

City of Green River

460 East Main Street, Green River, Utah

Planning Commission

Regular Meeting

Tuesday, September 20, 2022

ATTENDING: Kim McFarlane, Kent Johnson, Tammy Howland, Stephanie Crabtree, Employees; Conae Black, David Wilson; Todd Thorne from the Southern Eastern Utah Association of Local Governments (SEUALG), Kent Nelson, Chalyn Francis **ABSENT:** Don Meadows

CONDUCTING: Chair Stephanie Crabtree, the meeting began at 7:06 p.m.

ORDER OF BUSINESS:

1. Establish a C-2 zone on the zoning map. Conae Black said this is something that has been discussed many times but never finalized. There are some new businesses that wants to start up but cannot because there is not a permitted place on the map for them to locate. There was some discussion on where the best place would be to locate the C-2 zone. **MOTION:** Kent Johnson made a motion to create a C-2 zone as David Wilson has drawn with the following changes. Eliminate the area on South Broadway from the alleyway to Broadway. East and North of Green River Avenue will remain as already zoned. Add in the four blocks on the north side of Main Street that is currently R-3 going west to the firehouse. Kim McFarlane seconded the motion. **VOTE:** Kim McFarlane, Kent Johnson, Tammy Howland and Stephanie Crabtree voted aye. The motion carried.

2. Discuss/approve/deny ADU ordinance. A draft was provided to the Planning Commission showing the changes in red. They reviewed the changes and worked on more changes to the draft. **MOTION:** Kim McFarlane made a motion to approve the draft ADU ordinance. Kent Johnson seconded the motion. **VOTE:** Kim McFarlane, Kent Johnson, Tammy Howland and Stephanie Crabtree voted aye. The motion carried.

3. Review building square footage requirement in each zone.

After some discussion the Planning Commission recommended the following changes.

R-1 current minimum square footage requirement is 850. The Commission suggested changing it to 700.

R-2 current minimum square footage requirement is 600. The Commission suggested leaving it at 600.

R-3 current minimum square footage requirement is 600. The Commission suggested leaving it at 600.

Multi-family dwellings in the R-2 and R-3 current minimum square footage is 650. The Commission suggested changing it to 450.

4. Discuss/approve/deny changing the Ross Subdivision to R-3. David Wilson pointed out that there is a lot of areas zoned R-3 and the city just approved an R-3 zoning change. He also pointed out that most of the lots are already developed. Todd Thorne suggested that the Planning Commission ask for a conceptual plan of why the applicant wants to change the zone. In this particular case the applicant previously asked for a zoning change on just one parcel within the subdivision and was denied, however, the Planning Commission decided to take a look at the entire subdivision. **MOTION:** Kent Johnson made a motion to deny changing the Ross Subdivision to R-3. Kim McFarlane seconded the motion. **VOTE:** Kim McFarlane, Kent Johnson, Tammy Howland and Stephanie Crabtree voted aye. The motion carried.

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

June 21, 2022 regular meeting minutes

July 19, 2022 regular meeting minutes

6. Adjourn, The meeting adjourned at 8:32 p.m.

Stephanie Crabtree, Chair
Approved: November 15, 2022

Conae Black, City Recorder