



City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, June 18, 2024

ATTENDING: Chair Stephanie Crabtree, Planning Commission members: Kim McFarlane, Dustin Gingerich, Tonya Bigelow, alternates Gayna Salinas and Glenna Brown; Employees; David Wilson, Julie Spadafora; Citizens: Lance Erwin, Charlotte Uptain.

CONDUCTING: Chair Stephanie Crabtree, the meeting began at 7:04 p.m.

ABSENT: Kent Nelson asked to be excused.

ORDER OF BUSINESS:

1. Discuss subdivision changes mandated by Senate Bill 174

David Wilson stated that he and Todd Thorne will mostly be replacing Concept Plans with Preliminary Plans with a three-part process. He presented the idea that the approval process should be based on factual evidence submitted in application forms, and public comments should be fact-based rather than opinion based. There was agreement that adjacent landowners should be notified about public meetings concerning the development. David Wilson noted that in case of engineering requirements, fees for reviews by a city engineer should be borne by the developer. Stephanie Crabtree pointed out the need for uniformity in engineering reviews and suggested finding precedents from other cities. The upcoming workshop was discussed where a letter application process would be reviewed in detail. David Wilson highlighted the need for updating codes to reflect current standards as used by the building authority at Emery County. The timeline for manual reviews and notifications, and the process for appeal were also discussed.

Several procedural matters were also discussed:

- The importance of maintaining public records and extensive review by city officials when handling planning submissions.
- Updates on various developmental impacts and city's response systems.
- Notifications and citations regarding errors found during engineering review submissions.
- Potential impacts on the public and city plans due to the zoning changes reviewed.

2. Discuss/Approve/Deny Consent Agenda

- Planning & Zoning Regular Meeting Minutes March 19, 2024
- Planning & Zoning Regular Meeting Minutes May 21, 2024

MOTION: Kim McFarlane made a motion to approve Consent Agenda. Glenna Brown seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Dustin Gingerich, Tonya Bigelow and alternate Glenna Brown voted aye. The motion carried.

3. Adjourn, the meeting adjourned at 7:45 p.m.

MOTION: Kim McFarlane motioned to adjourn. Glenna brown seconded the motion.

VOTE: Stephanie Crabtree, Kim McFarlane, Dustin Gingerich, Tonya Bigelow and alternate Glenna Brown voted aye. The motion carried.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved July 16, 2024