

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Friday, March 2, 2012

ATTENDING: Katherine Brown, Robert Smith and Jack Forinash; Employees, Conae Black, from the Association of Governments Michael Bryant

ABSENT: Ben Coomer, Amy Wilmarth and City Council Member Kathy Ryan

CONDUCTING: Chair, Robert Smith, the meeting began at 10:07 a.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for October 6, 2011 regular meeting and December 1, 2011 regular meeting. Robert Smith asked for a few changes to the minutes. On pages one and three there were some corrections. **MOTION:** Katherine Brown moved to approve the minutes for October 6, 2011 with the corrections and the minutes for December 1, 2011. Jack Forinash seconded the motion. **VOTE:** Katherine Brown, Robert Smith and Jack Forinash voted aye. The motion carried. _

2. Discuss/approve/deny 2012 meeting schedule. Robert Smith said he was hoping for a few more members of the planning commission and the city council representative to be present to make this decision and that didn't happen. Katherine Brown thought the whole reason for holding the meetings on Fridays was to have Kathy Ryan attend and she isn't here. She said Fridays are not good days for her to meet. **MOTION:** Jack Forinash moved to table this until next month. Katherine Brown seconded the motion. **VOTE:** Katherine Brown, Robert Smith and Jack Forinash voted aye. The motion carried. _

3. Discuss/approve/deny final Conditional Uses Ordinance for forwarding to City Council. Robert Smith felt that on 10-13-3 D it should also include "not to exceed sixty days" for the public hearing. It was decided to take out the word "recommendation" in 10-13-3 D so that it will state "a record of the hearing, together with the denial or issuance of the conditional use permit." Robert Smith and Katherine Brown felt they had added language that if the Planning Commission felt the decision was beyond their scope of expertise then they could refer it to the City Council. Michael Bryant said if the planning commission does not feel they can make the best decision on a project then it needs to be denied so that it then can go to the city council for review. He doesn't know if that is the best way to handle it but that is the proper due process. He remembered adding to the Powers and Duties of the Planning Commission ordinance the part of referring to the city council for projects that are too large for the planning commission. Robert Smith felt that worked best with the language of the ordinance.

Robert Smith wanted to make a change on 10-13-4B. He wanted to insert the word "traffic" to read "scale, mass and traffic circulation." Michael Bryant didn't think it always meant traffic circulation. It could be any number of things such as population or infrastructure. Katherine Brown said traffic is addressed in E and other places. Michael Bryant said these are meant to be very general. Robert Smith conceded.

Robert Smith felt that in 10-13-5H where the bond is addressed in item #10 where it says "that the cash deposit shall also be applied" it should say "cash deposit or bond". The planning commission agreed.

Robert Smith thought the small wind energy system section on decibels 10-13-5 J 2 iii should read "the small wind energy system shall not create sound pressure measuring greater than 65 dBa as measured from any property line." The planning commission agreed. Robert Smith questioned if 20 kilowatts was enough capacity. There was some discussion if that was enough. Robert Smith said a household may use up to 45 kilowatts. This condition is limiting the kilowatts to 20. Michael Bryant wondered if a wind energy system that produced more kilowatts would be bigger and noisier. He obtained this information from the League of Cities and Towns

and felt they had dealt with this to some degree. Robert Smith said the draft states the power may be only used for on site consumption of the main building or accessory building which does not allow you to upload it to the electrical grid. Michael Bryant said he doesn't think it is limiting the power so that it cannot be fed back into the grid. He thought it was saying it the power was not to supply the neighbor. Robert Smith said it states the power is supposed to be used on site. Jack Forinash said to add in the electrical grid. Robert Smith said he would take a look at the 20 kilowatts and discuss it with the city council if that needs to be changed.

There were some typographical errors that were corrected throughout the draft.

MOTION: Katherine Brown moved to approve the final draft of the Conditional Use ordinance with the changes stated above. Jack Forinash seconded the motion. **VOTE:** Katherine Brown, Robert Smith and Jack Forinash voted aye. The motion carried.

MOTION: Jack Forinash moved to table the remaining agenda items. Katherine Brown seconded the motion. **VOTE:** Katherine Brown, Robert Smith and Jack Forinash voted aye. The motion carried.

4. Discuss/approve/deny Revised Subdivision Ordinance.

5. Discuss zone revisions e.g. Industrial Zones may be first on the list.

6. Adjourn. The meeting adjourned at 11:05 p.m.

Robert Smith, Chair

Conae Black, City Recorder

Approved: _____