



City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, May 20, 2025

ATTENDING: Chair Stephanie Crabtree, Vice Chair Kent Johnson, Planning Commission members; Tonya Bigelow, alternate Gayna Salinas; Employees; Edward Bennett, David Wilson, Julie Spadafora: Better City; Ryan England; Citizens; Jessinia Rivera, Kenny Fallon;

CONDUCTING: Chair Stephanie Crabtree, the meeting began at 7:03 p.m.

ORDER OF BUSINESS:

ABSENT: Kim McFarlane and Dustin Gingerich asked to be excused.

1. Discuss Amending 10-18-2 Accessory Storage Buildings to allow repurposed semi-trailers

Stephanie Crabtree opened the discussion on amending the ordinance for the accessory storage buildings to allow repurposed semi-trailers. She noted there was some confusion about the definition and explained that accessory storage container seemed to be the overarching term, which then broke down into accessory storage building and cargo containers.

Stephanie Crabtree pointed out that the definition of accessory storage building excluded things like railroad cars, road cars, and truck vans. Semi-trailers, if taken off their axles, could potentially fit the cargo container definition.

Edward Bennett expressed concern about allowing just anything to be used, suggesting they needed to draw a line somewhere. David Wilson noted that if the semi-trailer was removed from its axles and painted, it might filter the current definition.

The commission discussed the need to clarify the definitions and potentially add requirements such as removing the axles, painting a solid color and ensuring the containers are fully enclosed. They also talked about updating the ordinance to specify "up to 1 container per acre" in commercial zones and clarifying placement requirement.

David Wilson agreed to draft up the proposed changes, including:

- Clarifying the definition of cargo containers to potentially include semi-trailers with axles removed
- Specifying “out of sight from footage streets” in commercial zones
- Changing “out of sight from frontage street” to, “not placed on frontage”
- Ensuring painting requirements are clear

The commission agreed to review these changes at the next meeting.

2. Discuss/Approve/Deny Conditional Use Permit for Kambre Patton – home based business.

Stephanie Crabtree asked about requirements for the business being in an outbuilding. David Wilson confirmed that it could be in an accessory building or the home itself, not necessarily connected to the house.

Kent Johnson raised concerns about building code requirements, particularly the size of the building. The commission then discussed the need to ensure the building meets all necessary codes and requirements.

Stephanie Crabtree suggested adding a condition that the business be appropriately marked for emergency service awareness. She then read the Conditional Use Permit criteria code 10-13-4.

MOTION: Kent Johnson made a motion to approve Conditional Use Permit code 10-13-4 with appropriately marked signage for Kambre Patton. Tonya Bigelow seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Tonya Bigelow and Gayna Salinas voted aye. The motion carried.

3. Discuss/Approve/Deny Conditional Use Permit for Kyra Cochran – home based business.

David Wilson provided information about this home-based business application. He explained that the applicants are making candles, jewelry, resin pours, and décor within their home. They had previously conducted business at a local festival under a temporary business license and now wanted to start doing it online and from home.

The commission noted that this application seemed straight forward and similar to other home-based businesses they have approved.

The Conditional Use Permit criteria was read code 10-13-14.

MOTION: Kent Johnson made a motion to approve the Conditional use Permit Code 10-13-4 for Kyra Cochran’s home-based business. Tonya Bigelow seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Tonya Bigelow and Gayna Salinas voted aye. The motion carried.

4. Discuss Subdivision for Book Cliff Lodge 725 E Main Street.

Paul Sims from David Evans and Associates presented a concept plan for the subdivision of the Book Cliff property. He explained that the 7.43-acre property would be divided into two main phases:

- Phase 1: The eastern side, including a horseshoe-shaped design subdivision
- Phase 2: The western side, converting the 40-room hotel into 20-unit apartment complex

Sims detailed the plans for road infrastructure, lot sizes, and potential housing types. He mentioned that the developers intend to build and sell finished houses rather than just lots.

The commission discussed various aspects of the plans, including,

- The need for a landscape buffer along Main Street
- Concerns about lot sizes and potential limitations
- The benefits of mixed-use development with single-family homes and apartments
- The importance of affordable housing options
- Potential traffic calming measures and crosswalks on Main Street

David Wilson noted that before the subdivision could be approved, any existing nuisances would need to be abated, including demolishing buildings and cleaning up the property.

The commission provided feedback and suggestions for the developers to consider as they move forward with their plans.

5. Discuss/Approve/Deny Consent Agenda

- Planning and Zoning Minutes April 15, 2025

MOTION: Tonya Bigelow made a motion to approve the consent agenda. Gayna Salinas seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Tonya Bigelow and Gayna Salinas voted aye. The motion carried.

6. Adjourn, the meeting adjourned at 8:20 p.m.

MOTION: Tonya Bigelow made a motion to adjourn. Gayna Salinas seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Tonya Bigelow and Gayna Salinas voted aye. The motion carried.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved August 19, 2025