



City of Green River
460 East Main Street, Green River, Utah
Planning & Zoning Minutes
Regular Meeting
Tuesday, June 16, 2026

ATTENDING: Chair Kim McFarlane, Planning & Zoning Members: Conae Black, Glenna Brown, Dylan Keele; Alternate: John Bucor; City Council Member: Kent Nelson; Employees: David Wilson, Julie Spadafora, Bryan Meadows; Citizens: Gayna Salinas, Chalyn Francis and Lance Erwin.

CONDUCTING: Chair Kim McFarlane, the meeting began at 7:10 p.m.

ABSENT: Conra Weber asked to be excused.

ORDER OF BUSINESS:

1. Discuss/Approve/Deny Drinking Water Source Protection Plan

Bryan Meadows spoke about the city's Drinking Water Source Protection Plan, which the state's Division of Drinking Water requires Green River to maintain and actively enforce. The state had previously declined to accept the plan due to insufficient implementation. The protection area covers a quarter mile on each side of the Green River and extends 15 miles upstream from the water intake, with the city's jurisdiction realistically limited to roughly one mile of riverfront within city limits.

The primary concern is preventing contamination from sources such as animal feedlots, septic tanks, pesticides, and parking lot runoff near the river. David Wilson noted that near-term actions would include establishing an overlay zone for the quarter-mile river corridor within city limits, drafting related ordinances (e.g., requiring detention ponds for large parking lots), and coordinating with Grand and Emery Counties. The health department already regulates septic setbacks, but formalizing protections through city ordinance was recommended. Kim McFarlane also suggested the general plan could address broader land use concerns countywide.

MOTION: Conae Black made a motion to approve Drinking Water Source Protection Plan. Dylan Keele seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Dylan Keele, Glenna Brown and John Bucor voted aye. The motion carried.

2. Discuss/Approve/Deny Land Use Enforcement Prioritization Methods Utilizing the Dangerous Buildings Ordinance

The Planning Commission carried forward a discussion from the preceding work session on how to structure and prioritize land use enforcement using the city's Abatement of Dangerous Buildings, uniform code, adopted 1997. Planning Commission outlined a phased, zone-based enforcement framework.

Enforcement Zones: The Commission proposed five priority zones: Zone 1 the C-1 commercial area along Main Street (exit to exit, plus 600 feet on either side); Zone 2 R-1 and R-3 residential areas south of Main Street and west of the Green River; Zone 3 areas north of Zone 1 and west of the river; Zone 4 Elgin and areas east of the river within city limits; and Zone 5 industrial zones and any parcels not otherwise designated.

Rubric: Buildings would be graded 0–3: 0 meaning code-compliant, 1 requiring repair, 2 requiring vacation, and 3 requiring demolition. Grades would be assigned jointly by the city zoning administrator, a health department representative, and the local fire chief, with the fire marshal conducting final inspections on any property flagged for vacation or demolition.

Prerequisites: The Commission identified two things that must be in place before any enforcement notices go out. A Board of Appeals (one or more persons, with three being the recommended number, ideally someone outside of Green River to avoid conflicts of interest), and a dedicated revolving enforcement fund. City Council Member Kent Nelson indicated he would pursue the appeals board question and noted city council would need to formally vote on both. Action Item Assigned to Council Member Nelson to follow up on the Board of Appeals appointment process prior to the next council meeting.

Funding: The Commission recommended a revolving fund of \$50,000–\$100,000 as startup capital, funded as a capital project line item rather than the general fund, so that recovered fines and assessments can be reinvested into ongoing enforcement rather than absorbed into the general budget.

Community Letter: Before individual enforcement letters are sent, the Commission agreed that a general notice should go to all city residents and property owners, possibly via water bill mailing list or a postal householder mailing, informing them that the city intends to begin serious enforcement. The Commission stressed that this general letter should not go out until all prerequisites (appeals board, fund, rubric) are firmly in place, and that enforcement letters should carry the mayor's and city council's signature for added weight and legitimacy.

Asbestos & Demolition Costs: The Commission acknowledged that asbestos abatement represents a significant expense for many property owners and noted that a Brownfields Phase 2 grant opportunity may be

available to assist with cleanup costs. David Wilson reported that of roughly 20 buildings included in a recent Phase 1 Brownfields assessment, only about 6 property owners elected to proceed to Phase 2 asbestos and lead testing, a disappointing drop-off given that participation was free.

Landfill/Transfer Station: The Commission flagged the need for a city council resolution clarifying whether Green River will operate its own transfer station or contract with an outside provider, as this is a practical prerequisite to demolition and abatement efforts.

MOTION: John Bucor made a motion to approve Land Use Enforcement Prioritization Methods Utilizing the Dangerous Buildings Ordinance. Glenna Brown seconded the motion. **VOTE:** Kim McFarlane, Conae Black, Dylan Keele, Glenna Brown and John Bucor voted aye. The motion carried.

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

David Wilson spoke; the city has approximately 127 active business licenses to get through this season, covering July 1 through June 30, 2027, Fiscal Year. Renewal letters went out about a month ago. Loni Meadows is working through them steadily. As part of the review, Loni Meadows is verifying DBA or LLC registrations through the Secretary of State, confirming sales tax IDs are still active and remitting to Green River specifically, and checking employee identification numbers where applicable.

David Wilson said on the inspection side, the city doesn't currently have a fire inspector, though Stephanie Crabtree is in training for that certification. In the meantime, staff does basic walkthroughs to check for obvious hazards. The health department is notified for food-related businesses, and starting in July, cottage food and home-based food businesses no longer require a food handler's permit or health inspection they just need to label their products as unregulated.

Kim McFarlane asked whether the commission could do anything to make things easier for businesses. David Wilson noted that the city already keeps things as straightforward as possible the business license fee is \$25, likely the cheapest in Utah and that for small businesses looking for incentives, he can refer them to Deborah McKee at the Government Office of Economic Opportunity (GOYO) in Monticello, which offers programs like new-hire reimbursements. For larger businesses, TIF financing through the inland port is a possibility. Beyond that, the city doesn't have much more to offer in terms of direct incentives.

4. Commission or Admin Reports

David Wilson and Bryan Meadows reported on two notable items. FEMA Floodplain Remapping: They attended a FEMA floodplain meeting and reviewed updated maps that expand the flood zone to nearly three times the previously designated area. The new boundary runs roughly from the canal near Acerson's all the way up to Green River Boulevard, pulling in a

significant number of existing homes that weren't previously in the floodplain. Rather than accepting the maps as drawn, the city requested a more detailed study of the newly added areas. That study and any resulting map changes are expected to take five to seven years. An appeal process exists, but it would simply trigger the same detailed examination the city has already requested. Kent Nelson noted that the area hasn't actually flooded since the reservoir was built decades ago, given that it's a controlled flow. David Wilson acknowledged that while that's true, the 2012 flood event came close and prompted significant emergency work to protect the old riverbank. Kim McFarlane raised the question of whether residential zoning in the newly affected areas should be revisited. David Wilson and Bryan Meadows agreed it's best to wait for the detailed elevation study before making any zoning changes. Property owners within a mortgage who fall into the new flood zone will be required to carry flood insurance; those without a mortgage take on that risk themselves.

Wildland Urban Interface (WUI): The city is currently reviewing House Bill 48, the wildland urban interface map. No high-risk wildland fire zones have been identified within Green River's city limits, so the adoption has minimal practical impact locally. However, adopting the associated building codes was necessary to ensure that wildland firefighting teams will respond to any future fires within city boundaries, with potentially no cost.

5. Discuss/Approve/Deny the Consent Agenda

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MOTION: Conae Black made a motion to approve the Consent Agenda with the addition of a motion to line item #6. Dylan Keele seconded the motion.

VOTE: Kim Mc Farlane, Glenna Brown, Conae Black, Dylan Keele, John Bucor voted aye. The motion carried.

6. Adjourn, the meeting adjourned at 8:05 p.m.

MOTION: Dylan Keele Made a motion to adjourn the meeting. Glenna Brown seconded the motion. **VOTE:** Kim Mc Farlane, Glenna Brown, Conae Black, Dylan Keele, John Bucor voted aye. The motion carried.

Kim McFarlane, Chair

Julie Spadafora, City Recorder

Approved July 21, 2026