

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Public Hearing

Tuesday, December 13, 2022

ATTENDING: Chair Stephanie Crabtree; Commission Member; Kim McFarlane, Don Meadows, Tammy Howland, and Kent Johnson; Mayor Ren Hatt, Council Members; Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan, and Ben Lehnhoff; Employees; Conae Black, Julie Spadafora, Loni Meadows, Janet Smoak, Chad Pinneo, Robin Hunt, David Wilson, Bryan Meadows, Kerry Bigelow; Citizens Tyler Hunt, Danielle Hansen, Richey Hansen, Edward Korycan and David Farnsworth.

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

ORDER OF BUSINESS

1. Public Hearing to hear comments on amendments to the zoning map, to add areas for the C-2 zone. Stephanie Crabtree spoke, the Planning Commission was given more time to discuss the subject, it was tabled for today for further discussion. There were not any changes on the west side, but the proposal for east side was discussed. Two letters of objection to the proposed east side were received, from Lana Coomer and Gayna Salinas and read out loud to the Council. Ben Coomer asked, who requested the change from C- 1 to C-2? Stephanie Crabtree answered, no one. There are no areas zoned for C-2 as of yet. Business's that fall in the C-2 zone would have to be a permit use. As a Planning Commission, they have met to identify areas which could potentially become a C-2 zone. Ben Coomer asked, what is allowed in C-1 that isn't allowed in C-2? A C-1 zone is mostly retail businesses where as C-2 zones are for auto shops, outdoor accessory buildings, etc. Lana Coomer stated, she does not want her property, which is known as the River Terrace Motel, to be downgraded to a C-2 zone. Ben Coomer stated, it seems to be a problem with the west end of town. They do not want what already exists be there, so they want the C-2 zone to be from the east side of the river bridge, to the end of town. He feels, they are kicking the can from the west side to the east side of town. Their parcel was bought for restaurant and motel use. Diesel or auto repair shops running air tools, really isn't conducive to a hotel. Ben Coomer asked, what is wrong with the west side of town? There are already, motels and repair shops on the east side and miles of industrial property east of the gun range. This area is not conducive to what you are wanting. Ben Coomer stated, he would like all of the zoning on the west side to stay the same. Kent Nelson commented, he agreed with him, but it was denied.

The public meeting adjourned at 7:17 p.m.

Stephanie Crabtree, Chair

Conae Black, City Recorder

Approved: January 17, 2023