City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Public Hearing
Tuesday, May 10, 2022

ATTENDING: Kent Johnson, Stephanie Crabtre**e;** Mayor Ren Hatt; Council Members Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Ben Lehnhoff; Employees Conae Black, Julie Spadafora, Bryan Meadows, David Wilson, Candice Cravins, Loni Meadows; Citizens; Mitch Vetere, Scott Sanders, Steve Reynolds, Blair Vetere, Nathan Martinez, Dennis Bailey, Dylan Keele, Keith Johnson, Emilie Nelson, Jonnie Gallagher, Cindy Bowerman, Gayna Salinas, Shannon Johnson, Diana Gingerich, Diane Smith, Bridgett Meadows and Julie Steuer.

CONDUCTING: Kent Johnson, the meeting began at 7:02 p.m.

ORDER OF BUSINESS: To hear comments on the proposed zoning change at a section along North Hastings Road from I-1 (Light Industrial) to A-1 (Agriculture) and vacating the Birchwood Subdivision.

Kent Johnson said there was a property owner who requested a change in the zone at a section along North Hasting Road from I-1 to A-1. He pointed out on a map where the area was. The request was taken before the Planning Commission who approved the zoning change. High Desert Excavation was given the option to include their property or not and they opted out of the zoning change. He confirmed that with Bo Harrison. Most of the use of that property is agricultural. All of the property owners involved are in favor of the zoning change except one property owner who did not respond. He asked for any comments or questions.

Gayna Salinas asked how far the limits went on Hastings Road. Kent Johnson explained where it ended on the map. Mitch Vetere said there is a marker on the road where the city limit ends.

Kent Johnson said the other order of business is the vacation of the Birchwood Estates. He asked if anyone knew where it is located. Dennis Bailey said he owns lot 1. Kent Johnson told Dennis Bailey that he had his letter. He said the Planning Commission excluded lots 1 and 45 because they have different owners. Dennis Bailey asked what the current zoning is. Kent Johnson stated R-1. Mitch Vetere said Steve Rapich is going to make a request next week to change the zoning on the subdivision to A-1. Kent Johnson said they have already discussed the desire to change the zone to A-1 but we needed to vacate the subdivision first. Dennis Bailey asked what the zoning change would do for his property. Mitch Vetere told Dennis Bailey that it would increase his property value. Dennis Bailey said he has owned the property for 40 years and nothing has happened with it. He is just trying to protect himself. Bo Harrison asked where his property is in the subdivision. It was explained that lot 1 was adjacent to lot 45. Bo Harrison asked Dennis Bailey if he had access to the road. Dennis Bailey said yes and also access to water, sewer and power.

Conae Black stated that the Planning Commission has met and they recommend the zoning change and vacation of the Birchwood Subdivision excluding lots 1 and 45.

There were no further comments or questions. The public hearing adjourned at 7:11 p.m.

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Royd Hatt, Chair Conae Black, City Recorder

Approved: July 19,2022