

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Thursday, April 5, 2012

ATTENDING: Katherine Brown, Robert Smith, Ben Coomer, Amy Wilmarth and Jack Forinash; Council Member Kathy Ryan; Employees, Conae Black, Bryan Meadows, from the Association of Governments Michael Bryant, Citizens, Marshall Thompson, Kim McFarlane

CONDUCTING: Chair, Robert Smith, the meeting began at 10:05 a.m.

ORDER OF BUSINESS:

1. Discuss/approve/deny minutes for January 5, 2012 regular meeting and March 2, 2012 regular meeting. Robert Smith asked that the word Commission replace the word Board on the March 2, 2012 minutes. **MOTION:** Katherine Brown moved to approve the minutes for January 5, 2012 regular meeting and March 2, 2012 regular meeting with the one correction requested by Robert Smith. Jack Forinash seconded the motion. **VOTE:** Robert Smith, Katherine Brown and Jack Forinash voted aye. Amy Wilmarth and Ben Coomer were not present for the vote. The motion carried.

2. Discuss/approve/deny 2012 meeting schedule. Robert Smith is proposing to hold the meetings the first Thursday of every month. Jack Forinash asked City Council Member Kathy Ryan if she would be able to attend the meetings at that schedule. Kathy Ryan said there may be some times she will not be able to break from work but for the most part it shouldn't be a problem. **MOTION:** Jack Forinash moved to hold the Planning Commission meetings on the first Thursday of the month at 10:00 a.m. Katherine Brown seconded the motion. **VOTE:** Robert Smith, Katherine Brown and Jack Forinash voted aye. Amy Wilmarth and Ben Coomer were not present for the vote. The motion carried.

Amy Wilmarth arrived at 10:10 a.m. and Ben Coomer arrived at 10:15 a.m.

3. Discuss/approve/deny Thompson Subdivision Vicinity Plan and Preliminary Plan. Robert Smith said the first step in the process is to obtain a zoning clearance. Bryan Meadows said this proposed subdivision complies with all zoning codes. Robert Smith asked if this proposed subdivision interfered with the city's plan for streets, drainage, zoning and master plan requirements. Bryan Meadows said for this subdivision it does not. He said this proposal just wants to divide the lot where there is already an existing dwelling and the subdivision does not interfere with any zoning requirements. Conae Black said this subdivision is just dividing off the existing structure that already has all city services such as water, sewer and streets. Bryan Meadows said the city does have an easement for the drain ditch on the property but that should be passed onto the new property owners. Ben Coomer said that Marshall Thompson has been through this process once before where everything was approved by the Planning Commission and City Council. Marshall Thompson just didn't do the transfer so he has to redo it. **MOTION:** Katherine Brown made a motion to approve the Vicinity Plan. Ben Coomer seconded the motion. **VOTE:** Robert Smith, Katherine Brown, Jack Forinash, Amy Wilmarth and Ben Coomer voted aye. The motion carried. **MOTION:** Katherine Brown moved to approve the Preliminary Plan. Ben Coomer seconded the motion. **VOTE:** Robert Smith, Katherine Brown, Jack Forinash, Amy Wilmarth and Ben Coomer voted aye. The motion carried. Robert Smith told Marshall Thompson that he can now take this to City Council to act upon.

4. Discuss/approve/deny Revised Subdivision Ordinance. Ben Coomer felt the property discrepancy as demonstrated on Marshall Thompson's plat is a problem that the city should correct. The property lines are off.

Robert Smith read the Title and Purpose of the Subdivision ordinance. No one could see a problem with it. The State law on small lots has changed that needs to be incorporated into a new subdivision. Robert Smith asked if the Planning Commission should go by the new State law. Ben Coomer said yes. Robert Smith said the ordinance dates back to 1980 and has not been kept up with the changes to the State laws even though the points seem to be very close. We need to write these points to where they match the current State laws. We need to look at the current State laws and incorporate them into our ordinance. Amy Wilmarth asked if the Planning Commission is supposed to be called the Land Use Authority. Michael Bryant said the Land Use Authority is a general term denoting responsibilities for whatever you do. You are still the Planning Commission. Until we can obtain a copy of the State Laws we will not be able to go any further. Conae Black will contact Utah League of Cities and Towns and see if they have any materials to help us with this ordinance.

Robert Smith moved onto the definitions. It defines Final Plat as a "map or chart of the land division which has been accurately surveyed and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified." He said that it has been described further on as being an engineered drawing that is accurately surveyed. Ben Coomer said if you get the engineer involved he will give you the GPS coordinates but when you get the surveyor involved he is going to go into with his feet on the ground and give you an accurate property description.

Robert Smith moved onto General Requirements. It states under Standards and Specifications "a departure may be made without destroying the intent of such provisions, the city council may authorize a variance. Any variance authorized shall be stated on the final plat and the reasons for such departure shall be entered in writing in the minutes of the city council." It was stated that the city council can authorize a change but not a variance. Michael Bryant said the intent is that the city council may authorize any change. Ben Coomer said that needs to be stated in plain language. Kathy Ryan agreed. Robert Smith clarified that this section of the ordinance is not talking about a small ten lot or less subdivision. This could be a subdivision for 100 homes. Conae Black suggested replacing the word variance to change. Amy Wilmarth and Katherine Brown pointed out in 11-3-3 the reference to the master plan. Conae Black stated there are several master plans and that should be changed to be made plural.

Robert Smith said they have previously reviewed the problems on the width of the streets in a subdivision. Ben Coomer said every time we get into that we agree that it is better for the land owner if the streets were narrower but the wider streets are safer. He feels the original wide standards should be kept. Amy Wilmarth said if there is going to be a narrower street then there cannot be any on street parking. Ben Coomer asked how that is going to be enforced. Michael Bryant said in Sandy City the street width for a major arterial starts at 108 feet, minor arterial is 86 feet (our Main Street may be that size), major collector is 82 feet, minor collector 68 feet, local street 52 feet and a private street 27 feet. These are the complete right of ways for these streets. Ben Coomer said that a private street does not work for a subdivision. Michael Bryant said a private street may be fine for one or two homes but a larger subdivision the property owners cannot keep up with the maintenance of the street. The stated streets sizes for Green River are residential street 60 feet, a collector street 70 feet or conform to the master street plan, whichever is greater. If curb and gutter is installed the residential streets are forty eight feet, collector streets 54 feet. Michael Bryant felt a 54 foot wide street is plenty wide enough. He said you would have enough room for parking on both sides of the street a lane going each direction and curb, gutter and sidewalk on both sides. Robert Smith read from the ordinance which stated all houses must be on a public street. Ben Coomer said that brings up the discussion on cul-de-sacs. Robert Smith said this also brings up the discussion on flag lots. Michael Bryant read from Sandy City's ordinance their ruling on cul-de-sacs. "They are discouraged but may be permitted on local streets and shall be terminated by a turn around of not less than 92 feet in diameter as measured from top back of curb to top back of curb. A cul-de-sac shall not exceed 400 feet in length in a residential zone. A cul-de-sac in a sensitive overlay zone shall not exceed 600 feet in length unless otherwise permitted. A cul-de-sacs length is measured from its intersection with another street to the end of the cul-de-sacs turn around. It was discussed that Green River's ordinance does not require a large enough street to allow for a fire truck or a school bus to turn around. Our street requirement is 60 feet wide. Ben Coomer said they want to be fair but need to be concerned about safety also. Examples of streets from Salt Lake City and Seattle were mentioned. Ben Coomer said streets should be wide enough to allow for temporary parking on

both sides of the street and two lane traffic. Jack Forinash felt Green River Street width requirement was too wide and ruined the fabric of the town. He said the need for temporary parking on both sides of the street makes the house too far apart. It was said that people will park on the street anyway and then you will need to hire more enforcement officers to regulate the street parking. Jack Forinash felt it wasn't good to promote extremely wide streets just because people have bad habits. Amy Wilmarth agreed. Jack Forinash suggested using examples of the street widths around town to get a better feel of what already exists rather than pulling numbers out of the air. Michael Bryant gave an example of street dimensions that would include curb, gutter and sidewalks, two lanes of traffic and a parking strip. Robert Smith said the planning commission has thought there was not going to be any park strips. Michael Bryant asked where the city puts their utilities. Ben Coomer felt it was wise to keep the city meters on city property. There is nothing we can do about what already exists but for new building that needs to be changed and park strips should be added. Robert Smith said we can require new subdivisions to have park strips. Michael Bryant said he would encourage it for all new development. Robert Smith asked Kathy Ryan if a traffic lane was 12 feet, she said yes with a 4 foot shoulder. Wider streets seem safe so people will travel faster. With new development the curb, gutter, sidewalk, parking strip and asphalted street would be the property of the city and maintained by the city but put in by the developer. The discussion led to the width of the sidewalks. Michael Bryant stated that the standard size for a sidewalk is now five feet. There was not any action taken on this agenda item.

5. Discuss zone revisions e.g. Industrial Zones may be first on the list. There was not any action taken on this agenda item.

6. Adjourn. **MOTION:** Jack Forinash moved to adjourn. Katherine Brown seconded the motion. The meeting adjourned at 11:51 a.m.

Robert Smith, Chair

Conae Black, City Recorder

Approved: _____