

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Regular Meeting

Tuesday, August 15, 2023

ATTENDING: Vice Chair Kent Johnson, Planning Commission members: Kim McFarlane, Tammy Howland, Dustin Gingerich and alternate Gayna Salinas; Employees; David Wilson, Julie Spadafora; Citizens: Zoe Gardner, Julie Steuer,

CONDUCTING: Vice Chair Kent Johnson, the meeting began at 7:14 p.m.

ABSENT: Stephanie Crabtree

ORDER OF BUSINESS:

1. Discuss/approve/deny Annalee Howland Conditional Use Permit Tammy Howland spoke explaining, the business is a work from home business, a travel consulting agency, it will not be open to the public. Kent Johnson of the Planning Commission read through the General Review Criteria, Title 10-13-4. **MOTION:** Kim McFarlane made a motion to approve Anna Lee Howland Conditional Use Permit with the following conditions of, no physical presence. Dustin Gingerich seconded the motion. **VOTE:** Kent Johnson, Kim McFarlane, Tammy Howland, Dustin Gingerich and alternate Gayna Salinas voted aye. The motion carried.
2. Discuss/approve/deny Zoning Change for Pearl Baker Park, R-3 (Residential-3) to O-1 (Open Space-1) Zoe Gardner project manager spoke, they have begun to design a gazebo and she would like to know that everything is okay for public use. The OK Anderson Park is zoned Open Space 1, they felt it was in the park's best interest to zone Pearl Baker Park the same. David Wilson commented, once the park is completed it will be given back to the city and then it will become a city park. If it were to remain in R-3 it would have all the restrictions of R-3. In Open Space-1 there are no set back requirements which will be a better fit. **MOTION:** Tammy Howland made a motion to approve the Zoning Change for Pearl Baker, Residential-3 to Open space-1. **VOTE:** Kent Johnson, Kim McFarlane, Tammy Howland, Dustin Gingerich and alternate Gayna Salinas voted aye. The motion carried.
3. Discuss/approve/deny Green River Inn Redevelopment Application- David Wilson spoke about how some of the rooms do not meet the requirement size and are too small. They have (4) rooms at 650 sq feet, (2) rooms at 700 sq feet, (8) rooms at 325 sq feet and (4) rooms at 350 sq. feet. The Redevelopment Agency has denied approval for two reasons and then sent it back to the Planning Commission. One of the reasons it was denied was because of the 278 sq feet room. There was a discussion and they agreed to approve the application with these two changes, not to rent the 278 sq foot room but to use it as a closet or storage area and to require an occupancy limit for all rooms under 450 sq feet. Any rooms under the 450 sq feet requirement need to be single occupancy. **MOTION:** Kim McFarlane made a motion to approve the Green River Inn Redevelopment Application with the condition of all apartments under 400 sq. feet must have an occupancy limit of two persons and any rooms under the 325 sq. cannot be occupied. Dustin Gingerich seconded the motion. **VOTE:** Kent Johnson, Kim McFarlane, Tammy Howland, Dustin Gingerich and alternate Gayna Salinas voted aye. The motion carried.

4. Discuss/approve/deny the consent agenda

April 25, 2023, Regular Minutes

May 16, 2023, Regular Minutes

June13, 2023, Public Hearing Minutes

MOTION: Kim McFarlane made a motion to approve the consent agenda.

Gayna Salinas seconded the motion. **VOTE:** Kent Johnson, Kim McFarlane, Tammy Howland, Dustin Gingerich and alternate Gayna Salinas voted aye. The motion carried.

5. Adjourn, the meeting adjourned at 7:53 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved: November 21, 2023