, as long as you replace it in the same footprint that was original non-conforming use it can be done. It is currently zoned R-1 which is zoning for single family residential use and the Dinkins have a current business license for the trailer court. C.J. Vetere asked if he researched out when the lot lines were created and it was conforming or a non-conforming trailer court was allowed at that time then can new trailers be put in place of the others that were burned down and removed. Michael Bryant said if the trailer court was legal under the old ordinances or it sold when there was no ordinance then it is considered legal non-conforming. As long as it was originally legal non-conforming then you can replace the trailers. It was decided that the research would need to be done on when the trailer court was first put in and what ordinance was in place at that time. Michael Bryant said when in doubt you usually find in favor of the property owner.

3. Adjourn. **MOTION:** Kim Andrus moved to adjourn. Chris Lezama seconded the motion. The meeting adjourned at 4:47 p.m.

Samuel Bassett, Chair

Conae Black, City Recorder

Approved: _____