

# City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes  
Regular Meeting  
Monday, April 7, 2014

**ATTENDING:** Amy Wilmarth, Samuel Bassett and Chris Lezama; Council Member Kathy Ryan; Employees, Conae Black, Citizens, Vijay Ahir, Paul Sims, David Farnsworth, Roberto and Ashley Reyes

**CONDUCTING:** Chair, Samuel Bassett, the meeting began at 4:00 p.m.

## **ORDER OF BUSINESS:**

1. Discussion on Book Cliff Lodge multi-family housing renovation. Paul Sims from Civil Science Engineering is representing the Book Cliff Lodge and addressed the Planning Commission. Amy Wilmarth asked how much of this information was different from the last time they presented this plan to the Planning Commission. Paul Sims said it was the same. The intent of the business owner is to renovate the motel rooms into apartments. It is proposed to do this in phases. The first phase would be the 19 room section in front and renovate that into one and two bedroom apartments. After that is complete then the plan is to renovate the larger building. The smaller section or phase one of the project they have considered covered parking and solar panels with a proposed landscaping out front. Conae Black said the city's conditional use ordinance has changes. Paul Sims said he has made contact with C.J. Vetere to find out what is needed for building permits and their purpose of this meeting is to find out what the Planning Commission will require, Samuel Bassett said the Planning Commission would review the previous conditions already set and make any necessary changes to this development. For example the landscaping is not only for looks but to address the drainage on that property. Conae Black said the city will help with what is required. Amy Wilmarth thought that all conditions and permissions were already approved by the city but felt the developer did not have the funds to continue on. She said the developer must have the funds in place now. Paul Sims said that was correct. Amy Wilmarth felt it would be flow right through once the Planning Commission has received the conditional use application from them. Conae Black said she would email the conditional use application to them. Paul Sims said there may be some concerns that will need to be addressed with UDOT. He said right now the property has a very large access area and he is not sure what UDOT will require from them. Conae Black agreed that UDOT will want some input on the access to the property. Paul Sims said they would like to mitigate the cost of that in the first phase as much as possible. He had some questions on what they would require but Conae Black or Kathy Ryan did not know the answers to his questions. Paul Sims also asked if there were any issues with the alley way access in the back. Conae Black said the Public Works department would need to give input on that. Paul Sims asked how this process works. There was some discussion on how that worked. Conae Black said they needed to review the new ordinance which would state how the process worked. She told Paul Sims that the city ordinances are on the city web site for him to access.

2. Discuss Reyes Trailer park. Conae Black the city wants to help the property owner out with the situation that they are in. It is the city's position to stay within the guidelines of the city ordinances but help the property owner get the best use of their land. There was some confusion on whether the trailer park was legal nonconforming use or not. She went back on the most recent history of the use of the land. The property was owned by Alton and Betty Burns. They owned four lots and turned those four lots into one trailer park. A few years later the city changed their ordinances for trailer parks which made the trailer park legal nonconforming or another term is "grandfathered in". The city made the ordinance change on an existing trailer park which made the trailer park legal; nonconforming but legal. The change to the ordinance was the minimum lot size for a trailer park was one lot of not less than two acres. Because the business license was

kept current there was not any problem with operating that property as a trailer park. Then the property owner made a change. The property owner sold off two of the four lots. The city did not make that change, the property owner made that change. It now makes those lots illegal to operate as a trailer park and that is why no new trailers can be moved onto that property. The city would like to help you determine how you can best use your property. The State of Utah has approved a new law that allows us to spot zone. One suggestion is to subdivide the property and zone it R-1 which would allow for stick built low income homes if you are interested. The city will not ask you to move any trailers off of the property but we will not allow you to move any more onto the property. Mr. Reyes said he paid for a business license. There was some discussion on the business licensing process and how that works. Mr. Reyes was concerned about selling off parts of his property when he has a loan out on the property. He said at the last meeting the Planning Commission told him that this decision needed to go to the Board of Adjustments and Conae Black would give the Board Members a call and set up that meeting. Conae Black said she did contact some of the Board Members and she also called the Utah League of Cities and Towns. After all of that discussion this is what was determined. If the property owners insist on going before the Board of Adjustments then we will hold that meeting but they have to follow the law and she just told them what the law states. Alton Burns and Phillip Dinkins made that an illegal trailer park when they separated the ownership of the property but the meeting can still be held and the answer will still be no more trailers can be moved onto that property. Mr. Reyes asked if he purchased the other two lots from the Burns would they be able to move trailers onto the property. Conae Black said no, not unless it was one lot with a minimum lot size of 2 acres. Mr. Reyes said with all four lots it is larger than 2 acres. Conae Black said then the lot lines would need to be dissolved. Amy Wilmarth said it was unfair that the Dinkins sold their portion of the trailer court to Mr. Reyes knowing that the trailer court was not a legal trailer park. Samuel Bassett asked what the current zoning was for that property. Conae Black said agricultural. Samuel Bassett asked if a mobile home park was an allowable use in the agricultural zone. Conae Black said no. After looking up the allowable uses in the agricultural zone a single wide trade is allowed in that zone with a 5,000 square foot lot size. The Planning Commission and Mr. Reyes came up with a solution to the problem. It was determined that Mr. Reyes could subdivide the property with a minimum lot size of 5,000 square feet. This subdivision would have a shared drive approach to the lots with individual water and sewer connections. A trailer could be placed on each lot. Conae Black and Amy Wilmarth expressed their frustrations with this issue as well. Samuel Bassett summarized the options. One is to keep it in the agricultural zone and subdivide the land so that individual manufactured homes or single family dwellings can be placed on the lots. He told Mr. Reyes there was enough property to subdivide into five lots. The other option would be to buy the other two lots and dissolve the lots lines to make it into a mobile home park. Mr. Reyes said there is already water and sewer connections on the property and it would be simple to just meter each connection. After some more discussion Mr. Reyes understood the situation and what he could do to correct the problem.

3. Discuss/approve/deny subdivision ordinance drawings. Samuel Bassett submitted to the Planning Commission the drawings for the subdivision ordinance that can be used as a tool to help developers understand the ordinance better. The Planning Commission and Council Member Kathy Ryan felt this ordinance was complete and ready to submit to the council for approval. Samuel Bassett came with some statistics on dead end streets and cul-de-sacs. Changes were made to the drawings as per all of the discussion. The main decision was the size of the cul-de-sac and the design of the cul-de-sac. Conae Black said the change to the ordinance can be made at the city council meeting. She felt that the planning commission should seek the advice of the fire department on the width. **MOTION:** Amy Wilmarth made a motion to approve the drawings to the subdivision as presented. Chris Lezama seconded the motion. **VOTE:** Amy Wilmarth, Samuel Bassett and Chris Lezama voted aye. The motion carried.

4. Discuss General Plan status. Samuel Bassett said that Ken Young will be showing a visual presentation at the public hearing with some of the highlights of the workshops that has been held. He said Ken Young has authored the document but the Planning Commission should go through it and review it and make any necessary changes. He felt that assignments should be made to each one of the goals set in order to make it happen. He would like to put the General Plan on next month's agenda to go over it more carefully. There also needs to be a way to keep

the plan fresh in the minds of the city council by perhaps having them go over it at least once a year. The General Plan is supposed to be the back bone of decision making. As it is now everyone assumes that someone is looking at it but what that means is no one is looking at it. The key is to make sure that those that are assigned know about it and agree to do it.

5. Adjourn. **MOTION:** Chris Lezama moved to adjourn. Amy Wilmarth seconded the motion. The meeting adjourned at 5:19 p.m.

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Samuel Bassett, Chair

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Conae Black, City Recorder

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