

City of Green River

460 East Main Street, Green River, Utah
Planning Commission Minutes
Regular Meeting
Tuesday January 17, 2023

ATTENDING: Chair; Stephanie Crabtree, Kim McFarlane, Don Meadows, and Kent Johnson;
Employees Conae Black, Julie Spadafora, David Wilson Citizens

ABSENT: Tammy Howland

CONDUCTING: Chair; Stephanie Crabtree, the public hearing began at 7:02 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny the Redevelopment Overlay Zone. Kent Johnson asked to strike the part where it says reduced parking and or otherwise. **MOTION:** Steff Crabtree made motion to approve the Redevelopment Overlay Zone, striking reduced parking and or otherwise stated by Kent Johnson. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows and Kent Johnson voted aye. The motion carried.

2. Discuss/approve/deny Robbers Roost conditional use permit David Wilson spoke; this conditional use permit is for multi housing in a commercial zone, it will be for everything that meets the R-3 requirements of 450 square feet or more. Kim McFarlane spoke, because the floor plans requested were not received, he suggested to Table this for the February 21, 2023 Planning Commission Meeting. A design was asked for, but the only plan received was an aerial view of the parking lot. They were wanting something more specific such as room size etc. or a simple plan of what they were planning to do. **MOTION:** Kim McFarlane made a motion to table this, until next Planning Commission Meeting February 21, 2023. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows and Kent Johnson voted aye. The motion carried.

3. Discuss/approve/deny Sheri E Young's zoning change. Adrian Bell with Holland & Hart is here representing Sheri E. Young, for the purposed of rezoning her property on main street next to the new Holiday Inn, Plat # 01-150-011. The front parcel is split between two zones, C-1 in the front part of the parcel and O-S (Open Space) to the rear portion. Sheri Young is interested in selling her property to a renewable energy company, Rio Verde Solar LLC. They are looking to rezone the parcel to Industrial I-1 or I-2, for solar panels in the rear, and C-1 in the front portion, for an electrical charging station. Kim McFarlane commented about a large drainage ditch that runs across the property, there would need to be a significant mitigation plan addressing that. Adrian Bell commented, they are aware of the drainage ditch on the southern part of the property. They realize there has been a lot of concerns about drainage and they will address the problems and it would be factored into the development of the property. Conae Black informed them, the city is in contact with the National Resources Conservation Service (NRCS), to get direction from them. Kent Johnson suggested, adding solar as a conditional use. Stephanie Crabtree commented, there is nothing in our code that says solar power is not prohibited. Kim McFarlane said, it would need to be in the I-1 Zone or Industrial-1(light). Adrian Bell commented, it would need to be rezoned. Kim McFarlane confirmed, it would need to be changed to a I-1 Zone, add solar generation with a conditional use. Conae Black said, she is in contact with (EDC) Utah, Economic Development Corporation and they have earmarked this area. She spoke of the big picture, in order to become a Mega Site, you must have at least 400 hundred acres and best if it were used for Economic Development. The city is looking for businesses to come into this area. Christine Michael is aware of the City's plans and she is also in contact with Utah Association of Counties, which is part of the Inland Ports Satellite Position. **MOTION:** Kim McFarlane made a motion to

table agenda #4, until next month's Planning Commission Meeting and to include a discussion on changing this area to a C-2 Zone. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows and Kent Johnson voted aye. The motion carried.

4. Discuss/approve/deny consent agenda

October 18, 2022 Regular meeting minutes

November 08, 2022 Public Hearing minutes

November 15, 2022 Regular meeting minutes

December 13, 2022 Public Hearing minutes

MOTION: Kim McFarlane made a motion to approve the consent agenda. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Kim McFarlane, Don Meadows and Kent Johnson voted aye. The motion carried.

5. Adjourned, the meeting adjourned at 7:53 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, Deputy Recorder

Approved: March 21, 2023