



City of Green River
460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, April 21, 2026

ATTENDING: Chair Kim McFarlane; Planning Commission members: Glenna Brown, Conra Weber, Dylan Keele; Council Members: Tonya Bigelow, Kent Nelson; Employees: David Wilson, Julie Spadafora, Gayna Salinas; Citizens: Chalynn Francis, Savannah Withers; Inland Port: Jenna Draper and Lynn Meyer.

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

ABSENT: Conae Black asked to be excused.

ORDER OF BUSINESS:

1. Discuss/Approve/Deny Conditional Use Permit for Savannah Withers

The commission considered Savannah Withers' request for a conditional use permit to operate a home-based farm stand at 190 South Green River Boulevard. Withers explained her kids have been doing the Junior Entrepreneur program for two years and want to expand their businesses. The stand would be positioned 42 feet from a stop sign (meeting the 30-foot state requirement) and more than 5 feet off the road.

David Wilson clarified that recent legislative changes mean homemade food items sold directly to consumers will be exempt from state sales tax starting July 1, 2026. David Wilson reviewed the General Conditional Use Criteria Code 10-13-4, covering compatibility with surrounding structures, public health and safety, traffic impacts, utility capacity, and other requirements. The commission found no concerns with the proposal meeting all criteria.

MOTION: Dylan Keele made a motion to approve the Conditional Use Permit for Savannah Withers. Glenna Brown seconded the motion. **VOTE:** Kim McFarlane, Glenna Brown, Dylan Keele, and Conra Weber voted aye. The motion carried.

2. Discussion on Enforcement of Land Use

Kim McFarlane initiated a discussion about strengthening enforcement of nuisance ordinances, noting that despite 20 years of discussion about problematic buildings, no buildings on Main Street have been torn down. With

\$1 million in grants being pursued for beautification and brownfield projects, McFarlane emphasized the need for a "carrot and stick approach" using incentives and penalties.

Dylan Keele expressed support for looking at building abatement but stressed the need to understand exactly what authority the city has. David Wilson explained the city has adopted the International Code Council dangerous buildings code, which provides enforcement mechanisms but noted the gray area regarding planning commission authority versus city council authority.

The commission agreed to review the adopted dangerous buildings code before making recommendations to the city council. Kim McFarlane suggested requiring buildings claiming historical exemption to actually be designated as historical properties through the formal application process, which would open up renovation funding opportunities.

Discussion included enforcement mechanisms like fines (\$500 per day for general nuisances), civil court proceedings, and lien-and-clean procedures where the city can assess cleanup costs to property taxes if not paid within specified timeframes.

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

David Wilson reported minimal activity: one conditional use permit (Withers), one upcoming zoning clearance for a mini split HVAC installation, and Savannah Withers' business license application.

4. Discussion on the General Plan, sections: 3, 4, and 5

The commission reviewed Section 3 of the General Plan focusing on economic development goals. Key items discussed included:

Development fees remain low with impact fees at \$1,000 each for water and sewer connections. David Wilson noted that about \$150,000 was collected in impact fees during his tenure and used for water and sewer improvements.

The redevelopment area along Main Street and Broadway was established, with one RDA action taken for Green River Inn apartments to waive certain building requirements for smaller units.

Natural gas availability has been an enormous success, with residents reporting significant cost savings on winter heating bills.

The economic development committee and business alliance efforts are ongoing under Dorothy's Carters' leadership. The commission noted the general plan may need updating as some referenced entities (like specific personnel) are outdated.

Marketing and tourism efforts continue through the travel bureau and business alliance, with recent customer service training provided to local businesses.

5. Discussion and update on the Inland Port

Jenna Draper provided an update on the Castle Country project area, which encompasses 12,000 acres around Green River. She explained the tax increment financing mechanism: current tax base is frozen, and 75% of property tax increases from new development goes to the inland port for reinvestment in Green River, while 25% continues to existing taxing entities.

Jenna Draper emphasized flexibility in using the tool for infrastructure, housing, workforce development, and business incentives. She noted ongoing discussions with A1 Lithium and Blue Castle nuclear projects. The project area boundaries can be adjusted annually as needed.

Kim McFarlane inquired about housing development opportunities and redevelopment of dilapidated buildings. Jenna Draper explained various approaches including post-performance incentives to developers and using funds for other city needs to free up budget for direct city actions.

Financial Impact & Community Benefit: The inland port captures 75% of property tax increases from new development (funding source: tax increment financing) as a recurring revenue mechanism. The "but for" clause ensures investments only support projects that would not otherwise happen. Benefits include infrastructure support for major employers like A1 Lithium, potential housing development assistance, and workforce development - all designed to grow the tax base and support community needs. Oversight comes through the inland port board and annual boundary review process.

6. Commission or Administration Reports

David Wilson provided several updates:

Code books will be updated and reprinted now that three years of ordinance changes have been officially codified online. One technical issue needs fixing where the curb/gutter/sidewalk policy was overwritten by the nightly rental policy.

A drainage and utilities study for the Pirate to Main Street area is commissioned for about \$10,000 to address flooding issues and enable potential housing development. The study will examine using city-owned blocks as retention ponds and creating drainage ditches to capture water before it floods existing areas.

Financial Impact & Community Benefit: The \$10,000 engineering study (funding source: city budget) is a one-time expense needed now because up to four new houses are proposed in the flood-prone area. The study will determine feasibility of retention ponds on city property and proper utility connections, potentially enabling residential development and improving

drainage for existing properties. Success will be measured by viable development options and flood mitigation effectiveness.

The vacation petition for a portion of the city was approved by council for further investigation. Wilson is getting cost estimates for surveying and utility impact assessments.

Updates on the EMS station include a shower installation starting in about two weeks, with occupancy changes to semi-residential and commercial use. Bedroom additions are being considered either in the EMS building or potentially through a modular unit on adjacent city property.

7. Discuss/Approve/Deny the Consent Agenda

- Planning & Zoning Meeting Minutes March 17, 2026

MOTION: Glenna Brown made a motion to approve the Consent Agenda. Conra Weber seconded the motion. **VOTE:** Kim McFarlane, Glenna Brown, Dylan Keele, and Conra Weber voted aye. The motion carried.

8. Adjourn, the meeting adjourned at 8:28 p.m.

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

Kim McFarlane, Chair

Julie Spadafora, City Recorder

Approved: May 19, 2025