

City of Green River

460 East Main Street, Green River, Utah

Planning Commission

Public Hearing

Tuesday, February 15, 2023

ATTENDING: Planning Commission Chair Stephanie Crabtree; Planning Commission Members; Kim McFarlane, Don Meadows, Tammy Howland, Kent Johnson; Mayor Ren Hatt; City Council Members; Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan, Ben Lehnhoff; Employees; Tyler Hunt, Julie Spadafora, David Wilson, Bryan Meadows, Robin Hunt, Loni Meadows, David Wilson, Conae Black, Janet Smoak; SEUALG (Southeastern Utah Association of Local Governments) Robbie Jensen, LuEssa Averett, Patty Lorca, Julie Rosier; Citizens; Anne Elliot, Randy Erwin, Tiffanie Howes, Vickie Oliver, Chalyn Francis, Ann Cunningham, Richard Ryan, Penney Riches, Duane Riches, Jeff Black, Kimarie Fluckey, Landon Fluckey, Cory Vetere, Frank Vetere, Bridget Meadows, Tim Vetere, Greg Vetere, Mario Basso, Connie Welch, Sean Shoemaker, Jory Basso, David McMillian, Chris Polito, Kelly Quinn, Chris Dunham, Karla Condos, Leon Carter, Dustin Gingerich, Ed Korycan, Wade Ryan, and Travis Erickson.

CONDUCTING: Chair, Stephanie Crabtree, the public hearing began at 7:05 p.m.

ORDER OF BUSINESS:

1. Planning Commission Public Hearing on the Redevelopment Overlay Zone - Stephanie Crabtree explained, no zone will be rezoned, and no zone will be changed. Overlay Zones are established to provide additional requirements, recommendations or resources for properties located in one or more zones. It is basically a mapped-out area on top of multiple different zones with its own area, which is going to have its own zone attached to it. The area was selected back in 2018, a group came together and did some community group planning. The area was picked, basically because the city would like to see development in these areas. Ben Coomer asked, what their name was? Stephanie Crabtree answered, it was the Community Renewal Development Agency. A group of people had multiple meetings at the museum. Leon Carter asked, will there be any changes to the zone? Stephanie Crabtree answered, what it will do is provide more options for current owners or potential buyers. She gave some examples such as, in the different zones there are some uses you can or can't do, based on the zone. If she were to buy the land across from the golf course and wanted to build an equestrian arena there; it is not currently a permitted use in the C-1 Zone, so with this, she could come to the Planning Commission and say this is a great place for an arena. A Public Hearing would then be held, and the public could make comments and opinions, such as maybe the smell needs to be controlled and maybe the lighting is too bright. The Council would hear it, and then it would go back to the Planning Commission for a conditional use permit. It is a great place for the arena, but they are going to set some conditions, it needs to be down wind, you will need to do things to control the smell etc. She said she likes the public comment of the public meeting which allows us to know what you think. The public can say we like that or not, that is not a good use. The Planning commission would accept your comments, and then they would vote on it. Richard Ryan spoke, so the public can express their concerns, but when it comes right down to it, do the council members have the last say? Stephanie Crabtree answered, yes. It will not change the zone, if a renovation or project comes up with in the current zone, an application could be filed. Ben Coomer commented, this is a good idea, however there are a few burrs in the overall future of this. One of the biggest problems is reduced parking. As an example, the old parts of town that follow the old zone kept the cars off the street. He spoke about a new business in town that has affected a school crossing for the children on their way to school. It is very dangerous, and this is why parking is required for these types of businesses, so it doesn't create problems for your main traffic areas. Instead of reducing parking for health, safety, and welfare the community should be number one, especially our children and grandchildren. Stephanie Crabtree commented, if this case ever came up, they would address that. Ben Coomer said, it has already come up. He

would like to see the health, safety, and welfare case by case. Ben Coomer asked, where is the enforcement part here? Stephanie Crabtree commented, if they are coming into this zone, and wanting to put something not up to code in the current zone, then they would be denied. Ben Coomer said, there is no enforcement in Green River. One of the main sworn in things to do for a City Council Member is to promote the health, safety, and welfare of the community. When this is ignored the children and elderly have nowhere to go. He agrees with this, but he thinks there is a better way. Tim Vetere asked, does it affect our tax rate on our agriculture? Part of Tim Vetere's land is not included in the Over Lay Zone, and he would like to develop it, but there is nowhere to go, before doing more development we need to figure out a drain plan for the water. This is the # 1 thing that is overlooked. When they put in the culvert at Maverik, he knows you cannot put a 15-foot ditch and a 36-inch pipe together and not have problems. Randy Erwin spoke and said, the piece of property that was flooded was ours. If they develop anything on hard land and do not put any drainage, there is nowhere for the water to go. The engineer was told by Randy Erwin that the culvert was not going to work. The first storm they got; it flooded his property. He was told by the engineer he could build up his land. He said, it isn't his responsibility, he was there first. Something must be done with drainage, before any development is done. You cannot let people build and affect people who have been here for years. Tim Vetere commented that he would like to be in the Overlay Zone if it creates a better opportunity to sell his property or to build a house, than to be left out of the zone. Anne Elliot said, if we were to sell our property, how do you sell your property to someone who would have millions of dollars of storm drain work, because the city imposed on them. How do you sell it to someone, and they need to come to the city and go through a 12- month approval process? It is a state law you must have storm drains and the city is not following it. Stephanie Crabtree said, only if they want to do something that is not currently allowed in that zone. So, it creates more flexibility, if it says it is not currently allowed in that zone, they could say this is a good idea and maybe it is too big or too large. Greg Vetere asked, why was the river frontage part of the Redevelopment Overlay Zone? Stephanie Crabtree answered, she was not part of the map development. There was a discussion earlier in this meeting about river development that could happen. Tammy Howland commented, part of that was chosen because some of the river front is in the C-2 (Commercial) Zone, a lot of what the Redevelopment area encompasses, are limited to C-1 (Commercial) Zones. That is why some river front properties were chosen. Stephanie Crabtree commented, it doesn't change anything unless you sell or want to do something else with your property. It just allows more flexibility for you or someone else if you were to sell your property.

2. Adjourned, the meeting adjourned at 7: 28 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved: April 25,2023