

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Public Hearing

Tuesday, March 9, 2022

ATTENDING: Royd Hatt, Mayor Ren Hatt; Council Members Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan, Ben Lehnhoff; Employees Conae Black, Julie Spadafora, Bryan Meadows, David Wilson, Candice Cravins, Phillip Stubblefield, Elayne Hinsch; Citizens Chalyn Francis, Julie Steuer, Gayna Salinas, Josh Dunham, Diana Gingrich, Kira Hughes, Cody Webster, Justin Queen, Steven Rapich, David Bailey, Alan Burns, Nathan Martinez, Chris Hinsch, Maria Sykes, Summer Orr, Aurora Smith.

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:03 p.m.

ORDER OF BUSINESS:

To hear comments on the proposed amendment to Title 10, Chapter 7 pertaining to land uses in the Commercial Zone and Title 10, Chapter 12, Supplementary Procedures Applicable Within Zones, adding the consideration of flag lots.

Mayor Hatt read the Flag Lot ordinance. Royd Hatt, Chair for the Planning Commission, explained why it is called a flag lot. This is so you can access property behind another property so that you can develop it. There are a few citizens who have petitioned the Planning Commission to get this ordinance adopted so they can build homes on their flag lots. The Planning Commission voted unanimously in favor of allowing for flag lots. The only issue with this ordinance is the road needs to be at least 20 feet wide and some of these properties have easements to access their land that have been in place for a long time and they are only 15 feet wide. They would require a variance from the Planning Commission to allow them to build. Tammy Howland from the fire department stated that a 15-foot easement is enough to get a fire truck and ambulance to the property. Because those easements have been there for so long there is no way they will be able to widen it to 20 feet. You can't ask someone else to give up their property. He would like to recommend to the City Council to approve the Flag Lot ordinance.

Bryan Meadows said that something was read about the fire hydrants. He doesn't know if that means the owner of the flag lot is required to install the fire hydrant. Royd Hatt said it just has to meet with the current fire codes. Bryan Meadows said when you start adding fire hydrants then your water lines need to be larger. Royd Hatt said that is why the driveway cannot be longer than 200 feet. Conae Black said the ordinance states, "fire department standards shall be observed in the provision of access, turnarounds, clearance, road grades, distance to the fire hydrants, etc." Bryan Meadows felt flag lots are beneficial. When he was going to become the building official 23 years ago there wasn't enough construction he visited Spanish Fork Utah and they were dealing with flag lots that long ago and had specifications on it. It is something that could really be utilized in Green River.

Gayna Salinas asked how many flag lots are there that you are looking at? 5, 10, 15? Conae Black said four. Gayna Salinas said it is not a huge quantity it is just trying to utilize these four lots.

There were no further comments on flag lots.

Conae Black said there was also some changes made to the commercial zoning ordinance. The reason for the changes is to clean it up a little bit. There were a lot of the permitted uses that were permitted conditionally. It was determined to permit some, omit some and put some uses together with others. Royd Hatt said there were some that were redundant so they were

eliminated. Conae Black said there were some uses that the Planning Commission felt it would be a better fit in the industrial zone.

Bryan Meadows asked if any of the changes including anything to do with the mechanic shops. Royd Hatt said nothing was changed there. Mayor Hatt said some of the changes were tattoo parlors, some alcohol establishments, some changes to the outdoor and amusement centers. Conae Black said we also categorized the recreational facilities as indoor, outdoor and both. It was also to allow the uses to be permitted rather than conditionally permitted. Royd Hatt we felt that they didn't need to come to the Planning Commission for a conditional use because they were within the guidelines of a permitted commercial use.

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There were no further questions or comments.

The public hearing adjourned at 7:17 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: _____