

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday, February 15, 2022

ATTENDING: Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson; Employees, Conae Black, David Wilson, Citizens, from the Fire Department Tammy Howland, Allen Burns, Phillip Dinkins

CONDUCTING: Chair, Royd Hatt, the meeting began at 7:10 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Conditional Use Permit application for Betty Higley. Betty Higley's request is to install ground mounted solar panels to reduce electricity costs. The array will be located to the rear of the property which is a secluded space. Panels are not hyper reflective, and would not affect anything in the surrounding area. Stephanie Crabtree read through the criteria in the City Codes for solar collectors and other renewable resource energy devices. Kent Johnson said a potential deleterious effect would be glare. The application states that the panels are not hyper reflective, and would not affect the surrounding area. Royd Hatt said these panels will stand in place and will not move with the sun. He addressed Betty Higley and said there are several panels which will take up a lot of yard space. He asked her if there were too many panels to put on her roof. Betty Higley said it costs less to have ground mounted panels than it does to mount them on the roof. The only other discussion was addressing the concern that it may not be kept from adequate view. It was decided that the panels are in the back yard and it sufficiently addressed this issue. Stephanie Crabtree asked why that is even relevant because people put the panels on their roofs all of the time and they are clearly in public view. **MOTION:** Kent Johnson made a motion to approve Betty Higley's request for ground mounted solar panels without the need to set any conditions. Stephanie Crabtree seconded the motion. **VOTE:** Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny flag lot ordinance. The Planning Commission reviewed the draft flag lot ordinance. The size of the pole portion or easement to the lots were discussed. Tammy Howland said the fore code for road access is a minimum of 20 feet. Stephanie Crabtree felt that an easement should follow the same guidelines as a drive approach or driveway. The Planning Commission agreed. Which led the discussion as to the best way to address easements that already exist. After some discussion it was determined that narrower existing easements may be considered administratively. There was some confusion on why the draft stated a 20-foot easement and a 12-foot driveway. Conae Black said the easement is 20 feet but only 12 feet of that needs to be hard surfaced, gravel, or road base. Conae Black said last month there was a good discussion on how to address flag lots if they were subdivided. She spent some time trying to address the concerns and realized that the city already has a subdivision ordinance in place so we do not need to reinvent the wheel. She added into the draft "flag lots that are subdivided shall meet all of Title 11, Subdivision regulations". **MOTION:** Kent Johnson made a motion to approve the flag lot ordinance with the corrections that they discussed. Kim McFarlane seconded the motion. **VOTE:** Kim McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

3. Discuss/approve/deny amendments to the C-1 commercial ordinance. The Planning Commission reviewed the suggested changes to the Commercial zoning permitted uses. There were other changes made. **MOTION:** Kim McFarlane made a motion to approve the amendments to the commercial ordinance. Kent Johnson seconded the motion. **VOTE:** Kim

McFarlane, Don Meadows, Royd Hatt, Stephanie Crabtree and Kent Johnson voted aye. The motion carried.

4. Discussion on newly proposed Juniper Tree subdivision. Conae Black provided Kirk Dunham's proposed six lot subdivision on Kings Lane. They reviewed and discussed the proposal. This is not an official submission of plans as they do not provide detailed information for a subdivision.

5. Adjourn. The meeting adjourned at 7:57 p.m.

Royd Hatt, Chair

Conae Black, City Recorder

Approved: March 15, 2022