

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, September 21, 2021

ATTENDING: Kim McFarlane joined by Zoom, Don Meadows, Stephanie Crabtree and Kent Johnson; Employees, Conae Black. **ABSENT:** Royd Hatt

CONDUCTING: Commission Member, Kent Johnson, the meeting began at 7:03 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Conditional Use Application from Natalie Hert. Natalie Hert's request is to use her home as a short term rental. Steph Crabtree said that on the tax rolls people can declare whether their house is a primary or a secondary residence. The property taxes are higher for a secondary residence. She asked if the Planning Commission could require the property owner to declare their short term rental homes as a secondary home. Conae Black asked what her criteria would be for setting that condition? Would it just be for more revenue? Stephanie Crabtree said it is the same concept as charging commercial water and sewer rates because even though it is a residential home the home owner is using it as a business. Conae Black did not feel it meets with the criteria in the City Codes. She said she would call Emery County and ask if it is required to list their property as a secondary residence. Kim McFarlane thought they should be charged the business property tax rate and perhaps it would be one way to keep the housing stock as residential housing and not as commercial use. Don Meadows mentioned the many homes that are within the commercial zone but not charged the higher property tax rate. There was more discussion on whether or not the City could require the property owner to list their house as a secondary residence. **MOTION:** Stephanie Crabtree made a motion to approve the Conditional Use Permit from Natalie Hert with the following conditions: 1. According to Title 3 of the City of Green River Codes a Business License is required. 2. The owner shall set an occupancy limit for the vacation rental house and submit that on the business license application. This stipulation is for the renters of the house and not for those times the owners are using the house. 3. No vehicles shall be ridden on or around the property to create loud noise and stir up dust. The motion was seconded by Don Meadows. **VOTE:** Kim McFarlane, Stephanie Crabtree, Don Meadows and Kent Johnson voted aye. The motion carried.

2. Discussion on what the Planning Commission would like to accomplish. The Planning Commission determined that the following items should be accomplished.

1. Decide a reasonable percentage of short term rental homes.
2. Discuss residential setbacks for corner lots, especially side setbacks. Stephanie Crabtree gave an example of Kelly Bayles and Russel Spadafora who are on the corner and now have a fence.
3. Update the General Plan.
4. Determine a C-2 zone on the map.
5. Review the permitted uses in the C-1 zone.
6. Update the Land Use ordinances.

3. Discuss/approve/deny minutes from August 24, 2021. **MOTION:** Stephanie Crabtree made a motion to approve the minutes from August 24, 2021. Kent Johnson seconded the motion.

VOTE: Kim McFarlane, Stephanie Crabtree, Don Meadows and Kent Johnson voted aye. The motion carried.

4. Adjourn. The meeting adjourned at 7:38 p.m.

Royd Hatt, Chair
Approved: October 19, 2021

Conae Black, City Recorder