

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Public Hearing
Tuesday, November 8, 2022

ATTENDING: Kim McFarlane, Don Meadows, Tammy Howland, Stephanie Crabtree and Kent Johnson; Mayor Ren Hatt, Council Members Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff; Employees Conae Black, Julie Spadafora, David Wilson, Bryan Meadows, Robin Hunt, Janet Smoak, Loni Meadows; Citizens Carlos Guerrero, David Farnsworth, Michelle Farnsworth, Joni Pace, Kaye Nelson, Robert Nelson, Mandy Dinkins, Emily Nelson, Bridget Meadows, Jeff Black, Gayna Salinas, Christine Sheeter, Kelly Dunham, Julie Steuer, Ed Korycan, Tim Vetere and Kimarie Fluckey

CONDUCTING: Chair, Stephanie Crabtree, the public hearing began at 7:00 p.m.

ORDER OF BUSINESS:

1. Public Hearing on amendments to the City Zoning Code adding Accessory Dwelling Units and Nightly Rentals within the residential zones. Stephanie Crabtree stated that the Planning Commission has been working on these new additions for the ordinances for some time. The Accessory Dwelling Unit (ADU) ordinance will allow you to build an accessory dwelling unit either detached or attached to the main dwelling. Currently there is nothing in the ordinances that allows for an ADU. So they drafted up some standards and requirements to allow for that. Nightly rentals in residential homes has been something that Green River has been dealing with for some time. We have been trying to come up with a solution to control it better and looked at other communities for example ordinances so the city could control it better. Some of the requirements are obtaining a business license and having a person in town to contact in case of an emergency. Anybody can come and see what all of the requirements are. Stephanie Crabtree asked for any questions.

Mayor Hatt commented that he has seen the back and forth on drafting these ordinances and knows that the Planning Commission has worked hard to try and narrow down the language to get this right for Green River. He is sure that we can agree that housing is a concern and both of these additions can push us in the direction to try and alleviate some of the that. He knows that the Planning Commission has taken this very seriously.

David Wilson said in hindsight he had an afterthought about the ADU's. As it is written they are allowed in all residential zones. The R-1 zone, which is potentially a low traffic area, then we could possibly create more traffic and feels it is better suited in the R-2 and R-3 zones.

Christine Sheeter said she can see that there are two pieces of paper that is being referred to but she has not seen these papers or the suggested changes. How can she comment if she hasn't seen them? Kim McFarlane stated that it was posted on the city website. Christine Sheeter asked how can the citizens comment on them? Stephanie Crabtree stated that the public hearings were also posted and continued on saying that it is hard to distribute to the public what they have been working on as the whole printed version. you can view them or request them from the Planning Commission, from David Wilson or any staff member of the city. Christine Sheeter asked if any of this was posted at the Post Office? A comment was made that it was posted on the city website. Christine Sheeter said then you must have a computer and be on line?

Tim Vetere asked if they knew what size the lots were going to be? Stephanie Crabtree said the lot sizes are not going to change. The lot sizes are already set in each residential zone. Tim Vetere asked if the 125-foot front or 50-foot front is going to stay the same? Stephanie Crabtree said if you live in an R-3 zone where the lot sizes are smaller then you will be restricted because you will need to follow those setbacks. Tim Vetere addressed Stephanie Crabtree and stated the problem is most of these subdivision was established before she was even born so they are different. He asked if that was going to be changed or left the same. Are you going to allow another building on the lot? David Wilson said as long as it fits within the setbacks. Tim Vetere thought they said not in the residential zone. David Wilson said that currently in the draft ordinance an ADU is open to all residential zones but he believes that an ADU should not be

allowed in the R-1 single-family dwelling zone, which is typically has a lower amount of traffic. The R-2 and R-3 zones have multi-family dwellings and ADU's would be a better fit in those zones. Tim Vetere said our roads are already established and unless you are going to let people who already have a house. He would love to stick four or five houses on his lot. David Wilson told Tim Vetere that he would be creating a new subdivision. You are only allowed one dwelling on a lot. Stephanie Crabtree said a precedence of an ADU would be like a mother-in-law apartment, elderly parents who need to be closer to their family or a child who is moving out of the house. They would be smaller units on your lot either detached or attached to the main dwelling with its own entrance. Tim Vetere said in Salt Lake County they just passed a law where if you have so many acres then you can stick a mother-in-law house there. It has to be set before so we don't just pick and choose because some of the stuff that has been going on right now is picking and choosing. Stephanie Crabtree said prior to this amendment you did not allow any other dwelling unit on your residential lot. So we drafted this ordinance that would allow additional dwelling units with restrictions depending on which zone you are in. There were no other comments or questions.

2. Public Hearing on amending the minimum size of dwelling in the residential zones. Stephanie Crabtree said this is for the residential zones. The R-2 zone is primarily for manufactured home parks so it is more for the R-1 and R-3 zones which have a minimum dwelling size. The Planning Commission looked at amending the minimum dwelling size due to the rising housing costs. People want smaller houses. Prior the minimum ground floor area of any one-family dwelling in the R-1 zone could not be less than 850 square feet and minimum ground floor area of any one-family dwelling in the R-3 zone could not be less than 600 square feet. The Planning Commission has amended that now to be a minimum size of 700 square feet in the R-1 zone and 450 square feet in the R-2 and R-3 zones. This will allow you to build a smaller home if you want. She asked for any questions or comments. There were none.

3. Public Hearing on amendments to the zoning map to add areas for the C-2 zone. Stephanie Crabtree stated that there is a commercial C-2 zone in the written ordinance but nowhere on the map for those business to locate. The Planning Commission worked on identifying areas where these businesses could locate. Some of the types of businesses in the C-2 zone are commercial automotive or storage units. In the City's Commercial Zoning Code there is a land use matrix where you can see a list of possible uses, those designated as being permitted in a zone. You may obtain that either online or by request. She stated that the Planning Commission identified potentially two main where the C-2 zone could be located. David Wilson said that the C-1 zone is more for the commercial outlets such as retail, motels and gas stations. The C-2 zone is more manufacturing of those goods. The first proposed area is behind the city shop and medical center. Stephanie Crabtree showed the map. David Wilson said it begins roughly just off of 200 South and goes all the way to the train tracks and the alley behind the Melon Vine Food Store. The second one on the east end of town will encompass areas from the Good 2 Go and Super 8 motel all the way down to Elgin Avenue. On the suggested west end, they already have some storage units which is a permitted use in the C-2 zone but for the most part both areas are undeveloped land. Stephanie Crabtree said they have a list of parcels that will be affected by that and you may request a copy of that. There is some potential that have wanted to pursue a C-2 business but there was no where they could locate. They also need to at least identify a start of some areas where they could locate. Mandy Dinkins said she came tonight to help someone else out who could not come. She asked what businesses are permitted in the C-2 zone. David Wilson said it is on the city website and can be found in the commercial zone. There is a land use matrix which give a list of the uses. Stephanie Crabtree said it goes through uses such as lodging, manufacturing, medical, dental etc. The land use matrix is for the permitted uses in the C-1 and C-2 zones. It will show what is permitted, conditionally permitted and not permitted. David Wilson said as an example sign manufacturing or sign painting is not permitted in the C-1 zone but is permitted conditionally in the C-2 zone.

Tim Vetere asked if the public will have the opportunity to look at all of the different zones before the City Council votes on it. He has vested interest in doing stuff but if it is changed in the wrong way then he will have trouble building. He wants to make sure he can pursue his plans.

Stephanie Crabtree asked Tim Vetere if he was referring to the residential zones. The only zoning change is in the commercial zone. She continued by repeating that the two additions to the residential zones will allow the property owner to add an accessory dwelling unit and smaller size of dwelling. Tim Vetere said once again he would like some time to review. Mayor Hatt said the two additions are not going to restrict you from doing things, they will allow you to do more. It wouldn't limit whatever your current use is. We could entertain the idea of tabling it. Tim Vetere asked again if there was a lot size limit for doing more? Mayor Hatt said there is no specific lot size change but the addition must fit within the setbacks of the zone. If you are building that accessory dwelling unit such as a mother-in-law apartment or some unit over a garage, as long as it fits within the setbacks you can build it. Conae Black said it is not changing the lot size.

Bo Harrison asked Tim Vetere if he had any questions on the rezoning change. Tim Vetere said he couldn't see the map that was being held up. Bo Harrison said it is east of the old Dats Trucking building and he asked Tim Vetere if he owned any land there. Tim Vetere said he did. Bo Harrison asked Tim Vetere if he needed time to process that a little bit. David Wilson said the west side of town would change from C-1 to C-2. The east side of town would change from I-1 to C-2. Tim Vetere asked why they were suggesting these changes. David Wilson felt the land use would be a better fit for the potential businesses that wanted to locate in town. Tim Vetere asked if that was an opinion of the property owner or are you just wanting to do something? David Wilson said it was the opinion of a collective group. Stephanie Crabtree said this wasn't a request from any property owner, it is a need that the Planning Commission needed to identify an area for the C-2 zone on the map. Bo Harrison said that a mechanic shop is now permitted in the C-2 zone and if you wanted to put in a mechanic shop there would not be any place on the map where you could locate it. That is kind of why we need to find the C-2 zone. Christine Sheeter said she would like to piggy back on what Mr. Vetere is saying is if the public had the agenda prior to walking in we could make sure that we reviewed what you are discussing before. Conae Black said it was noticed properly. Christine Sheeter asked if the agenda was posted. Mayor Hatt said yes, it has to be posted. Christine Sheeter asked if the property owners were notified. Conae Black said they were each notified by mail. Kim McFarlane asked Tim Vetere where his property was on the east side of town. It was determined that Tim Vetere was part owner of Green River Companies, LLC. Tim Vetere said he is partner but he didn't know anything. Gayna Salinas asked for clarification on the current zoning on the east side of town. It was stated that it is zoned I-1 Light Industrial. She also asked for clarification on the types of industrial and commercial zones. David Wilson explained that there is light, medium and heavy industry, I-1, I-2 and I-3 zones. Then there are the C-1 and C-2 commercial zones. Gayna Salinas asked if it affected the industrial zone by taking out this space. David Wilson said he didn't think so because other than the Super 8 motel and High Desert Excavating there is not any other use of the land. He thought it would be a good location for a tire shop or mechanic shop. Bo Harrison said he owned a batch plant in the proposed area for rezoning that doesn't fall into the C-2 zone. It might be grandfathered in but what if he ever wanted to upgrade it or sell it and the next person wants to use it as a batch plant, it won't meet that criteria. Conae Black said the land use does not go with the ownership of the land but the use of the land. If you sold it and the new owners wanted to use it as a batch plant they could do so. David Wilson said the second part of that is the Parcel 1-153-10 is where High Desert Excavating shop is but most of the batch plant is in the industrial zone so the land will stay industrial. Mayor Hatt asked for any other further comments. Gayna Salinas said she would like to thank the Planning Commission for the work that they have been doing. She appreciates the fact that they did lower the minimum size of the dwelling. She felt that will make a difference with people who would like to build. Now they won't have to build such a big house. Mayor Hatt said her comment just put pressure on the City Council to approve that now.

The public hearing adjourned at 7:23 p.m.

Stephanie Crabtree, Chair
Approved: January 17, 2023

Conae Black, City Recorder