

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Thursday, January 3, 2008

ATTENDING: Katherine Brown, Ben Coomer, Robert Smith, Connie Copenhaver, Amy Wilmarth; Employees Conae Black, Bryan Meadows. Mayor Ed Bentley.

CONDUCTING: Chair, Katherine Brown, meeting began at 10:20 a.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for July 5, 2007 Regular Meeting, October 4, 2007 Regular Meeting, November 1, 2007 Regular Meeting and December 6, 2007 Regular Meeting. **MOTION:** Robert Smith moved to approve the above minutes. Amy Wilmarth seconded the motion. **VOTE:** Amy Wilmarth, Connie Copenhaver, Katherine Brown, Robert Smith and Ben Coomer voted aye. The motion was carried unanimously.

2. Discuss Rm-1 zones. There was no discussion on this agenda item.

3. Discuss R-3 zones. It was discussed in 1-6C-1 part A Objectives and Characteristics of Zone to strike out *having widely varying forms and shapes and that is characteristic of the R-2 residential zone*. In part B Connie Copenhaver pointed out that we did not have a definition for rooming houses. Ben Coomer suggested we look up the State's definition for rooming houses. Robert suggested adding condominiums and wanted the word mingled stricken and add such as in place of mingled. Part C was discussed as the R-3 zone is expected to be denser and more traffic. For house cleaning purposes it was decided that part C should read as follows: "Owners and developers of property are advised that primacy is given in this zone to multiple-family dwelling; that vehicular and pedestrian traffic and parking along the street is greater than in other residential zones; that variety in type, shape and design of buildings is to be expected; and that property should be developed and maintained accordingly." In 10-6C-2 Permitted Uses: It was suggested that the permitted uses in R-1 and R-2 zones be listed so that we didn't have to go back to those zones for reference. Connie Copenhaver said tourist homes need to be defined. Ben Coomer suggested adding in this section "Retail businesses incidental to high density population areas," as a permitted use. It was decided to add nursing homes and strike nurseries and add child care nurseries. There was discussion on defining businesses for this zone. Connie Copenhaver wondered if they could describe the exceptions under conditional uses.

4. Discuss subdivision ordinance. There was no discussion on this agenda item.

5. Discuss term limits and election of officers. Mayor Bentley said in looking at the appointments for 2008 Connie Copenhaver and Ben Coomer's term ends. He feels they have both done an admiral job and would like to renew their six year terms. He would like the Planning Commissions recommendation to be able to put that forward at City Council. Connie Copenhaver said we started out with a new Commission and decided terms by lot. Katherine Brown said it is a matter of whether Connie Copenhaver and Ben Coomer want to continue serving on this board. Both Connie Copenhaver and Ben Coomer agreed to continue serving.

6. Discuss curb, gutter and sidewalk policy. Mayor Bentley expressed concerns with the way Kent Johnson has written the policy. He feels it could lead the city open for liability. We don't seem to have a problem with new development it is the existing structures that they question. He wanted to take out residential. Robert Smith said that was important to him to leave that in because he didn't think we should build sidewalks at businesses. Mayor Bentley understood and

agreed. He felt the Planning Commission should go back to their draft ordinance with the Council's suggestions of the city paying for curb, gutter and sidewalk. He stated we have a big problem with the areas that don't have sidewalks because most of those areas are those with low to moderate incomes. If we were able to qualify for funding based on our income for the sewer manholes how are they going to afford a sidewalk? Robert Smith said that is what they concluded after a year's discussion. Connie Copenhaver said then Kent Johnson came and wiped it all out and at that point they were tired of it. Mayor Bentley said he has a new Council now and has spoken with the new members and he is going to push to put it back the way the Planning Commission has suggested. He gave examples of people's behavior when riding a bicycle or walking on sidewalk and they come to an area where there isn't sidewalk. In his observation he witnessed them going into the street on those areas. Mayor Bentley feels it is a health, safety and welfare issue. Ben Coomer said it is a lot of issues; it is safety, drainage and/or curb appeal. Mayor Bentley requested that the Planning Commission write a letter to the Council stating they adopt the ordinance they originally suggested. He doesn't think a Special Service District is the answer because it will take years to collect enough money for the project. He feels the city should bite off smaller chunk projects and do street, drainage, curb, gutter and sidewalk projects one street at a time. Mayor Bentley said at the next Planning and Zoning meeting he would like them to get an updated priority list for him. Amy Wilmarth said they have pretty much done that. Mayor Bentley said Kent Johnson didn't think it was done. Conae Black said she has given the priority list with the Planning Commission's recommendations to Kent Johnson.

7. Reports Mayor Bentley said in talking with the new Council they would like to have agendas and minutes from all of the boards on the city web site. He has spoken to Coralie Seright who is the webmaster for the city web site and she said that would not be a problem for her. There was some discussion on how long the agendas and minutes should be posted on the web site and whether they should be archived or not. Mayor Bentley asked that the agenda's be submitted to the Recorder a week prior to the meetings for this to happen.

8. Adjournment. **MOTION:** Amy Wilmarth moved to adjourn. Robert Smith seconded the motion. The meeting adjourned at 11:55 a.m.

Katherine Brown, Chair

Conae Black, City Recorder

Approved: _____