

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, January 18, 2022

ATTENDING: Kim McFarlane, Stephanie Crabtree and Kent Johnson; Employees, Conae Black, Citizens, Allen Burns

ABSENT: Royd Hatt, Don Meadows

CONDUCTING: Vice Chair, Kim McFarlane, the meeting began at 7:07 p.m.

ORDER OF BUSINESS:

1. Discussion on amending zoning ordinance to allow for Flag Lots. Conae Black showed the Planning Commission the example of Allen Burns lot that he has for sale and the proposed buyer would like to build a single-family dwelling on the lot. This property is in the A-1 zone which states that residential housing needs to follow the R-1 guidelines. The width of the property adjacent to the street is 39.38 feet wide and R-1 guidelines states it needs to be 70 feet wide. Because of the width of the property adjacent to the street and the majority of the property is behind the dwellings and property adjacent it is considered a flag lot. There is also another property owner on that same street who has an easement to their property that would like to build a single-family dwelling. The city does not have anything in the ordinances that allows for dwellings on a flag lot. There was some discussion on other communities who allow building on flag lots. Kim McFarlane asked if there were any conditions if the flag lot was subdivided? Conae Black said the city already has a subdivision ordinance. Kim McFarlane said as long as it meets the requirements of all of the other lots and there is adequate turn around and guest parking then we are probably okay. The discussion moved onto what requirement should be set for the driveway. Stephanie Crabtree said there should be some requirement and not just dirt so a fire truck can access the property and not be concerned about getting stuck in the mud if it rains. There were some questions on what the standards should be if the flag lot was subdivided. Conae Black said the city should follow the subdivision ordinance standards. She didn't want to add anything added to this portion of the ordinance and have it conflict with the subdivision ordinance. Kim McFarlane felt there should be separate provisions in the flag lot ordinance for subdivisions. Stephanie Crabtree said another thing to think of is addressing the flag lot and having it visible on the street. The discussion led to the width of the drive. Kim McFarlane said if the flag lot is subdivided the driveway to the development must be 24 feet wide plus room for drainage. Conae Black said she would look up what the standard is in other communities. Conae Black will make the changes as discussed and bring it back to the Planning Commission at the next meeting in February. Then once the Planning Commission has approved the flag lot ordinance a public hearing will be held in March at the regular City Council meeting.

2. Discuss/approve/deny Conditional Use Permit from Kevin Marshall for Home Occupation. Kim McFarlane asked why Kevin Marshall was not present. Conae Black said he submitted the application in just before the scheduled meeting in December and then we cancelled the December meeting and she forgot to tell him about tonight's meeting. Kevin Marshall has obtained a license for firearms sales and transfers. He has already gone through all other ATF requirements. Obtaining a business license is his last step. Conae Black read through the zoning requirements for a home occupation. She provided Kevin Marshall a copy of the requirements and he told her he will not have a problem meeting any of the requirements.

MOTION: Kent Johnson made a motion to approve the Conditional Use Permit for Kevin Marshall with no conditions set. Stephanie Crabtree seconded the motion. **VOTE:** Kim McFarlane, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

3. Review and discuss permitted and conditional uses in the commercial zoning ordinance. The Planning Commission went through the land use matrix for the permitted, not permitted, conditional and administrative uses and made some changes. Conae Black will make the changes and bring them back to the Planning Commission at next month's meeting.

4. Consent agenda: **MOTION:** Stephanie Crabtree made a motion to approve the consent agenda. Kent Johnson seconded the motion. **VOTE:** Kim McFarlane, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

Minutes for October 19, 2021 regular meeting

Minutes for November 23, 2021 regular meeting

5. Discuss/approve/deny 2022 regular meeting schedule. The Planning Commission decided to continue meeting every third Tuesday of the month at 7:00 p.m.

6. Adjourn. The meeting adjourned at 8:43 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: March 15, 2022