

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, March 15, 2022

ATTENDING: Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Council Member; Employees, Conae Black, David Wilson, Tammy Howland; Citizens, Keith and Shannon Johnson,

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:00 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny request for a zoning change. Keith Johnson owns a section of land on North Hastings Road that is within city limits. It is currently zoned I-1 which is Light Industrial. He requested to change the zoning to A-1 Agriculture. The Planning Commission reviewed the area and looked at the surrounding uses which is some industrial and some agriculture. **MOTION:** Kim McFarlane made a motion to approve Keith Johnson's request to change the zoning from I-1 to A-1 and include all of the lots contiguous to his within city limits. Stephanie Crabtree seconded the motion. **VOTE:** Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson. After some discussion it was determined that it would be best to give High Desert Excavating and Hazel Anderson, property owners within the recommended area, the opportunity to opt out of changing to A-1. **Amendment to MOTION:** Kim McFarlane amended his motion to give High Desert Excavating and Hazel Anderson the opportunity to opt out of the proposed zoning change. Kent Johnson seconded the motion. **VOTE:** Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson.

2. Discuss/approve/deny Conditional Use Permit application from Joseph Huff. Joseph Huff is requesting to change the use of the motel located at 620 West Main Street to multi-family housing units. After some review of the application the Planning Commission determined that more information was needed and Mr. Huff needed to come into compliance with building codes on the "Island" portion of property. **MOTION:** Kim McFarlane made a motion to table this agenda item. Stephanie Crabtree seconded the motion. **VOTE:** Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson.

3. Discussion on adding criteria for short term rental homes in the Conditional Use ordinance. It was determined that short term rental homes should be listed on property taxes as a secondary home. The water and sewer rates should be the commercial rates, they should obtain a business license and they should be registered with the State of Utah as business in order for the city to obtain sales tax revenue. The Planning Commission was not sure the best way to implement these specifications and decided to obtain help from Michael Bryant with the SEU Association of Governments.

4. Discuss/approve/deny consent agenda. **MOTION:** Kim McFarlane made a motion to approve the consent agenda. Kent Johnson seconded the motion. **VOTE:** Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson.

Minutes for January 18, 2022 regular meeting.

Minutes for February 15, 2022 regular meeting.

5. Adjourn. The meeting adjourned at 7:52 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: May 17, 2022