

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, January 26, 2021

ATTENDING: Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Council Member; Employees, Conae Black, Phillip Stubblefield, Tammy Howland, Bryan Meadows, Citizens, Shawn and Shelby O'Keefe

ABSENT: Kim McFarlane

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:01 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Conditional Use Permit for a Home Occupation for Shawn O'Keefe.

The Planning Commission reviewed this application for a Home Occupation for a mobile repair and towing services on October 27, 2020. They tabled it because Mr. O'Keefe was not present to the meeting and it was not clear on the application where he would store new and used tires and vehicle parts. Shawn O'Keefe said he will be using a mobile tent on the property to store new and used tires. The used tires will be recycled through the proper channels. He intends to be in a commercial property within six months but as a startup business he does not have the capital to utilize a commercial property at this time. **MOTION:** Stephanie Crabtree made a motion to approve the Conditional Use Permit for a Home Occupation for Shawn O'Keefe. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Royd Hatt and Kent Johnson voted aye. Don Meadows was not present for the vote. The motion carried.

2. Discuss/approve/deny Canal Commons subdivision. The Epicenter are the developers of the Canal Commons subdivision. Stephanie Crabtree is representing the Epicenter. She stated that they will be subdividing the property into ten lots. All of the lots will have single-family dwellings. Kent Johnson asked if the property had been surveyed. Stephanie Crabtree said yes. Royd Hatt asked what zone the property was in. Stephanie Crabtree said it is in the commercial zone but they received a Conditional Use Permit to build housing and they have been following the R-3 zoning requirements for this property. The Epicenter has been working with the city on the water and sewer lines. Conae Black wanted to address the drainage on the property. This property was deeded over to the Epicenter from the City. The City's intent was to use this property for a drainage retention pond. Stephanie Crabtree showed on the preliminary drawing where the retention pond would be located that will also be used as a common area for the tenants of the subdivision. This retention pond will contain the storm water on the Epicenters property. Don Meadows asked what they are doing with the area where the cottonwood trees are. Stephanie Crabtree said that will be a park. They also have curb, gutter and sidewalk in the plans. Conae Black advised that the Epicenter follow all of the subdivision requirements before this is taken to the City Council to act upon. **MOTION:** Kent Johnson made a motion to approve the Canal Commons subdivision. Royd Hatt seconded the motion. **VOTE:** Royd Hatt, Kent Johnson and Don Meadows voted aye. Stephanie Crabtree abstained from voting. The motion carried.

3. Discuss/approve/deny Cargo Container Ordinance. Conae Black provided the Planning Commission a copy of the latest draft with the changes as previously discussed. They reviewed the changes and found everything in order as discussed. **MOTION:** Kent Johnson made a motion to approve the final draft of the Cargo Container Ordinance. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Royd Hatt, Kent Johnson and Don Meadows voted aye. The motion carried.

4. Discussion on the C-1 and C-2 Commercial zones. Conae Black said she has had other business prospects that would like to relocate their business in town that would be a permitted

use within the C-2 zone however there is not a location on the map for the C-2 zone. She asked the Planning Commission to consider working on the zoning map to determine where that would be. The Planning Commission agreed to do so.

5. Discuss upcoming public hearings. Conae Black said a public hearing needs to be held for the C-1 and Cargo Containers zoning ordinances and the request from Royd Hatt and Allen Burns to change their property from R-2 to R-3. She went ahead and posted for them at the February 9, 2021 City Council meeting so they can meet the posting requirements.

6. Discuss term limits. The Planning Commission went over term limits and Royd Hatt, Stephanie Crabtree and Don Meadows agreed to renew their terms.

7. Discuss/approve/deny 2021 meeting schedule. The Planning Commission decided to change their meeting dates to the 3rd Tuesday of every month rather than the 4th Tuesday. **MOTION:** Royd Hatt made a motion to hold regular Planning Commission meetings on the 3rd Tuesday of every month. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Royd Hatt, Kent Johnson and Don Meadows voted aye. The motion carried.

8. Consent Agenda. **MOTION:** Kent Johnson made a motion to approve the consent agenda. Royd Hatt seconded the motion. **VOTE:** Stephanie Crabtree, Royd Hatt, Kent Johnson and Don Meadows voted aye. The motion carried.

Minutes from October 27, 2020 regular meeting

Minutes from November 17, 2020 regular meeting

9. Adjourn. The meeting adjourned at 7:45 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: February 16, 2021