

# *City of Green River*

460 East Main Street, Green River, Utah

Planning Commission Minutes

Special Meeting

Thursday, January 05, 2023

**ATTENDING:** Chair; Stephanie Crabtree, Kim McFarland, Kent Johnson; Employees; Conae Black, Julie Spadafora, David Wilson Citizens; Andy Reed, Karen Martino; SEULAG; Todd Thorne, Jade Powell.

**ABSENT:** Tammy Howland and Don Meadows

**CONDUCTING:** Chair; Stephanie Crabtree, the meeting began at 7:07 p.m.

## **ORDER OF BUSINESS:**

1. Work session for Overlay Zone. David Wilson stated, he has a copy from Price City's Overlay Zone Ordinance for Redevelopment, as an example. The designated Redevelopment area is the East and West Industrial Parks and also Main Street. Conae Black spoke, the City has developed a redevelopment agency with part of that establishment, there are designated areas. They are very specific on the areas, right down to the parcel. It is not just the C-1 Zone; it also includes parts on the river south of Main Street. These zones stay the same, this is only for redevelopment. This new Overlay Zone could solve the problems arising with the Green River Apartments and Robber's Roost. Conae Black commented, she really likes the fact there is no reason to change the zone, with this Redevelopment Overlay Ordinance. Blighted or nonconforming areas can be redeveloped case by case, with the use of a conditional use permit. Kent Johnson asked, how is this working for Price City, where they are taking them case by case? Todd Thorne answered, in the 7 years he has been on the Planning Commission, they have never used their RDA. Green River is slightly different; Green River City will use this RDA twice in the next month, if it passes. Green River is unique where they have reasons to rent motel rooms for apartments, the need for housing in Green River is great. Karen Martino commented, they do have apartments in Carbon County like Green River's, they have worked out nicely. Who is to say who can live under what square footage or size of dwelling. It is a roof over their head, and it is living. Karen Martino said, they are not going for the Avalon style of living, like in Carbonville. The traffic that fills those apartments is not what they are doing. They are planning around 18 units that will bring revenue into Green River. Conae commented, she can see other old motels following, such as Passport Inn and Budget Inn. Todd Thorne spoke, they will need full drawn engineered plans, because of the commercial use and change of occupancy. Each business will be evaluated individually, which will provide more flexibility on conditional uses, business by business. If they meet the general conditional use criteria and have sufficient utility capacity and meet the criteria on the application, then a Public Hearing would be posted. The Planning Commission would then hold a Public Hearing on February 15, 2023 and then analyzed what was said by the public. If it is approved, it would be forwarded to the City Council for them to approve or disapprove. Stephanie Crabtree ask Karen Martino to submit plans, this will give them a general idea of what they are planning to use the property for, and the required parking. Kim McFarlane commented, they will need to know if there is parking in front of the door or in the middle, parallel parking etc.

2. Adjourn, the meeting adjourned 8:30 p.m.

---

Stephanie Crabtree, Chair

---

Julie Spadafora, Deputy Recorder

Approved: March 21, 2023