

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Thursday, August 8, 2013

ATTENDING: Amy Wilmarth, Jack Forinash, Keith Brady, and Chris Lezama; Council Member Kathy Ryan; Employees, Conae Black and C. J. Vetere

ABSENT: Kim Andrus

CONDUCTING: Chair, Jack Forinash, the meeting began at 4:03 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for June 6, 2013 and July 2, 2013 regular meetings. **MOTION:** Keith Brady moved to approve the minutes for June 6, 2013 and July 2, 2013 regular meetings. Chris Lezama seconded the motion. **VOTE:** Jack Forinash, Chris Lezama and Keith Brady voted aye. Amy Wilmarth was not present for the vote. The motion carried.

2. Discussion on the Land Use Planning Workshop from July 11th. Conae Black said she appreciated hearing of the Legislative updates. Also she spoke with Meg Ryan who is with Utah League of Cities and Towns about our subdivision ordinance. She stated that we should ask the city council to put a moratorium on any further subdivisions and work really hard on getting this ordinance updated. Chris Lezama said after the meeting he met with the lawyer who was there from Utah League of Cities and Towns and he knows a lot about Green River. It seems like our stature is bigger than we think it is. Jack Forinash said he took some of the books provided on Land Use.

3. Discussion on C-1 and C-3 zoning issues. There are three businesses located in the commercial zone that are in noncompliance of the zoning ordinance. These three businesses are storing construction equipment on their property or leased property. C.J. Vetere, the city Code Enforcement Officer, is not able to enforce the ordinance because business licenses have been issued to each of these businesses. The city attorney has told him that it would be difficult for the city to enforce this because of the issuance of the licenses. Conae Black stated that one of the businesses in noncompliance does not list their business address in the commercial zone but in the light industrial zone. It was discussed by the planning commission that one solution would be to rezone an area where one of the businesses is. This business is located off of Main Street and next to the railroad tracks. Another solution for the future issuance of business licenses is to have the Zoning Administrator more involved by signing off on each business license. Another point of discussion would be to not renew their business license. C.J. Vetere was concerned about running off business and did not want to do that. These businesses bring jobs to people in our community. Another point of discussion was to amend the commercial zoning ordinance to allow construction equipment in the C-1 zone as a conditional use or to make the storage of construction equipment an allowable use. Some members of the planning commission did not like the idea of storing construction equipment in the commercial zone. A store front would be fine but not the construction equipment. Conae Black felt another problem with the commercial zoning ordinance is a permitted use in that zone is retail sales which make perfect sense however it has been abused by some who are in the commercial zone. She suggested adding a definition of retail sales to eliminate any further confusion. It was also suggested to recommend to Mayor Brady that C.J. Vetere should be the Zoning Administrator which would be a better fit due to his position. There was some discussion on amending the C-3 zone by allowing other uses such as storage of construction equipment.

4. Discuss/approve/deny writing a letter to City Council regarding updating the General Plan. Jack Forinash said the general plan was created and adopted in 2006 and hasn't been revisited since then. Only two of the plans that it outlines are current. It is a narrative plan that talks about

the history of our community and establishes a vision for the future. The master plans are detailed plans for improvements to the major infrastructure. Keith Brady asked if it was the responsibility of the planning commission to know what was in the master plans and to make sure they were implemented. Conae Black said no, the planning commissions responsibility is to make sure these plans are in place and current. The plans are for the city employees to follow. Jack Forinash said the planning commission recommends to the city council that the general plan needs to be updated. The planning commission will take the lead on updating the plan under the direction of the city council. He has drafted a letter to the City Council in behalf of the Planning Commission stating the General Plan is in need of updating and some Master Plans also need to be updated. Keith Brady expressed a desire for an economic development plan. Jack Forinash said that Conae Black suggested that the city hire someone to do the general plan and he agreed with that so he included that in the letter to the city council. They would work with us and we would be heavily involved with this plan. **MOTION:** Keith Brady made a motion to approve the letter to the City Council regarding updating the General Plan. Amy Wilmarth seconded the motion. **VOTE:** Jack Forinash, Chris Lezama, Amy Wilmarth and Keith Brady voted aye. The motion carried.

5. Discussion on proposed subdivision for Keith Brady. Keith Brady would like to subdivide his property on Main Street into two lots. It is commercial property with a motel on part of the property. Conae Black had talked with Bryan Meadows about the water and sewer lines to this property. Bryan Meadows said he could not approve this proposed subdivision because of the water line that services the motel is on the proposed subdivided property. If there was any development on that property then it would interfere with the motel's water source. Keith Brady said he would get with Bryan Meadows to discuss this further.

6. Discussion on revisions to the Subdivision Ordinance. After some discussion on how to tackle the task of updating the subdivision ordinance it was decided that Conae Black and C.J. Vetere would go through the existing ordinance and compare it with the previous discussion held by the planning commission and the suggestions from the Utah League of Cities and Towns guide book.

7. Discuss/approve/deny meeting schedule. Jack Forinash stated that Michael Bryant would not be able to attend the meetings as established now. After some discussion it was decided to hold the regular meetings on the first Monday of the month at 4:00 p.m.

8. Adjourn. The meeting adjourned at 5:25 p.m.

Jack Forinash, Chair

Conae Black, City Recorder

Approved: _____