City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, July 16, 2024

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

CONDUCTING: Chair Stephanie Crabtree, the meeting began at 7:00 p.m.

ORDER OF BUSINESS:

1. <u>Discuss/Approve/Deny Preliminary application for Water extension for Blackstone Minerals NV, LLC</u>
   The meeting commenced with a discussion on the preliminary application for the water extension for Blackstone Minerals NV, LLC. Stephanie Crabtree and David Wilson initiated the discourse by outlining the needed steps for the application process. It was highlighted that the planning commission needs to review the application, give a recommendation, and then forward it to the city council for a final decision. David mentioned there were not many specifics available at this stage, covering the public works aspects, capacity concerns, and potential routes. Several options for extending the water supply were considered, each with its own merits and challenges.
   Stephanie Crabtree highlighted the inability to make concrete directions without a more detailed plan. David Wilson suggested favoring the least expensive and most logical option in terms of maintenance and future access.
   MOTION: Kim McFarlane made a motion to approve preliminary application for the Water extension for Blackstone Minerals NV, LLC. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, and Tonya Bigelow voted aye. The motion carried.

2. <u>Discuss/Approve/Deny Preliminary application for Sewer extension for Blackstone Minerals NV, LLC</u>

Similarly, the discussion moved on to the sewer extension application for Blackstone Minerals NV, LLC. Stephanie and David took the attendees through various potential routes for the sewer lines, considering constraints and optimal configurations, such as running the sewer lines along train tracks or leveraging existing infrastructure.

Several speakers weighed in on logistics, highlighting technical aspects such as pressure line differences, and pleading for consideration of ease of maintenance and future capacity needs. **MOTION:** Kim McFarlane made a motion to approve the preliminary application for Sewer extension for Blackstone Minerals NV, LLC. Tonya Bigelow seconded the motion. **ROLL CALL VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, and Tonya Bigelow voted aye. The motion carried.

3. Discuss/Approve/Deny subdivision changes mandated by Senate Bill 174
   There was a discussion on statutory amendments to subdivision regulations as mandated by Senate Bill 174. David Wilson, appreciating Todd's contributions, recounted the document updates that were mostly minor adjustments to terms. For instance, replacing words like "concept plan" with "preliminary" and refining areas where council approval was involved. David emphasized that while they may put it off to review one last time, most modifications were already in place. The agenda item was tabled for further discussion.
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4. Discuss day(s) for workshop meeting with Green River City Council to review subdivision application
   The Planning Commission members suggested scheduling a workshop meeting with the City Council to review the subdivision application comprehensively. Discussions revolved around whether smaller focused groups or the entire planning commission should take part. The collective sentiment leaned toward having the City Council lead the drafting process, while the Planning Commission provides subsequent feedback.

   Stephanie emphasized the efficiency of having fewer people work on the draft before presenting it for broader review. The meeting then moved on to discussing the scheduling of a workshop meeting with the City Council to review the subdivision application. There was a consensus on the importance of council's final approval for this application in order to streamline the process by significantly reducing bureaucracy and speeding up the decision-making process.

   Several members expressed a willingness to trust the council to draft something and then come back for the commission's feedback and final vote. This was posited as a potentially more efficient approach than scheduling a large multi-departmental workshop.

5. Discuss/Approve/Deny the Consent Agenda
   Planning and Zoning Regular Meeting Minutes June 18, 2024
   MOTION: Kent Johnson made a motion to approve the Consent Agenda. Dustin Gingerich seconded the motion**. VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, and Tonya Bigelow. The motion carried.

6. Adjourn, the meeting adjourned at 7:52 p.m.
   MOTION: Tonya Bigelow motioned to adjourn. Dustin Gingerich seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, and Tonya Bigelow. The motion carried.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved August 20, 2024