

# City of Green River

460 East Main Street, Green River, Utah  
Planning Commission Minutes  
Special Meeting  
Tuesday, September 11, 2012

**ATTENDING:** Katherine Brown, Robert Smith, Ben Coomer and Amy Wilmarth; Mayor Pat Brady, Council Member Kathy Ryan, Penney Riches, Gary Riches; Employees, Conae Black, Citizens, Kiersten Ford, Bruce Nelson, Harold Nelson, Mary Wilmarth, from Grand County School District Scott Crane, Robert Farnsworth; Grand County Cemetery District LaMont Backus; Grand County Council Audry Graham, Grand County Community Development Department Christine Braun

**CONDUCTING:** Chair, Robert Smith, the meeting began at 6:00 p.m.

## **ORDER OF BUSINESS:**

The purpose of this meeting is to allow affected entities to examine the proposed Annexation Policy Plan and to provide input on it.

Robert Smith stated there are a number of requirements that need to be met before an annexation can take place such as the property proposed for annexations shall be contiguous to the incorporated limits of the City. The property shall not create an island or peninsula and shall protect the existing tax base of the city. All notices have been sent out to all of the affected entities and there was one letter of comment that has been received. All affected entities have until 10 days after the public meeting to submit any written comments. That will be September 21, 2012 until 4:00 p.m. A special Planning Commission will be held to review any comments to the policy and make any necessary modifications. A public hearing will be held on the policy on September 27, 2012 for any further public comments on the plan. One of the reasons for the amendments to the Annexation Policy Plan is Emery County created an Industrial Park just outside of city limits on the west side of town and the City was not notified at all of that creation and had to read about it in the newspaper. If our expansion area includes something like that then any entity must contact the city and let them know what they are doing. The city is trying to cover enough area that we are not going to be impacted by a huge industrial park just outside of town. Even if the nuclear power plant goes Green River's population could possibly grow to about 20,000 people. If everybody chose to live in Green River it would grow to the size of Emery County and Grand County combined. If we grow that much then we need to have control of what goes on around us. The Planning Commission does not do an annexation, that is done by the City Council, the planning commission only proposes the area that could affect the city and would like notification of any happenings. The existing expansion area that was approved in 2006 included about four square miles of Grand County up Hastings Road where city services are already being provided. There is the possibility of multiple industries that could come into Emery County's industrial park besides just the nuclear power plant. Robert Smith said one thing that bothered him about a comment made by Blue Castle Holdings is when they were asked what they were going to do to help with the impacts that the nuclear power plant will bring to the city they said nothing, the city will get increased tax revenue because they are there and the city will be able to bond for the new infrastructure.

Robert Farnsworth from Grand County School District said the School District boundaries follow the County lines and asked if the school district would be affected by this annexation. Amy Wilmarth said this is not an annexation. Ben Coomer explained that this is a plan for the City of Green River and not Emery County. Mr. Farnsworth said all he wanted to know is if there was going to be any county line changes. Ben Coomer said to Mr. Farnsworth that he is referring to the recent annexation of part of Grand County into Emery County. He said the state put a twenty year moratorium on any more county annexations. This is not a county annexation. The City of Green River is proposing an amendment to the annexation policy and not doing an annexation at this time. If a property owner in Grand County petitions to annex into Green River City limits they will still be in Grand County.

Harold Nelson said he does not want to annex into the City of Green River because he does not want to pay higher taxes. Robert Smith told him to not petition for annexation. Harold Nelson asked if he had a choice. Amy Wilmarth said yes. Robert Smith explained that the City would have to annex all property between him and the city limits to keep within the guidelines of annexing a contiguous area. It is possible that your neighbors could petition for annexation and if a majority wanted the annexation then he could be annexed into city limits without his permission.

Bruce Nelson said he would like clarification of the expansion area boundary lines. Robert Smith said it basically township and range line except for a few areas on the north which follows the terrain of where it would be impossible to supply city services. He said the expansion area extends out three miles on the east and far enough on the west to take in the Emery County Industrial Park. Bruce Nelson asked if his property was included in the expansion area. The answer was yes. Bruce Nelson said the city will never see a request to annex into city limits from him. Ben Coomer told Bruce Nelson that he didn't think anyone would see an annexation out that far and these expansion area lines state that other entities have to contact the City of Green River if there is any other development that is going on in these boundary lines. Amy Wilmarth said these boundary lines are not putting you into city limits, changing the county boundary lines or changing the tax rate. It is just a statement from the city saying they want to be contacted if any large development is going to take place within these boundary lines in case it may affect the services that are already being provided in city limits. Ben Coomer said the city is already providing some city services within that area. The expansion area allows that area to annex and may do so some time in the future and it may never happen but it is within an area where we want to know if any development is going on within those boundaries. Bruce Nelson asked how the city feels about all of the agricultural development that is going on in that area. Ben Coomer said it is great, it is an agricultural area.

Robert Farnsworth said Grand County School District owns two small parcels of land within the proposed expansion area. If they decided to sell those two parcels of land would they need to notify the city of that sale? Robert Smith said no, only for large development.

Bruce Nelson said at one time he was affiliated with Grand County Cemetery District and the Elgin Cemetery is in the proposed expansion area. How will this affect the management of the cemetery? The answer was it would not change. Bruce Nelson said at one time the city wanted to take over the cemetery and wanted to know if the annexation policy plan would affect the management of the cemetery. Again he was told that the annexation policy plan would not change anything. Mayor Brady said the city is interested in acquiring the Elgin Cemetery and is working with the Grand County Cemetery District to do so. They are willing to deed the land over to the City of Green River but it will still be in Grand County and the services will still be the same.

Christine Braun stated that she hasn't had a chance to go through the state law yet but asked if it was correct that if a property owner in Grand County petitioned for annexation into Green River city limits it would have to be approved by resolution from Grand County. Robert Smith said he was not certain of that. Conae Black, Green River City Recorder said she handles annexations for the city and is not aware of that. Christine Braun asked if there was going to be any public hearings held on the annexation policy plan. Conae Black said there will be two public hearings, one held by the planning commission and one by the city council.

The meeting adjourned at 6:28 p.m.

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Robert Smith, Chair  
Approved: \_\_\_\_\_

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Conae Black, City Recorder