

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Regular Meeting

Tuesday, February 21, 2023

ATTENDING: Chair: Stephanie Crabtree, Planning Commission Members; Kim McFarlane, Don Meadows, Tammy Howland, and Kent Johnson; Employees Tyler Hunt, Julie Spadafora, Citizens; Caleb Rozman; Holand & Hart; Havilah Cody, Council Member; Kent Nelson.

CONDUCTING: Chair, Stephanie Crabtree, the meeting began at 7:06 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny Sheri Young's Zoning Change - Stephanie Crabtree spoke; this subject has been discussed in prior meetings. Two factors are being considered, electrical vehicle charging stations and utility-scale solar generating facility. Which currently they are not allowed in any current zone. They have currently thought to change the zone to C-2 (Commercial-2) and to amend a current zone to address electrical charging stations and utility-solar energy generating facilities. Kent Johnson commented, this has been discussed before and he didn't like the idea of spot zoning, he was afraid it would just open a can of worms. Havilah Cody with Holand & Hart spoke with the Planning Commission about the size of the parcels and to clarify that the charging stations are for utility -scale solar generating systems. **MOTION:** Kent Johnson made a motion to approve the zoning change from OS (Open Space) Zone to C-2 (Commercial -2) Zone, parcel # 1-150-4. Don Meadows seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Tammy Howland, and Don Meadows voted aye. The motion carried.

2. Discuss/approve/deny amendments to the C1 and C2 Zone Ordinances Stephanie Crabtree spoke, at this time there is not a current zone that address's electrical vehicle charging, but they are hoping to add it to the C-1 (Commercial -1) and C-2 (Commercial-2) Zones. Stephanie Crabtree stated, C-1 would have a utility scale electrical charging unit as a permit use and C-2 utility scale solar generating system for as a conditional use. **MOTION:** Kim McFarlane made a motion to add electrical vehicle charging stations to the C-1 Zone and to add utility scale solar generating systems to the C-2 Zone as a conditional use. Tammy Howland seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Meadows, and Tammy Howland voted aye. The motion carried.

4. Discuss/approve/deny Jessica Davis's Conditional Use Permit- David Wilson spoke, Jessica Davis would like to obtain a business license for a Pet Grooming business, which will be a home-based business. She will need a Conditional Use Permit to do this. The general review criteria for the conditional use permit were read; Code # 10-13-4. **MOTION:** Don Meadows made a motion to approve the Conditional Use Permit for Jessica Davis. Kent Johnson seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Meadows, and Tammy Howland voted aye. The motion carried.

5. Discuss/approve/deny Caleb Rozman's Conditional Use Permit – Caleb Roman stated he is asking to obtain a business license, for office space in his home for a transportation freight business. The general review criteria for a conditional use permit were read: Code # 10-13-4. **MOTION:** Kent Johnson made a motion to approve the Conditional Use Permit for Caleb Rozman. Kim McFarlane seconded the motion. **VOTE:** Stephanie Crabtree, Kent Johnson, Kim McFarlane, Don Meadows, and Tammy Howland voted aye. The motion carried.

6. Adjourn, the meeting adjourned at 7:35 p.m.

Stephanie Crabtree, Chair

Julie Spadafora, Deputy Recorder

Approved: Approved April 25, 2023