



City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, March 18, 2025

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

CONDUCTING: Chair Stephanie Crabtree, the meeting began at 7:01 p.m.

ORDER OF BUSINESS:

1. Discuss vacating parts of streets and roadways in Elgin

Stephanie Crabtree opened the discussion on vacating parts of the street and roadways in Elgin. David Wilson explained that Edward Bennett and Kent Johnson had a recently come forward wanting to vacate some roads, but they were not present at the meeting. He noted that the roadways in Elgin are 80 feet wide, comparable to Broadway, while most residential street are about 48 feet wide including curb, gutter, and sidewalk. The proposal was to shrink the street size to a more appropriate width for the zone, not to vacate the streets entirely.

Gayna Salinas provided the context, mentioning that the discussion arose due to issues with power pole placement and the need to move them. She explained that the wider streets in Elgin compared to the rest of the town prompted questions about why they were different.

The commission discussed the potential implications of vacating parts of the streets.

- Additional property would be added to neighboring lots
- New meets and bounds descriptions would be added to neighboring lots
- The process could be messy if not be notified and their opinions considered.
- Property owners would need to be notified, and their opinions considered
- There would be increased property taxes for those gaining land
- The small lot sizes in Elgin (25 feet) were noted as an existing issue

The commission considered whether to make all roads smaller or leave some main roads wider. They agreed that having a plat map of Elgin would be helpful to access the situation properly.

Kim McFarlane raised the point that for some property owners, like Kent Johnson and Edward Bennett, this was a time sensitive issue. The commission discussed potential solutions, including:

- Having the county automatically add footage to each lot in their calculations
- The city surveys the roads and the county using that to adjust property lines
- Submitting a universal adjustment to the county rather than individual property owners having to do so

The commission agreed to gather more information for the next meeting, including:

- Precedent for notifying people about such changes
- Options for property owners who can't afford to resurvey or utilize the additional property
- County requirements for changing road widths and property lines
- Feed back from Kent Johnson and Edward Bennett on their specific requests

2. Discuss zoning map and zones

Stephanie Crabtree introduced the topic, referencing an article Kim McFarlane had shared about Salt Lake City's zoning changes. The article discussed simplifying the multitude of zones and allowing more mixed-use areas.

David Wilson mentioned a legislative change regarding Accessory Dwelling Units (ADUs), stating that cities can no longer dictate the size of ADUs. He noted this would need to be brought forward to the commission in the future.

The commission discussed Green River's current zoning;

- They have three residential zones: R1 (single-family homes), R2 (multifamily with some commercial allowances), and R3 (including boarding homes, townhomes, and tourist homes)
- They considered the necessity of the R2 zone and the possibility of consolidating to just two residential zones in the future.
- The potential need for a mixed-use or commercial -residential zone was discussed, especially in light of recent motel conversions

The commission agreed to continue considering these zoning issues in future discussions.

3. Discuss zoning change for Aixa Herrera from Residential 1(R-1) to Agriculture 1 (A-1)

The commission briefly discussed this matter but decided to table it as Aixa Herrera had not yet submitted her paper work. David Wilson provided some context;

The property in question is Blaine Evan's old property

- It has a large field behind the house
- The property size meets the requirements for agriculture zoning
- Neighboring property owners (Sam Wilson & Joseph Wilmarth)

The commission discussed the potential implications:

- The minimum lot size for agriculture zoning with a house is 16,000 square feet (or 7,500 if connected to public sewer)
- They considered potentially rezoning the area west of Long Street to agriculture, while keeping the east side as R-1

The commission agreed to wait for Aixa's official application and discuss the matter further at the next meeting, including the possibility of rezoning a larger area.

4. Discuss/Approve/Deny Consent Agenda

- Planning and Zoning Regular Meeting Minutes January 21, 2025
- Planning and Zoning Regular Meeting Minutes February 18, 2025

Stephanie Crabtree explained that the January 21, 2025, minutes had already been approved last month, but the agenda had listed the wrong date.

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

5. Adjourn, the meeting adjourned at 7:30 p.m.

MOTION: Tonya Bigelow made a motion to adjourn. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Tonya Bigelow and Dustin Gingerich all voted aye. The motion carried.

Stephanie Crabtree, Chair

Julie Spadafora, City Recorder

Approved April 15, 2025