

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Regular Meeting

Tuesday, June 20, 2023

ATTENDING: Kim McFarlane, Tammy Howland, Stephanie Crabtree, and Kent Johnson; Employees Tyler Hunt, Julie Spadafora, David Wilson; ENYO Renewable Energy: Jacob Simmons, Conae Black; Citizens; Randy Erwin and Anne Elliot; (SEUALG) South Eastern Utah Association of Local Government; Todd Thorne.

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

ABSENT: Don Meadows

ORDER OF BUSINESS:

1. Discuss allowing solar energy facilities in the industrial zones- Randy Erwin commented that his business has provided jobs, how many jobs will these solar energy facilities provide? Gayna Salinas asked, why does this have to be within city limits? Anne Elliot spoke, Inland Ports is all trucking, why would you want this in the city. Jacob Simmons stated, originally the plan was to have the charging stations in the front of the property, and the solar panels in the rear but there has been some push back from surrounding properties and the high school, so they decided to look at property farther out. Randy Erwin asked if there will be a Public Hearing before any decisions are made? He feels this is something the whole city should be voting on. If you were to talk to the people in Wellington or Richfield, it is an eye sore, and they wish they had not allowed it. Gayna Salina suggested pushing it back behind the hill, so it isn't so visible. Stephanie Crabtree spoke, all the land is inside city limits and if it were pushed back, it would be in the county or BLM etc. Randy Erwin commented, there needs to be amenities to handle the flood water the sewer, the storm water etc. He owns a piece of property that is lower and was still flooded out even after the storm drain was put in. Everything needs to be reviewed and taken care of beforehand. and Tammy Howland commented, the Planning and Zoning members are not engineers, they receive plans that are stamped, and they say they meet code. Randy Erwin said, when there are changes, they should make sure it does not affect other landowners around the change before moving forward. The Planning and Zoning members are part of the city. Approving something without making them take care of their storm water, then allowing it to run onto his property is against a state law, supposedly it was engineered. Todd Thorne from SEUALG spoke, part of the proposal is a storm water protection plan. For example, Carbon County had a full hydrology study done to where predevelopment flows had to be maintained by what ever means they designed, so it doesn't affect anyone else down from them. Anne Elliot asked, will the city need a retention pond. David Wilson answered, yes. ENYO Renewable Energy: Jacob Simmons spoke, obviously there is a lot of water coming down there. There is a plan to put a charging station on the front part of the parcel; they definitely do not want any more water to come onto their property or anyone else's. They will be very careful with their drainage plan. Randy Erwin added, they are not against renewable energy, but they need to put it somewhere that it is not in the visibility of people coming into the community. Randy Erwin asked to put a vote to the City of Green River. (SEUALG); Todd Thorne commented, the state system is not set up that way. You cannot put this to a vote because the code does not allow for land use to be put to a vote. State code is structured to have a land use authority that follows the development code. The City Council sets the ordinances and the land use regulations behind it and then delegates that authority to the Planning Commission. This cannot be put to a vote. Randy Erwin asked, so the people of Green River have no say on this. Todd Thorne answered, they do at a Public Hearing, then that recommendation goes to

City Council, and then City Council takes that recommendation and the public comment on whether to change the land use or not. It cannot be placed on the ballot, if the land use has changed and is not what the public wants, then the recourse would be to vote someone else into the elected positions and changing the land use regulations to what the public wants instead of what is currently written. Conae Black mentioned the biggest value it would bring to the community would be the development of the Industrial Park. Gayna Salinas said, the reason people come to Green River is because of the view. It doesn't need to be within city limits. Stephanie Crabtree commented, this is a new concept to Green River, and we need to take baby steps on where they will allow it and what it intel's. Kent Nelson commented that is a prime piece of property for I-1. There are services very close to it. He understands they would like there solar farm to be close to their charging stations, but Green River City needs to do what is best for the city. Randy Erwin said, when the city came to him asking for an easement to cross his property for the Industrial Park, they said nothing about a charging station.

2. Discuss/approve/deny Wind Turbines in the Industrial areas- There was a discussion amongst the Council Members, and it was decided to table this discussion for six months down the road. **MOTION:** Kent Johnson made a motion to table 6 months from now. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, and Tammy Howland voted aye. The motion carried.
3. Discuss/approve/deny Set back requirements- David Wison commented, he has researched other cities which have reduced the setback requirements. Green River's current rear setbacks are 20 feet in (R-1) Residential-1 and (R-3) Residential-3. There were discussions on different set back options. A decision was made to approve setbacks for R-1 and R-3 zones, front setbacks 25 ft., side setbacks to 8 ft and rear to 15 ft. **MOTION:** Tammy Howland made a motion to approve the set back requirements. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, and Tammy Howland voted aye. The motion carried.
4. Discuss Special events with alcohol- David Wilson spoke this is for a business license, for a one-time use for a special event that has alcohol. They have very specific guidelines, one being they cannot be closer than 1,000 feet from a school, there must be a map or lay out of where the alcohol will be kept and who will be the bartender etc.
5. Adjourned, the meeting adjourned at 8:10 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved: September 19, 2023