

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Regular Meeting

Tuesday, April 25, 2023

ATTENDING: Chair; Stephanie Crabtree, Tammy Howland, and Kent Johnson; Employees Tyler Hunt, Julie Spadafora, David Wilson Citizens; Gayna Salinas and Kenny Fallon.

CONDUCTING: Chair, Stephanie Crabtree, the public hearing began at 7:00 pm.

ABSENT: Kim McFarlane and Don Meadows

ORDER OF BUSINESS:

1. Discuss/approve/deny Green River Inn Redevelopment application – David Wilson spoke, Green River Apartments are requesting to have 19 apartments in total. 4- 650 sq ft, 8- 325 sq. feet, 1- 278 sq. ft, 2- 700 sq. ft. and 4- 350 sq. ft. Tammy Howland asked, what is the required parking? David Wilson answered, two spaces per unit. There are 49 parking spaces available in total. The Planning Commission had a discussion and decided the parking spaces must be marked and handicapped stalls included. David Wilson discussed the busy road next to the building going to the high school and the mechanic shop next to the apartments. There has been complaints about children climbing in and around wrecked vehicles around the shop. Stephanie Crabtree said, the S & S Garage needs to start thinking of fencing off their property. David Wilson commented, it is hard to fix things in the past, but it is easier to fix it in the future. Kent Johnson commented, you cannot require someone to put up a fence. Tammy Howland said we can suggest a fence, but it cannot be a condition. Green River Apartments did put in fire suppression, in the new section. The equipment to monitor the fire suppression system is still on back order, but the fire alarms are still functional. Stephanie Crabtree said, she wishes he had done things right from the beginning because it has caused extra headaches and work for everyone involved. There was a discussion on how the water rates will be billed, commercial or residential with each unit billed a minimum fee. **MOTION:** Tammy Howland made a motion to approve Green River Inn Redevelopment application. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Tammy Howland, and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny Conditional use permit for Kenny Fallon- Kenny Fallon would like to get a business license for his home-based business, where he will mail out a magazine a couple of times per year, about 4 or 5 boxes. The General Review Criteria was read by Tammy Howland, Code 10-13-4, application for a Conditional Use. **MOTION:** Tammy Howland made a motion to approve Conditional Use permit for Kenny Fallon. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Tammy Howland, and Kent Johnson voted aye. The motion carried.

3. Discuss/Revoke Zoning Clearance for Obdulia Lujan- David Wilson commented, the zoning clearance was giving back in 3/2021 for an addition onto their double wide trailer. There wasn't enough space in the rear to comply with the setbacks, but there was enough property to meet the setbacks in the front. The zoning clearance was given to them and then they went to the building department in Emery County. Their plans weren't sufficient, and they were asked for more information to clarify what they were wanting to do. It was in April 2021; in September they started building on the back side of the home, that was when David Wilson asked them to stop until they received their building permit. David Wilson looked into it farther, this building is classified as being a nonconforming building and you cannot add onto the building, because of the setbacks and it is illegal. The best place to start this Zoning Clearance Revoke is with the Planning Commission, to get a detailed reason why it must be revoked. Tammy Howland

commented, you cannot go back and fix problems, just move forward doing things right. It is a very costly legal battle to go back and change things. Kent Johnson said, when you enforce issues, you must enforce all issues. **MOTION:** Kent Johnson made a motion to approve Revoking the Zoning Clearance for Obdulia Lujan. Tammy Howland seconded the motion. **VOTE:** Stephanie Crabtree, Tammy Howland, and Kent Johnson voted aye. The motion carried.

4. Discuss/approve/deny consent agenda

February 15, 2023, Public Hearing minutes

February 21, 2023, regular meeting minutes

March 21, 2023, regular meeting minutes

MOTION: Tammy Howland made a motion to approve the consent agenda, with grammar changes approved. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Tammy Howland, and Kent Johnson voted aye. The motion carried.

5. Adjourned, the meeting adjourned at 7:50 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved: August 15, 2023