

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, December 20, 2022

ATTENDING: Chair; Stephanie Crabtree, Kim McFarlane, Don Meadows, Tammy Howland and Kent Johnson; Employees Conae Black, Julie Spadafora, David Wilson Citizens; Joseph Huff, Rachel Huff, Karen Martino, Andy Reed, Scott Messersmith; SEULAG; Todd Thorne.

CONDUCTING: Chair, Stephanie Crabtree, the public hearing began at 7:12 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny square footage requirements for multi-family dwellings. Karen Martino spoke to the commission about purchasing the Robber Roost, in hopes of offering affordable housing in Green River, their company has been successful doing the same thing in Carbon County, for some time. David Wilson spoke, in order for Joseph Huff to have long term residential housing in a commercial zone, it would need to be in an R-3 zone. The City of Price Utah, does not have square footage requirements, so this is why they are able to get past this. David Wilson commented, he is more interested in the Redevelopment area. David Wilson commented, he likes how they are able to sit down and decide if it is a good use, rather than changing the square footage requirements, and then allowing it to happen. Stephanie Crabtree said, Green River currently has a Redevelopment Agency (RDA). Kim McFarlane spoke, most of Joseph Huff's apartments are 325 ft. and are not within code for long term housing. Andy Reed & Karen Martino are currently interested in making the Robber Roost into affordable apartments and they too are struggling with the size requirement for the apartments. Todd Thorne suggested, getting the exact size of all rooms, so the Planning Commission knows what they are dealing with. They are also looking into reducing the apartment size requirement and using the RDA or Conditional Use Permit. Andy Reed spoke, as a developer, he cannot go out into the open space land available and build a \$400,000 track home, it would rent for at least \$2,000 dollar a month. Which is way too much for the average citizen. Todd Thorne said, we know people cannot afford that high of rent, so we must come up with inventive ways to provide affordable housing. Stephanie Crabtree, commented, she would like to schedule it for a Public Hearing to hear the public's opinion, and to get their feedback on whether to allow it in the RDA and then present it in a City Council Public Hearing. Stephanie Crabtree advised, they will draft up the changes needed for the RDA. **MOTION:** Kent Johnson made a motion to table agenda #1 until the next Planning Commission Special Meeting, January 5, 2023, 7 p.m. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows, Tammy Howland and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny Joe Huff's conditional use permit Stephanie Crabtree spoke, Joseph Huff's apartments are studio apartments around 325 square feet and some larger apartments with two bedrooms at 650 square feet. The only problem is that the studio apartments are smaller than the code allows for. Joseph Huff commented, if the conditional use permit was not passed he would take out the door between the two apartments, and then rent a. There was a s a two-bedroom apartment. There was a discussion, and a decision made to table it for the Planning Commission Special Meeting January 5, 2023, 7 p.m. for further discussion. **MOTION:** Kent Johnson made a motion to table it for a Special Planning Commission Meeting on January 5, 2023. Stephanie Crabtree seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows, Tammy Howland and Kent Johnson voted aye. The motion carried.

3. Discuss/approve/deny Dominion Energy's conditional use permit. Todd Thorne explained, the conditional use permit, is for a regulation station for Dominion Energy. Kim McFarlane asked, is

there is a higher risk of fire and leaks there? Scott Messersmith answered, the building is layered with three different safety systems, in case one of those fail, the other one will pick it up. The station will be totally enclosed by a fence, a pretty low key building. The Conditional Use Permit criteria was read by Stephanie Crabtree, Code #10-13-4.

MOTION: Kim McFarlane made a motion to approve Dominion Energy's conditional use permit. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows, Tammy Howland and Kent Johnson voted aye. The motion carried.

4. Discuss/approve/deny Planning Commission Meetings for the 2023 calendar year. **MOTION:** Kent Johnson made a motion to approve the Planning Commission Meetings for the 2023 calendar year. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows, Tammy Howland and Kent Johnson voted aye. The motion carried.

5. Adjourned, the meeting adjourned at 8:17 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, Deputy Recorder

Approved: March 21, 2023