

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, April 19, 2022

ATTENDING: Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Council Member; Employees, Conae Black, Julie Spadafora, David Wilson, from the Association of Governments Todd Thorne, Citizens, Leiann Chidester, Mitch Vetere, Blair Vetere, Judy Bishop, Tammy Howland, Chris and Elayne Hinsch

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:02 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Conditional Use Permit application from Mary Leiann Chidester. Leiann Chidester would like to use her home located on 345 East Farrer as a short term rental vacation home. She explained that this is to help offset the expense of keeping the home. She is willing to rent the home out long term if she can find the right renters. **MOTION:** Stephanie Crabtree made a motion to approve the Conditional Use Permit from Leiann Chidester 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. Don Meadows seconded the motion. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. Kim McFarlane was not present for the vote. The motion carried.

2. Discuss/approve/deny Petition to vacate Birchwood Estates Subdivision. A petition was submitted by Steve Rapich and David Bailey to vacate the Birchwood Estates Subdivision. Royd Hatt said he attended the City Council meeting where Steve Rapich presented this idea to them. They were all in favor of it. This is not a big deal we just need to follow the proper steps to make it legal. Conae Black said her concern with this request are lots 1, owned by Dennis Bailey, and lot 45, owned by Virgilio Mendoza, all other lots are owned by Steve Rapich and Dennis Bailey. Todd Thorne said lot 45 has a house on it and lot 1 is undeveloped but fronts the street. You can vacate the entire subdivision but exclude lots 1 and 45. Those two lots will retain ownership of the current owners. Conae Black asked Todd Thorne if the vacation would include the private drive within the subdivision so that you can have access to the lots. Todd Thorne said the private drive would need to be included. Once the Planning Commission approves this request then a public hearing needs to be held before the City Council can make the final decision. **MOTION:** Kent Johnson made a motion to approve vacated the Birchwood Estates Subdivision including Birchwood Lane and excluding lots 1 and 45. Don Meadows seconded the motion. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. Kim McFarlane was not present for the vote. The motion carried.

Kim McFarlane arrived at 7:30 p.m.

3. Discussion on adding criteria for short term rental homes in the Conditional Use ordinance. Stephanie Crabtree researched other municipal ordinances and found three different ordinances that she liked. She stated that they have their own ordinance for short term rentals whereas Green River City allows them conditionally. They require a business license with questions more specific to short term rentals. They require an in-town property management but if you're not an in-town owner. They require the city to contact property owners within 300 feet radius of the intent in case any incidents have happened. They require a building inspection and put a cap on of 10 occupants or you would need to add fire sprinklers to the house. They spell out that each

bedroom needs to have a smoke and CO2 detector. The occupants need to know where the fire extinguisher is along with other safety measures. Some of the things overlap with what or conditional use ordinance ask such as noise, nuisances and parking. They require a posting of the rules in the house. There was some discussion on requiring fire sprinklers. Todd Thorne explained that when a home is built it follows the International Residential Code it does not require fire sprinklers. The argument has been that cities are saying that the house is now a motel however unless you are renting out individual rooms separately it is not in the same category as a motel. To require fire sprinklers in a home is almost impossible. Conae Black said some of those things would be hard to enforce. Kim McFarlane said if law enforcement had to go on the property if there was an issue then they would be a standard that they could use. There was more discussion on what would be the best way to permit short term rentals in Green River as there continues to be more and more requesting it. Stephanie Crabtree's main concern was safety. Todd Thorne recommended to address the issues that Green River has and don't make them too difficult to enforce. Conae Black said she really liked having a separate ordinance for short term rental homes rather than through the conditional use ordinance because when they are permitted conditionally it stays with the property but through an ordinance it stays with the owner of the property so that when they sell that short term rental is gone. Todd Thorne suggested that we consider which zone you will allow them in. Kent Johnson like the idea of having a property manager that lives within 30 miles of the residence. Royd Hatt liked the idea of keeping it simple and addressing the current issues.

4. Discuss amending ordinances to allow for smaller lots and homes. Royd Hatt said smaller than what? Smaller than 5,000 square feet? Conae Black said yes. Chris Hinsch said he and his wife own property on Kings Lane but due to housing costs they can only afford a home that is 850 square feet. Their latest quote was \$280 per square foot for construction costs. That makes a 900 square foot home valued at \$250,000. Conae Black said she doesn't know if this is going to stop and our current ordinances lot sizes are large. Stephanie Crabtree said the setback requirements in the R-3 zone are basically the same as in the R-1 zone. That should be changed. Kent Johnson said you can't have one single wall that is less than 16 feet wide. Conae Black said the zone also requires the ground floor to be 850 square feet. Todd Thorne said in Carbon County they have an overlay zone that allows for tiny houses in specific areas with a tiny home appendix that gives tiny home standards. Kent Johnson said if we allow for too many tiny homes then what is that going to look like in 10 to 15 years. Conae Black said the subdivision where the Hinch's have acquired land is in the A-1 zone. If a house is built in the A-1 zone it is required to follow the R-1 building standards. There was discussion on what to do there. They didn't want to defeat the purpose that was already established. Kent Johnson said people live in small towns because they like their space. Chris Hinsch said they are trying to build part of a home now and extend on it later. Conae Black said they were thinking of building a garage with an apartment above it and live in the apartment for a while. Todd Thorne asked if Green River had an Accessory Dwelling Unit (ADU) ordinance. The answer is no. He said that he would help us with that. There was some discussion on ADU's.

5. Adjourn. The meeting adjourned at 8:21 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: _____