

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, October 27, 2020

ATTENDING: Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Employees, Conae Black, Citizens, Don and Teina Steele, John and Michele Corrigan, Guy Webster, Clarence Smith, Allison Mecham

ABSENT: Kim McFarlane

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:05 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Conditional Use Permit application from Don Steele. Don Steele submitted in an application for living space in the building they will be using for the tow trucks and office.

He also requested that the commercial zoning ordinance be amended to allow for an impound yard. Currently the commercial zones do not allow for an impound yard. This decision was based upon the conditions of the property owned and operated by the current auto repair businesses. Mr. Steele owns a towing company in another community and showed pictures of his business. His property is very clean and tidy. He brought witnesses as to the way he operates his business. It was decided that the Planning Commission would look at amending the current ordinance to allow for an impound yard with the stipulations that the yard shall have a sight obscuring fence that is placed behind the main building off of the street. All vehicles must be stored within the fenced area.

The general review criteria for the conditional use permit was read. There was not any need to set conditions as they will be abiding by all regulations. **MOTION:** Kent Johnson made a motion to approve the Conditional Use Permit application from Don Steele. There is not a need to set any conditions. The motion was seconded by Don Meadows. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny Conditional Use Permit application from Shawn O'Keefe. Mr. O'Keefe was not able to attend the meeting. His application was for a home occupation. He would be using his rental home as a base for his itinerant tire repair business. There were some concerns as to where he would store and dispose of the used tires and/or vehicle parts which was not clear from his application. Stephanie Crabtree said she would contact Mr. O'Keefe and help him with his application. **MOTION:** Kent Johnson made a motion to table this until further information was provided. Don Meadows seconded the motion. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

3. Discuss/approve/deny Conditional Use Permit application from Nicholas Derrick. Nicholas Derrick submitted in an application for a home occupation. He will be producing small batches of wax candles in a small portion of the garage at the home he is renting located at 45 West Cottonwood Dr. The Planning Commission went through the criteria for a home occupation and Mr. Derrick met all requirements. Because he is not the owner of the property they asked that he obtain written consent from the property owners. **MOTION:** Kent Johnson made a motion to approve the Conditional Use Permit application from Nicholas Derrick upon receiving written consent from the owners of the property. Stephanie Crabtree seconded the motion. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

4. Discuss/approve/deny minutes for July 28, 2020 regular meeting. **MOTION:** Kent Johnson made a motion to approve the minutes for July 28, 2020 regular meeting. Royd Hatt seconded the motion. **VOTE:** Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

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

Royd Hatt, Chair
Approved: January 26, 2021

Conae Black, City Recorder