

City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Public Hearing
Tuesday, July 14, 2020

ATTENDING: Kim McFarlane, Royd Hatt, Stephanie Crabtree and Kent Johnson; Mayor Travis Bacon, Council Members Kathy Ryan, Michael Silliman, Larry Packer and Kent Nelson; Employees, Conae Black, Robin Hunt, Phillip Stubblefield; Citizens Scott Ryan, Josh Dunham, Steve Reynolds, Layne Mathews, Kirk Dunham, Judith Trejo, Gayna Salinas

CONDUCTING: Chair, Royd Hatt, the public hearing began at 7:04 p.m.

ORDER OF BUSINESS:

Comments heard on the amendments to the sign ordinance.

Comments heard on a request to change the zone of a portion of the I Camp located at 610 South Green River Blvd. from R-1 to R-2

Chairman Royd Hatt addressed the Mayor, City Council and citizens present at the meeting. He said that the Planning Commission presented the recommended amendments to the sign ordinance last month to the City Council. The Planning Commission took those comments and has made a few changes to address the illuminated signs. They eliminated flashing signs and are requiring the illuminated signs to be lite from the top of the sign rather than from the bottom of the sign. He asked if there were any questions on those changes. Kathy Ryan said it looked much better. Mayor Bacon said it looked like a lot of work and complimented the Planning Commission on their work. There were no further comments on the amendments to the sign ordinance.

Chairman Royd Hatt the second item is the request from I Camp to change a portion of their property from R-1 to R-2 to allow for a Mobile Home Park. They presented to the Planning Commission and a vote was taken. There were three votes in favor of denying the request and two votes in favor of the request which means the Planning Commission did not approve their request and is now in the hands of the City Council. He opened it up for public comment.

Josh Dunham, owner of the I Camp, said they believe that this is a need in this community for temporary or bridge housing for anyone seeking to move into our community. They think this is an excellent opportunity to partner with Love's which will benefit their business and the I Camp's business and hopefully good for the community.

Gayna Salinas asked for someone to explain the difference between R-1 and R-2 zoning requirements. Royd Hatt explained that R-1 is single-family housing developments and R-2 allow for manufactured homes or trailers.

Kathy Ryan asked if the property just south of that is already zoned R-2. Layne Mathews, a representative of Love's, said it was designed, plotted and planned for that type of housing because most of the lots are 5,000 square feet but that has also been rezoned as R-1. The R-1 zone lot size is 7,500 square feet. Love's was looking at purchasing that subdivision but based on the zoning they would not be able to do that.

Stephanie Crabtree felt that those members of the Planning Commission who voted against rezoning were concerned about having another Mobile Home Park in town and would like to see more permanent structures and this Mobile Home Park was just for Love's employees and what does that look like long term. Mayor Bacon said he would personally echo what Stephanie Crabtree just said. That is the one thing that gives him pause. He said Green River absolutely needs housing but do we want another trailer park. Steve Reynolds asked if there was anything

that says you can't have another trailer park in this town. Kathy Ryan and Mayor Bacon said no. Steve Reynolds asked why they would say no and felt they were discriminating. Kathy Ryan said she would not say no. Layne Mathews said his feelings on this as a citizen of the community and not as a Love's representative is the city has a low income housing project coming in and to live in that you have to be at half of the median income to qualify which your wage would be about \$10.25 an hour. You can't make any more than that. Stephanie Crabtree said it is 50% AMI is equivalent to what you can rent in this town. Layne Mathews said you are going against average rent so you on the Zoning Commission are competing with housing rentals.

Kirk Dunham said his concern is Love's is hiring employees and Holiday Inn is building a new motel that needs employees and where are those people going to live. Today he was told that there weren't enough people in town to keep Burger King open so they had people come from Grand Junction to help operate that business. If there are not enough people living here to do things then they are going to bring people in from somewhere else but those people are not going to be the ones who are going to support the school and the businesses here. We need to have people live here. Mayor Bacon said he agreed with that.

Kathy Ryan the plan is for eight units. She asked if they intended to put in more. Layne Mathews said if Love's were to purchase the property right behind the I Camp they would put in more units. Kathy Ryan said that it is a good start and the Mobile Home Park ordinance has set certain requirements. She is not opposed to it because it is already a Recreational Vehicle Park. Steve Reynolds said there is only room for eight units. Layne Mathews said the Engineering firm did the math. Kathy Ryan said her first home was in a trailer and later on she bought a house. She doesn't think it is out of the realm to request more mobile home parks because the existing ones are full and we have a need. She doesn't see a problem with an additional mobile home park. Phillip Stubblefield said there are a lot of calls that come into City Hall asking if there is a place to rent and there isn't. People are holding onto their houses. Some are not renting them out and some are not fixing up the houses and they are just sitting there. In 1972 his parents lived here and worked in the mines and lived in a trailer court on Elberta Street because there was not any housing and that is all they could afford. There is a need for this mobile home park. If the town is going to move forward with economic development then there is a need for housing. It may not be the type of growth that we would really like to see but who is to say that they might not buy a house later on. Josh Dunham said Phillip Stubblefield is exactly right and this will enable a lot of stick built housing to come in but that just takes a lot of time. There are very few places for sale and there is not anywhere to live. There needs to be some kind of bridge housing where people move in and then get established then they can pursue a more wealth building type of housing. Stephanie Crabtree said that if you look at the condition of the trailer parks now they are in poor shape. Gayna Salinas said that is precisely the point. Is the idea that we are against trailer parks is because of the condition of the ones that we have? There is a lot of difficulty that if you move new trailers in you need to consider that these would be "new" trailers. They are not old trailers and they are put in order and we are only talking about eight of them. Many of the trailers that are in the other trailer parks should not be there. Is the resistance of putting in another trailer park because of the eyesores that we have. If you put something new in then that may motivates the people who do have trailer parks to say that "this trailer needs to go because it is from 1950 and it really needs to out of here and you are going to have to do something" to make their trailer park up to some to some sort of zone that the city is going to have handling trailer parks. If you don't have trailer parks then you are going to have mobile homes that are brought in or manufactured homes or anything that people can get that is cheaper to live in. Kent Nelson told Gayna Salinas she hit the nail on the head when she said they are judging this trailer park against the existing ones. If you visit other cities with trailer parks they have grass and are well kept. They don't let trash in there. He feels that Green River City has let these parks run down so much that we are against the idea because we don't know what a true trailer park looks like managed by Love's. When he first heard the idea he was against it and said he wished Love's would buy an existing trailer park that is nothing but a bunch of junk trailers and fix it up. But then that brings up a lot of logistics because then they will need to go to the land owner then that land owner is going to suddenly think that his property is worth more because Love's wants it so they

are not going to sell it so his vote is for the zone change. He works at the High School and the projected enrollment this year 78 kids. If we want to keep our High School open we need to get our enrollment up. Royd Hatt, who sits on the Emery County School Board, said the High School will always be there because Green River is too far away from any other school. Kent Nelson said it may cut back on the number of teachers or programs. Royd Hatt said what would happen is the Elementary and High School would be consolidated into one building. We need people.

Conae Black said she had a list of all the trailer parks in Green River. She said that she has contacted all of them. The Anderson Trailer park is owned by Olive Anderson and she could potentially have ten spots but she is not interested in more trailers because the park needs upgrades to the water, sewer and power at each site and has no desire in doing that. The Book Cliff Mobile Home Park owned by Duane and Penney Riches is full. Cotton Lane Trailer Court owned by Phillip Zwahlen is not up to standards and is closed and no one lives in that park. The trailers are deteriorated. The water is shut off because the water lines are in need of repairs. The power is not up to code. That location is not available. The Elberta Street Trailer Court which is owned by Willie Dinkins has three openings. Reyes Trailer Court is full. Sage and Sand Trailer Court have two opening but they both need electrical upgrades. The Vintage Park has more land available but no water, sewer or power to it and he is not interested in expanding but has one opening. She spoke as the Zoning Administrator and stated that Josh Dunham has put in an application for a zone change so that he can put in on his property a Mobile Home Park. She looked at the application and engineered design and for the I Camp Recreational Vehicle Park the lot size zoning requirements is one acre and even with subdividing out a section of land for the Mobile Home Park he still has 10.9 acres of land. This still follows all codes such as coming off of a collector street, the proper setbacks, the roadway system it needs, landscaping, space size, water, sewer and power. It meets all city code requirements. The city code lot size requirement is 2 acres. The proposed park will be 2.4 acres. Per the city codes it follows everything. She had questions for Mr. Dunham on the common areas because that requires no less than 10% and that is not clearly marked on the design plan submitted and he put down 8.3% but she feels that we can work through that. The setback requirements between each mobile home need to be at least 15 feet and the plans do not clearly state that but Mr. Dunham said they will be that or more. So if you look at the facts which is this application has completely complied with all of the city code requirements, ordinances and specifications and is a harmonious use to have the Vacation Vehicle Park and Mobile Home Park in the same area. The only she recommends subdividing the Mobile Home Park from the Vacation Vehicle Park as they are two separate uses so they need to be on two different lots. Josh Dunham has agreed to do that. Facts are the facts and it should not have been denied by the Planning Commission based upon the fact that Love's is coming in and this will be just for Love's employees. As the Zoning Administrator for the City of Green River she recommends that the City Council approve this request to change the zone from R-1 to R-2.

Mayor Bacon asked Layne Mathews if he had explored any other options and asked where everyone is currently housed. Layne Mathews said there are three mobile homes at the Book Cliff Mobile Home Park but are planning on moving in about 20 more people. Love's has looked at the piece of property just south of the I Camp. He has approached Phillip Zwahlen but he wasn't willing to make him an offer. Love's is paying to put in the infrastructure at the I Camp to make it more of a community and make it a nicer place. They would be willing to do something like that in some of these other areas but they are on a time crunch and this is the closest one to being ready. Mayor Bacon said he would love to see Love's take over something like Phillip Zwahlen's property. Larry Packer said the way Love's is going right now is the right way to go. Layne Mathews said Love's will do routine maintenance on the mobile homes just like they do all of their other properties.

There were not any further questions or comments. The public hearing closed at 7:35 p.m.

Royd Hatt, Chair
Approved: August 25, 2020

Conae Black, City Recorder