

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, August 16, 2022

ATTENDING: Kim McFarlane, Don Meadows, Stephanie Crabtree, Tammy Howland and Kent Johnson; Council Member; Employees, Conae Black, Julie Spadafora, David Wilson; Southern Utah Association of Local Governments (SEUALG) Todd Thorne.

CONDUCTING: Chair, Stephanie Crabtree, meeting began at 7:08 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny nightly rentals ordinance. The nightly rental ordinance was read, standards were established and the requirements were met. Under General Operating Standards, Maximum occupancy #C was deleted out completely. **MOTION:** Kent Johnson made a motion to approve the nightly rental ordinance. Tammy Howland seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Meadows and Tammy Howland voted aye. The motion carried.

2. Discuss ADU ordinance. David Wilson stated, there will be a separate application for Business Licenses and Accessory Dwelling Units. The planning Commission reviewed the ADU ordinance with these changes to the ordinance. The number of Accessory Units per residential lot was discussed and the Commission agreed on a maximum of one. A detached ADU may be constructed prior to the main dwelling for the purpose of living on site during the construction of the main dwelling. If there is an existing structure, then the ADU must meet the applicable zone requirements. Detached ADU may not exceed 75% of the footprint area of the primary residence. Entire ADU size cannot exceed the minimum primary resident footprint size of the zoning district. The maximum height of detached ADU shall not exceed the applicable zoning height requirements. Setbacks will comply with the applicable zone requirements.

3. Discuss/approve/deny Conditional Use application from Love's. Tammy Howland read, the general review criteria for the Conditional Use Permit. Kent Johnson mentioned, there needs to be some kind of condition set for the traffic control and exits. Todd Thorne said, they will need to meet UDOT's tie in requirements to the highway as well. **MOTION:** Tammy Howland made a motion to approve the Conditional Use Application for Love's. Stephanie Crabtree seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Meadows and Tammy Howland voted aye. The motion carried.

4. Discuss/approve/deny Conditional Use application from Joseph Huff. David Wilson spoke, Joseph Huff has never had a building permit for the building called the Island, but he did have an inspection done. Stephanie Crabtree mentioned, she feels this is a shared mistake and the best thing would be to move forward from here. David Wilson said he is now complying and the only thing he needs is a business license. Todd Thorne commented, if he is doing business month to month, that is a short time rental. He should rent them out as apartments for longer than 30 days. The first unit should be 650 square feet. Todd Thorne commented, he must meet the requirements or he is doing business as a hotel. Tammy Howland suggested, to table this for further discussion at next City Council.

5. Discuss/approve/deny request for zoning change from Tim Vetere. Tim Vetere is asking, to rezone his property located at 130 North 945 East, he would like to build a duplex for multi-family use, and the property is currently zoned R-1 Single Family. David Wilson commented, the property is part of the Ross Subdivision. The zoning change request is for a single parcel, changing from R-1 Single Family to R-3 Multi Family. Todd Thorne said, all affected entities

surrounding the parcel, would need to be contacted by letter. The Planning Commissioner members were not in favor of changing just one parcel, but would like to table more discussion, on changing the Ross Subdivision, from R-1 Single to R-3 Multi Family on the next Planning Commission Meeting September 20, 2022. **MOTION:** Stephanie Crabtree made a motion to deny the request for a single zoning change for Tim Vetere. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Peters and Tammy Howland voted aye. The motion carried.

6. Discuss/approve/deny consent agenda.

May 10, 2022 public hearing minutes

May 17, 2022 regular meeting minutes

June 14, 2022 public hearing minute

MOTION: Kent Johnson made a motion to approve the consent agenda. Stephanie Crabtree seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Peters and Tammy Howland voted aye. The motion carried.

Adjourned: The meeting adjourned at 8:40 p.m.

Stephanie Crabtree, Chair

Conae Black, City Recorder

Approved: November 15, 2022