City of Green River

460 East Main Street, Green River, Utah
Planning Commission
Public Hearing Minutes
Tuesday, June 14, 2022
7:00 p.m.

ATTENDING: Planning Commission Members Royd Hatt, Tammy Howland, Stephanie Crabtree and Kent Johnson; City Council Members Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Ben Lehnhoff: Employees Conae Black, Julie Spadafora, Bryan Meadows, David Wilson, Robin Hunt; Citizens Leiann Chidester, Ben Coomer, Julie Steuer, Jeff Black, Gayna Salinas, Tim Vetere, Leon Carter, Dylan Keele, Joni Pace, Christine Sheeter, Scott Ryan, Robbie Jensen, Travis Erickson.

CONDUCTING: Chair Royd Hatt, the meeting began at 7:27 pm

ORDER OF BUSINESS: To hear comments on the proposed zoning change at an area along Farrer Street and Elberta be changed from R-1 Single-family Residential to R-3 Multi-family Residential. The Planning Commission also recommends that the recently vacated Birchwood Estates change the zone from R-1 Single-family Residential to A-1 Agriculture. Royd Hatt stated, they received a request from Steve Rapich's to change Birchwood Estates from R-1 Single family Residential to A-1 Agriculture. This is the property next to I- Camp and that area, they are wanting to change it back A-1, which would give them more possibilities for use. R-1 can only have homes built on them and they need to be pretty large lots. A-1 can have homes built on it, but their able to have animals on it. They also received a request from Tim Vetere to change the zone along Elberta and Farrer Streets from R-1 Single Family Residential to R-3 Multi-Family Residential. The difference between R-1 and R-3 are in the R-1 zone the lot size is 7,500 square foot and R-3 lot size is 5,000 square foot. Royd Hatt asked, what Tim Vetere's intent was for the property? Tim Vetere, answered, he would like to build nice multi- family dwellings, not low income. It might be town houses about 1200 square feet, so he could sell them individually, but not a 4-plex. Ben Coomer asked, how many are there room for? Tim Vetere answered, he is not sure until he can see if he can even do it. When they built the low income across from his house, it was meant for individuals with families that couldn't afford to build. When the individuals made $200 too much, they instructed them to quit their jobs. People from Salt Lake were coming down, and these were meant for the people of Green River. Tim Vetere is going to build nice ones. Ben Coomer spoke, that was the reason it was changed to R-1, because of the trailer park that was once there, that wasn't kept up and is a big trash pile. What happened was it was rezoned once from R-3 to R-1 to eliminate problems in that neighborhood, #1 there is a lot of housing and the streets, sidewalks and roads are not improved enough for that kind of drainage. Ben Coomer commented, he still gets all the water in his yard, when it rains. This is something that needs to be addressed, #2, there is nowhere for the kids in the neighborhood to play but in the streets. No one has ever provided any parks or places for the children to get off the streets. Changing the property across the street from his home on Elberta Street from R-1 to R3, degrades the whole neighborhood. Stephanie Crabtree asked, can you explain how that degraded it? Ben Coomer answered, because R-1 is the most valued type of property to have a home on. This is a fact of zoning; A-1 is the top zone then R-1, R-2 and then R-3. Following state statue, that is the way it was set up. Ben Coomer said, personally he wouldn't want to see an R-3 next door. The Airbnb's around here, have no parking for their customers, but on the street. Some time there are as many as 17 people in one house, more than the fire code will allow. Stephanie Crabtree commented, we are working on an ordinance for Airbnb's, to address these problems, the county should be also taxing them as a secondary residence. Royd Hatt commented, they are charged commercially, for their water and sewer, like other businesses. Ben Coomer commented, R-3 will devalue his property, and if you want to call the state, they will tell you that very thing. Things that devalue property are called takings and he considers this a taking for the whole neighborhood. R-3 is still single family homes; it is just smaller lots. Ben Coomer said, if this does pass, he hopes they provide a place for children to play, they address the drainage, exits and entrances. Elberta and Farrer Streets are some of the busiest streets. David Wilson spoke, stating they are good reasons to consider. They haven't even enforced or have the want to enforce zoning laws in Green River. He said, we as a community have no input on how we are going to handle the growth.

The children next door, at the trailer park, have nowhere to play, but in the street. Tim Vetere commented, we have a built in babysitter at the Community Center. If we are going to limit parking are we going to limit it at the motels? Motels can put 100 SUV's and 200 cars in front of them, until you are not able to get on the road. Ben Coomer said, we do have an obligation to the children that grow up here. It may have not been a problem, but it is a problem now. Tim Vetere shared, one of our plans has a park in the middle of it. Not sure if this is the plan, but there needs to be something done to keep the people safe, he doesn't think that it should be the City's responsibility. Ben Coomer replied, it is a Planning & Zoning issue, that is why it is the city's responsibility. Gayna Salina advised, why don't you draw up a plan on what your wanting to do. Larry Packer said, the problem is he doesn't know, if he isn't approved how does he decide what he wants to do? Ben Coomer said, Tim Vetere is in a hard place. Kathy Ryan said, there is no housing, the Planning & Zoning Committee is working diligently on a solution. Royd Hatt commented, housing is harder than it has ever been before. Ben Coomer spoke, when I received my letter it said, you have 10 days from the date of the letter to respond in writing. Is 10 days a legal amount of time? Conae Black read, according to the State Law Code 10-9A-205 it is. Stephanie Crabtree spoke, they are looking at an ordinance for ADU's, which is allowing an additional like mother-in –law quarters, on your own property, but you would still have a minimum size requirement for your lot. R-3's still have a minimal lot size. Changing from R-1 to R-3, you can still build homes on them. Basically it will change from 7,500 to 5,000, on a lot size. There is a great demand for housing. Ben Coomer said, they have not had any quality results for single or multi-family housing units, so far. Stephanie Crabtree said, anyone in this room can try it and it isn't so easy. Leiann Chidester spoke, your outside buildings need to match your main buildings, in Grand Junction all vehicles in the yard must be running and licensed, especially if they are smaller lots. Royd Hatt commented, Tim Vetere requested the zoning change for his property, but they thought the rest of that block actually fits into the same change as well, so they thought they would include it all. Ben Coomer spoke, if you're really going to make the change, it would really be nice to get a commitment from the people and county included. If the Judge and Sheriff's Department will enforce some of these codes. Royd Hatt said, we had a code enforcer who worked diligently to talk to people and work with them. All they have to say is, I am not going to do it. Kathy Ryan said, no the county will not back you, by enforcing the law. Ben Coomer said, you may want to consider a City Marshall and City Court. It is hard when zoning changes and the codes are not kept up. Royd Hatt commented, the reason we are want to make this zoning change is because we are not living in the 70's anymore and people cannot afford a large property and a home. So if they can have a small piece of property and put a small home on it, a lot of people want a smaller home. We are hoping to accommodate these people, maybe it will fail miserably. There was no further comment.

Adjourned- The public hearing adjourned at 7:55 p.m.

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Royd Hatt, Chair Conae Black, City Recorder

Approved: August 16, 2022