

City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, February 20, 2024

ATTENDING: Chair Stephanie Crabtree; Planning Commission Members; Kent Johnson, Kim McFarlane, Tammy Howland, Dustin Gingerich, and alternate Glenna Brown; Employees; David Wilson, Julie Spadafora: City Council Member; Guy Webster, Larry Packer Citizens; Christine Sheeter, Lance Erwin, Carlos Mendez, Jay Mendez, Kenny Fallon; South Eastern Utah Association of Local Government; Todd Thorne.

CONDUCTING: Chair Stephanie Crabtree, the meeting began at 7:05 p.m.

ORDER OF BUSINESS:

1. Discuss Residential Zones and current non-conforming multifamily uses.

The commission opened the discussion by referencing recent rezoning of parcels to Residential-2 zones, marking the first establishment of such zones within the city. Attention was given to the resulting non-conforming uses of mobile home parks under current zoning regulations. An exploration into whether other areas should be rezoned to Residential -2 was initiated, with Residential-2 zones permitting mobile home parks as a distinction from Residential-3 zones. A visual presentation outlined the location of mobile home parks and potential areas for rezoning considerations. There was a focus on three distinct areas, discussing existing zones, potential inclusion or exclusion of certain parcels, and the implications thereof. Concerns and suggestions regarding specific parcels, including a single-family residence's inclusion and potential adjustments to accommodate nonconforming uses, sparked further analysis. The goal was to resolve zoning discrepancies and consider adjustments that would allow for newer, conforming uses while addressing the interests of property owners and the community's development trajectory. No formal motion was made regarding rezoning during the discussion, but the commission expressed intent to continue reviewing, with potential for formal action proposed in future meetings.

2. Discuss Ordinance 10-10E Motels, Hotels, and other Lodging.

The commission shifted focus to discuss ordinance 10-10E concerning motels, hotels, and other lodging establishments. The conversation centered around the integration lodging entities within various zones and ensuring compliance with dwelling size requirement according to zone specifications. There was clarification sought on how the ordinance might impact smaller lodging projects, particularly in terms of maintaining community standards and preventing potential misuse of lodging facilities as substandard apartment complexes. The commission discussed maintaining current codes to prevent any unintended consequences of zoning modifications. Further, there was acknowledgment of varying needs across developments and the potential for revisiting the ordinance as specific project requirements present themselves. No formal motion was made regarding changes to ordinance 10-10E, but the commission indicated an ongoing review to account for evolving community and developmental needs.

3. Discuss/Approve/Deny Consent Agenda

- Regular Meeting Minutes December 19, 2023
- Public Hearing Minutes January 16, 2024

MOTION: Kent Johnson made a motion to approve the consent agenda with the correction to identify mis phrasing. Dustin Gingerich seconded the motion.

VOTE: Stephanie Crabtree, Kent Johnson, Kim McFarlane, Tammy Howland, Dustin Gingerich voted aye. The motion carried.

4. Adjourn, the meeting adjourned at 7:28 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved May 21, 2024