

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Regular Meeting

Tuesday, July 11, 2023

ORDER OF BUSINESS: ATTENDING: Planning Commission: Chair Stephanie Crabtree, Kim McFarlane, Kent Johnson, and Tammy Howland. Mayor Ren Hatt, Council Members Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan, and Ben Lehnhoff; Employees; Tyler Hunt, Julie Spadafora, David Wilson, Janet Smoak, Gayna Salinas; Armstrong Engineering, Judd Hill, Thorson Milton; Citizens: Phillip Stubblefield, Dustin Gingerich, Ed Korycan.

CONDUCTING: Chair, Stephanie Crabtree, the public hearing began at 7:05 pm.

1. Planning Commission Public Hearing for Ordinance No. 2023-05 adjusting set back requirements in residential zones – Stephanie Crabtree spoke, setbacks are something they have been asked to address and are also something they have talked about quite recently in their Planning Commission meetings. They have decided to revisit the residential setbacks. The R-1(Residential-1) and R-3 (Residential-3) Zones are zones they have currently. The only difference between the two zones is the front setback. The current front setback in the R-1 is 25 feet and the current front setback in R-3 is 20 feet. The side setbacks are currently 6 feet or 16 feet between the two residences and 20 feet in the rear setback in R-1. The Planning Commission recently spoke about R-1 and R-3 setbacks, but they would also like to add R-3 as well, so the language is consistent throughout. The front setbacks will remain the same with the difference of 20 ft to 25 ft, with a change on the side setbacks from 6 ft to 8 ft, scratching the minimum distance between two dwellings to be 16 feet. The second change is for the rear setback on the R-1 and the R-3 zones from 20 ft to 15 ft. allowing for someone to push their house back if needed. There was a request for the Planning Commission to review the setbacks. Any public comments? Kent Johnson commented, there has been a big push to reduce the rear setbacks to 15 feet on smaller lot sizes. For instance, you have a building lot and if you meet the zoning requirements on the front and back setbacks, you then have a building lot you cannot build on. By reducing the rear setbacks to 15 feet you then have a lot you can build on and still meet the setback requirements. Phillip Stubblefield ask, if you have a corner lot and your setbacks are 25 ft and you have to move your house back another 25 feet, or could it go to the 8 feet? It doesn't leave you much room to build on. Stephanie Crabtree commented, on a corner lot you have 25 ft & 25 ft, they do have a clause you can set your side setbacks as your rear setback. You'll be shifting it one way or another. You could shift it to where you are utilizing that 6 feet, so it is not pushing you off both roads. Kim McFarlane commented, 25 feet and 25 feet would be the front and side setbacks. David Wilson said, you would have 8 feet in the rear, and the side would become the rear. Stephanie Crabtree spoke, there are always situations that need to be re-evaluated.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved: September 19, 2023