



City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, January 20, 2026

ATTENDING: Kim McFarlane, Conae Black, Glenna Brown, Dylan Keele, Conra Weber; Alternates; John Bucor, Cindy Bowerman; Council Members; Tonya Bigelow, Stephanie Crabtree; Citizens; Gayna Salinas, Kent Johnson; Employees; David Wilson, Julie Spadafora; SEUALG (South Eastern Utah Association of Local Governments); Todd Thorne.

CONDUCTING: Planning Administrator David Wilson, the meeting began at 7:01 p.m.

ORDER OF BUSINESS:

1. Appreciation to previous Planning Commission Members

The Planning Commission recognized former members Kent Johnson, Tonya Bigelow, and Stephanie Crabtree for their service to the community. Planning & Zoning Administrator David Wilson presented handmade plaques to the previous members in appreciation for their dedication.

2. Orientation - past, present and future project

Todd Thorne from the Southeastern Regional Development Agency provided training for the commission, covering:

- Planning Commission responsibilities and legal roles
- Administrative vs legislative decisions
- Meeting procedures and ethical considerations
- Conflict of interest declarations

Todd Thorne announced upcoming countywide training sessions on March 4th in Price and March 5th in Castle Dale, focusing on conditional use permits and planning commission roles.

David Wilson provided updates on pending projects, including:

- Book Cliff Lodge subdivision (no recent progress since preliminary approval)
- Eight ordinances awaiting codification
- Plans to distribute updated code books once codification is complete

3. Discuss/Approve/Deny Chairperson for the Planning Commission

MOTION: Glenna Brown made a motion to nominate Kim McFarlane for Planning & Zoning Chairperson. Conae Black seconded the motion. **VOTE:** Conae Black, Glenna Brown, Dylan Keele, and Conra Weber voted aye. The motion carried.

4. Discuss/Approve/Deny Vice Chairperson for the Planning Commission

MOTION: Glenna Brown made a motion to nominate Conae Black for Planning & Zoning Vice Chairperson. Dylan Keele seconded the motion. **VOTE:** Kim McFarlane, Glenna Brown, Dylan Keele, and Conra Weber voted aye. The motion carried.

5. Discussion on Short Term Rentals not limited to but particularly to penalties and requirements

Kim McFarlane initiated discussion about the city's short-term rental ordinance enforcement. David Wilson reported that:

- Green River currently has 11 short-term rentals, with all but one in compliance
- The current ordinance requires business licensing, in-town property management, and health/fire inspections
- Commercial utility rates are applied to these properties
- No significant enforcement issues have arisen to date

The commission discussed concerns about housing stock availability and pricing impacts but concluded that, unlike larger communities like Hurricane, Green River has not experienced significant problems with short-term rentals affecting the housing market.

6. Discuss/Approve/Deny Changing meeting time for March Planning Commission Meeting from 7 p.m. to 6 p.m.

MOTION: Conae Black made a motion to approve moving the meeting time for next Planning and Zoning meeting from 7 p.m. to 6 p.m. due to a GOP caucus scheduled for 7 p.m. Glenna Brown seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Glenna Brown, Dylan Keele, and Conra Weber voted aye. The motion carried.

7. Discuss/Approve/Deny Conditional Use Permit for Saw Critters

Ryan Huber presented his request for a conditional use permit to operate a chainsaw art business from his residence in Elgin. He explained that:

- He creates chainsaw art sculptures primarily using a small chainsaw, spending most of his time on sanding, painting, and finishing
- His work would primarily be sold at events rather than at his property
- He would operate during limited hours to minimize noise impacts

- He will be required to obtain a business license.

The commission reviewed the conditional use permit criteria code 10-13-4, focusing on noise concerns and property owner approval.

MOTION: A motion was made to approve a conditional use permit with conditions that: 1) Ryan Huber obtains written approval from the property owner, and 2) chainsaw operations be limited to daylight hours. Glenna Brown seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Glenna Brown , Dylan Keele and Conra Weber voted aye. The motion carried.

8. Discuss/Approve/Deny the Consent Agenda

- Planning & Zoning Meeting Minutes November 18, 2025

MOTION: Kim McFarlane made a motion to approve the Consent Agenda with the correction of the name from Kent Nelson to Kent Johnson. Glenna Brown seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Glenna Brown , Dylan Keele and Conra Weber voted aye. The motion carried.

9. Adjourn, the meeting adjourned at 8:15 p.m.

MOTION: Conae Black motioned to adjourn the meeting. Dylan Keele seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Glenna Brown, Dylan Keele and Conra Weber voted aye. The motion carried

Kim McFarlane, Chair

Julie Spadafora, City Recorder

Approved February 17, 2026