City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, January 21, 2025

ATTENDING: Chair Stephanie Crabtree, Vice Chair Kent Johnson, Planning Commission members: Kim McFarlane, Dustin Gingerich, Tonya Bigelow, alternate Glenna Brown; Employees; David Wilson, Julie Spadafora: Citizens: Chalyn Francis, and Kunal Sah.

CONDUCTING: Chair Kent Johnson, the meeting began at 7:02 p.m.

ORDER OF BUSINESS:

1. Appointing a chair person
   Kent Johnson, as acting chair, opened nominations for the chairperson's position.
   MOTION: Kent Johnson made a motion to nominate Stephanie Crabtree for Planning Commission chair person. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich and Tonya Bigelow voted aye. The motion carried.

2. Discuss 2025 Planning & Zoning meeting dates and times
   The commission discussed continuing with the current meeting schedule of the third Tuesday of each month at 7p.m. for 2025. David Wilson confirmed this was just discussion item and no motion was needed.

3. Discuss/Approve/Deny conditional use permit for KSK Investments, LLC
   David Wilson explained that KSK Investments was applying for a conditional use permit to build a home on a commercial property between the golf course and Shady Acres Laundromat. The property had previously been zoned to full commercial.
   Tonya Bigelow read the General Review Criteria for a Conditional use permit Title 10 Chapter 13:4 of city code.
   The commission discussed several aspects of the application:
   - Utility capacity: There were concerns about sewer issues in the area. Dustin Gingerich mentioned, they might need to install a pump for the sewer connection.
   - Emergency vehicle access: The commission emphasized the need for proper address posting and road access from Main Street.

- Flood zone considerations: David Wilson noted the property is in a FEMA flood zone. Kunal Sah stated they were getting a flood analysis done.
- Future development: the commission discussed potential future plans for a hotel on the front of the property and how it might affect the residential use.
- Fencing: the possibility of fencing to separate uses was discussed but not made a condition of approval

MOTION: Kim McFarlane made a motion to approve conditional use permit for KSK Investments LLC. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, and Tonya Bigelow voted aye. The motion carried.

4. Discuss/Approve/Deny Consent Agenda
   - Planning and Zoning Meeting Minutes November 19, 2024.

   The commission briefly discussed the minutes for the November 19, 2024, meeting. David Wilson mentioned that the minutes mostly cover the travel trailer change that was presented to the council in December. **MOTION**: Kent Nelson made a motion to approve the Consent Agenda. Dustin Gingerich seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, Tonya Bigelow voted aye. The motion carried.

5. Adjourn, the meeting adjourned at 7:36 p.m.
   Before adjourning, Stephanie Crabtree noted a correction on the agenda sheet, stating that Julie Spadafora posted the agenda in January 2025 not 2024. **MOTION:** Kim McFarlane made a motion to adjourn. Dustin seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Dustin Gingerich, Tonya Bigelow voted aye. The motion carried.

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Stephanie Crabtree, Chair

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Julie Spadafora, City Recorder

Approved: February 18, 2025