

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Monday, January 6, 2014

ATTENDING: Amy Wilmarth, Samuel Bassett, Keith Brady, Kim Andrus and Chris Lezama; Council Member Kathy Ryan; Employees, Conae Black and C.J. Vetere, from the Association of Governments Michael Bryant, Citizens, Cathy Gardner, Sarah Baugh, Nicole Lavelle and Cyrus Smith

CONDUCTING: Chair, Samuel Bassett, the meeting began at 4:04 p.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for December 2, 2013 regular meeting. A draft copy of the minutes was provided to the Planning Commission so there was not any action on this agenda item.

2. Discussion on General Plan Citizen Advisory Committee. The Advisory Committee will meet three times during the process of updating the General Plan. Amy Wilmarth stated that Kelly Dunham would like to participate and she felt most of the Planning Commission would like to be part of this process. She wondered if the City Council would like to be involved also. If so then that makes this advisory committee very large and Ken Young the consultant from Utah Community Planners suggested keeping the group to no more than 10 to 11 people. Michael Bryant suggested another option would be to have one member from the Planning Commission and one member from the City Council be a part of this committee and report back. There was some discussion on who from the Planning Commission would be attending the advisory committee meetings. It was decided that at least two to four members would be able to attend. Samuel Bassett felt it would make sense to have a good portion of the planning commission in attendance because they are the ones who finally understand what a general plan is. He was thinking two members of the planning commission and two members of the city council. There was other discussion on who to contact and who from the city council should attend. There were assignments made to formally invite the Mayor, members of the City Council and citizens to be a part of the Citizen Advisory Committee. Michael Bryant suggested getting a wide variety of people who would have different ideas.

3. Discuss/approve/deny amendments to the Subdivision Ordinance. There was some discussion on previous edits and it was suggested that a diagram for some areas of design would be helpful. Samuel Bassett would like to add a Design Standards section to the ordinance. Michael Bryant felt it best to keep it separate from the other ordinance. Samuel Bassett said on 11-4.5 it stated that a simple lot subdivision should go before the City Council for approval. Amy Wilmarth said she felt the Planning Commission had discussed that a simple subdivision would be determined by them and didn't need to go before the City Council. Part of that was to make the process simpler. Michael Bryant said the reason for that is a simple subdivision is an administrative decision. All decision are already made but it doesn't have to go directly to the City Council the decision could be made by the Land Use Authority and that is whomever the City Council determines is the Land Use Authority which could be the Planning Commission. Michael Bryant suggested that approvals for simple lot divisions could be made by the Zoning Administrator, minor by the Planning Commission and major by the City Council. Samuel Bassett mentioned the approval by the zoning administrator for the new home on south Long Street and his feelings that moving that house forward to meet setbacks deteriorates that area. Amy Wilmarth said with the Planning Commissions help there would be back up on difficult situations. She asked Samuel Bassett where he was going with that. Did he want some kind of standard of approval? Michael Bryant said the ordinance is the standard of approval. The ordinance has all of the necessary requirements. If you don't like it then you need to change the ordinance to

where it meets your approval. Keith Brady stated that in 11-2-5 under City Council Public Meeting it states that the "City may impose an exaction or exactions". He looked up that word and it means extortion. He was not comfortable with using that term. Michael Bryant said it is a legal term that is commonly used in this ordinance. Keith Brady said he did not know what a collector street was and would like to see that in the definitions. Michael Bryant said State law will have a definition of a collector, arterial and local street but that doesn't mean you cannot have your definition of them. Typically a collector street is one where other smaller streets feed onto it. It is a wider and busier street where there is more traffic. Another term that Keith Brady was not familiar with is reverse curves. Michael Bryant said that would be best explained by a diagram. Keith Brady said he did not clearly understand the following statement. "Streets shall intersect each other as nearly as possible at right angles. Minor streets shall approach the major or collector streets at an angle of not less than eighty degrees. Offsets in street alignment of more than ten feet or less than one hundred twenty feet shall be prohibited." Again it was decided that a visual diagram would be helpful to explain these guidelines. Keith Brady asked if the following was in all of the residential zoning ordinances. "Where alleys are not provided, easements of not less than eight feet on each side of all rear lot lines and side lines will be required where necessary for poles, wire, conduits, storm or sanitary sewers, gas and water mains, and other public utilities, easements of greater width may be required along property lines where necessary for surface overflow or for the extension of sewer mains or similar utilities." It wasn't sure if that was also in the other residential ordinances. Keith Brady said he just wanted to make sure that it was in line with the other residential ordinances. Michael Bryant said that is part of the subdivision ordinance for maintenance purposes. He also stated that you can build on an easement but if any maintenance needs to be done on utility lines the property owner is responsible for any damages to their shed or fence or whatever was built on the easement. Keith Brady brought up the section where it talked about driveways. It states that "no driveway shall exceed two hundred feet in length and/or 12% grade. Driveways serving single residential dwellings shall be a minimum of twelve feet wide. Driveways serving two or more residential dwellings shall be a minimum of twenty-four feet wide." C.J. Vetere said that is to prevent having a driveway that is very long. This would be a private driveway. Keith Brady asked why this was even included. If a driveway is on someone's private property why would it matter how long or wide it is. C.J. Vetere said what if you have a private driveway that services more than one home. Keith Brady said then it wouldn't be private it would be semipublic. Michael Bryant said if that semipublic driveway had been put in with subpar material and falls apart and the city inherits it the city would not want a long semipublic driveway to improve or maintain. Keith Brady suggested making the regulations shorter than 200 feet. Michael Bryant said it could be shorter. Keith Brady said if you are going to have a long driveway then you are going to be in a more rural agricultural area. It was agreed that a 200 foot driveway is too large. It was decided to exclude that from the ordinance. **MOTION:** Amy Wilmarth moved to table this until the next meeting. Kim Andrus seconded the motion. **VOTE:** Amy Wilmarth, Samuel Bassett, Keith Brady, Kim Andrus and Chris Lezama voted aye. The motion carried.

4. Discuss/approve/deny 2014 meeting schedule. The Planning Commission discussed the following meeting schedule:

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| sMonday, January 6, | 4:00 p.m. |
| Monday, February 3, | 4:00 p.m. |
| Monday, March 3, | 4:00 p.m. |
| Monday, April 7, | 4:00 p.m. |
| Monday, May 5, | 4:00 p.m. |
| Monday, June 2, | 4:00 p.m. |
| Monday, July 7, | 4:00 p.m. |
| Monday, August 4, | 4:00 p.m. |
| Monday, September 8, | 4:00 p.m. |
| Monday, October 6, | 4:00 p.m. |
| Monday, November 3, | 4:00 p.m. |
| Monday, December 1, | 4:00 p.m. |

This schedule will be every first Monday with an exception for the month of September due to the Labor Day holiday. **MOTION:** Amy Wilmarth moved to approve the 2014 meeting schedule with changing the September meeting to the second Monday due to Labor Day. Keith Brady seconded the motion. **VOTE:** Amy Wilmarth, Samuel Bassett, Keith Brady, Kim Andrus and Chris Lezama voted aye. The motion carried.

5. Adjourn. Keith Brady moved to adjourn the meeting. Amy Wilmarth seconded the motion. The meeting adjourned at 5:08 p.m.

Samuel Bassett, Chair

Conae Black, City Recorder

Approved: _____