



City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, February 17, 2026

ATTENDING: Chair Kim McFarlane, Vice Chair; Conae Black; Planning Commission Members; Conra Weber, Glenna Brown, Dylan Keele; Alternates; John Bucor, and Cindy Bowerman; Council Member; Kent Nelson; Employees; David Wilson, Julie Spadafora; Citizens; Chalyn Francis; Terracon; John Griffin, and Hailey Wall.

CONDUCTING: Chair Kim McFarlane, the meeting began at 7:02 p.m.

ORDER OF BUSINESS:

1. Discussion on the General Plan

David Wilson opened the discussion by explaining that the general plan serves as a guide for sustainable growth and development decisions. Originally created in 2013 and adopted in 2014, the plan was last reviewed three years ago with minimal changes needed beyond updating statistics related to growth projections. David Wilson noted that while growth patterns differed from projections, the core transportation and housing plans remained aligned with the city's direction.

Kim McFarlane identified that the general plan references three addendums that are currently missing from the distributed version. David Wilson acknowledged this oversight and committed to including the housing plans, emergency response, and public participation survey results in future distributions.

The commission discussed the recent increase in housing construction, with Kim McFarlane noting significantly more houses built in the past year than in the previous seven to eight years combined. Conae Black suggested that portions of the general plan require updating due to outdated information.

Kim McFarlane proposed reviewing the plan systematically, suggesting three chapters per month to complete the review by summer and prepare a budget request for June to fund a comprehensive update. The timing would align with upcoming projects including the proposed industrial park for the Inland Port and the Broadway project.

David Wilson supported this approach, noting it would provide three to four months to prepare for budget discussions and potential consultant engagement for updating the plan. The commission agreed to establish the general plan review as a standing agenda item and prepare an action item to request budget allocation from the city council for updating the general plan.

2. Discussion on EV Charging Station specifically but not limited to amenities

David Wilson presented the current status of EV charging stations in Green River, noting they are listed as a permitted use in the land use matrix without specific conditions or requirements. He highlighted concerns that EV charging stations typically lack amenities such as restrooms, trash receptacles, or weather protection that traditional gas stations provide, potentially creating burdens on neighboring businesses.

David Wilson referenced the Iona charging station plans in the packet as an exemplary model, noting it includes a building with lounge area, restrooms, vending, and weather protection. He suggested modifying the ordinance to make EV charging stations a conditional use rather than permitted, requiring amenities through general review criteria to prevent them from becoming nuisances to neighboring properties.

The commission discussed impact fees, with David Wilson explaining that EV charging stations generate significant impact fees based on the number of charging stalls. John Bucor, drawing from his experience working on Tesla's supercharger team, offered to research existing ordinances from other cities to provide a foundation for Green River's approach.

Dylan Keele raised safety concerns regarding fire suppression, noting the challenges of extinguishing lithium battery fires and the distance to the nearest fire hydrant. The discussion explored fire suppression alternatives, with Dylan Keele explaining that current best practice for lithium battery fires is typically to let them burn while protecting surrounding structures.

Kim McFarlane suggested including gas stations in the same ordinance to ensure consistency in requirements. David Wilson agreed this approach made sense and committed to bringing recommendations for next month's meeting, noting that Green River appears to be pioneering this type of ordinance as no other Utah cities have implemented similar requirements.

3. Discussion on Broadway and Mainstreet Project – Arcadis, Hales, and Ensign
John Griffin from Arcadis presented the Brownfields Assessment and Planning project, explaining their company's mission to create environments where people can thrive through meaningful connections. He defined brownfields as properties with potential contamination that make development challenging emphasizing that "potential contamination" does not mean actual contamination exists.

John Griffin outlined the Brownfields process, beginning with environmental assessment to determine eligibility, followed by Phase 1 and potentially Phase 2 assessments to identify any contamination, and concluded with cleanup activities if needed. He stressed the importance of conducting Phase 1 assessments before any city property purchases to ensure eligibility for potential cleanup funding.

The project has assessed 17 properties within the focus area, with 7 receiving clean assessments and 10 having recognized environmental conditions requiring further investigation. Griffin displayed a map showing the cluster of assessed properties around Main Street and Broadway, including Ray's Tavern, the old Texaco station, Kathy's Pizza, the old bank building, and several vacant lots.

Hailey Wall presented community input findings, noting residents expressed fatigue with planning processes that don't result in implementation. Key concerns included the need for high-paying jobs, tax base development, and avoiding overburdening city staff with high-maintenance projects. Residents also expressed frustration with property owners unwilling to improve or sell their properties.

Community suggestions for attracting visitors included more frequent festivals, embracing Latino cultural celebrations, hosting sports competitions during slower seasons, and developing agritourism or ecotourism opportunities. Infrastructure improvements mentioned included enhanced river trail systems, better EV charging station promotion, and creating Green River as a base camp alternative to Moab.

Residents emphasized the importance of authentic development that celebrates Green River's history, agriculture, and river access while maintaining the small-town character. Suggestions included improving Crystal Geyser access, developing day trip options for river activities, and creating an amphitheater utilizing the scenic vistas.

John Griffin presented conceptual ideas for the Broadway and Main intersection, including transforming the old gas station into a small business incubator with individual vendor stalls, similar to Pike Place Market. The concept would provide opportunities for local entrepreneurs to test business ideas without major capital investment.

Conae Black expressed support for the concepts and noted that property owner Noel Vallejo's development plans aligned closely with these ideas. Conae Black asked if the idea was dead. Kent Nelson stated that the idea was basically dead. Conae Black asked if it could be revived? Kent Nelson said yes it could. He explained that Noel Vallejo had become discouraged due to resistance from neighboring property owners and some County Commission Members.

The project timeline indicates completion by September 2026, with concept presentations planned for April during Green River Rocks, followed by

refinement through July and final presentations to the Planning Commission and City Council.

4. Discussion on enforcement of land use

This item was moved to a future Planning and Zoning Meeting due to time constraints.

5. Discussion on zoning clearances, building permits, and business licenses

David Wilson noted minimal activity with only one business license application from Dorothy Carter for a consulting business and one zoning clearance since January.

6. Discuss/Approve/Deny the Consent Agenda

- Planning & Zoning Meeting Minutes January 20, 2026

MOTION: Conae Black made a motion to approve the Consent Agenda with one addition to the conditional use criteria. Saw Critters would need to obtain a business license. Glenna Brown seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Glenna Brown, Dylan Keele and Conra Weber voted aye. The motion carried.

7. Adjourn, meeting adjourned at 8:41 p.m.

MOTION: Dylan Keele made a motion to adjourn the meeting. Glenna Brown 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 March 17, 2026