

# City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes  
Special Meeting  
Thursday, August 23, 2012

**ATTENDING:** Katherine Brown, Robert Smith, Jack Forinash, Ben Coomer and Amy Wilmarth;  
Employee Conae Black

**CONDUCTING:** Chair, Robert Smith, the meeting began at 10:04 a.m.

## **ORDER OF BUSINESS:**

1. Discuss/approve/deny the draft of the Annexation Policy Plan as amended. Conae Black provided the planning commission a draft of the amended annexation policy plan provided by the city attorney. Robert Smith addressed section 2 item 3 in the draft concerning the water and sewer master plans. Conae Black said the plans are good plans but they do need to be updated. She said what needs to be in there is a Capital Facility plan which the city does not have. Amy Wilmarth asked how hard it would be to add in the Capital Facility plan once it is complete. Robert Smith said it is considered an amendment and you would have to go through this same process. Amy Wilmarth asked if we could state in this amendment a Capital Facility plan for the future. Robert Smith didn't think it would be a good idea because it may not be legally correct. Conae Black asked if it could state "a completed and updated Capital Facility Plan along with the Water, Sewer and Drainage Master Plans." Ben Coomer didn't think it would work because the city hasn't gone before the public with a Capital Facility's plan. Amy Wilmarth wondered if this could be placed in there by stating a "completed" capacity plan which would include going before the public. Jack Forinash suggested putting in parenthesis "to be supplanted by." In other words it makes a statement that there is already a rule in place and it will be supplanted by a new one. Ben Coomer said they should consult with the attorney. Conae Black said she has already spoken with the attorney and he asked how current the Capital Facility plan was and she explained that it did not exist. The attorney's next question was what plans did the city have in place for capital improvements and she told him the Water and Sewer Master Plans. Conae Black said what really makes her comfortable is just leaving it the way it is. Ben Coomer quoted from the draft which states, "The City's existing plans for extension of water and sewer services are set forth in the City of Green River's Water and Sewer Master Plans." It was decided to leave it as it is. Robert Smith said the draft amendment did not have within it "protection of the existing economic tax base of the City from economic blight caused by development of the annexed areas" which is included in the existing annexation policy plan. He also felt "the City does not favor annexation of areas for which it does not have the capability to provide municipal services" from the current plan should be included. Conae Black said the draft does state "it is anticipated that newly annexed areas will receive fire protection, planning and zoning, garbage collection and street maintenance on dedicated streets. An Annexation Agreement will be prepared between the City, annexing landowners and future developers, if applicable, outlining specific circumstances relating to water and sewer, streets, and other specific improvements prior to annexation approval. Water requirements referenced above will be established on a case-by-case basis, utilizing the Division of Drinking Water standards, City use experience standards for the proposed land use, and other established criteria, and will be contained in the annexation agreement with the annexing landowner." Ben Coomer felt it needed to be specific language added into the plan. Conae Black said she did like the language that was included into the draft amended plan "land designated on the map as expansion areas for the City does not guarantee that the City Council will approve annexations in these areas in the future." Members of the planning commission agreed. Ben Coomer said he did not like the reason for this amendment which is for taxes. Conae Black said the developers will require city services. Ben Coomer said hopefully they will. Robert Smith said Blue Castle Holdings has said they will not help out the city with the infrastructure or the impact because the city will be able to collect enough in taxes to pay for that. Robert Smith questioned the number of homes located within a half-mile of the City's existing boundaries. In the draft amendment it states there are approximately 50 homes. It was decided

to change that to “there are a *number of* homes located within a half-mile of the City’s existing boundaries.” Conae Black questioned whether the affected entities should be inserted into the plan because that can change depending on special service districts that are created or dissolved. After some discussion it was decided that the Utah Municipal Code requires that each affected entity be inserted into the plan. The planning commission felt the city council needed to be educated on what this plan is about and discussed some of the potential comments they may receive. **MOTION:** Katherine Brown moved to accept the draft amendments to the Annexation Policy with the suggested changes as discussed at this meeting. Ben Coomer seconded the motion. **VOTE:** Robert Smith, Katherine Brown, Ben Coomer, Amy Wilmarth and Jack Forinash voted aye. The motion carried.

2. Set dates and time for public meetings. After some discussion on the best date to set for the first public meeting it was determined to hold that on September 11, 2012 beginning at 6:00 p.m. This is the same night as the City Council regular meeting. The second meeting can be held after the ten day comment period. Robert Smith said the planning commission can hold a special meeting after the ten day comment period to discuss if any modifications should be made to the policy. The special meeting was set for September 25, 2012 at 6:00 p.m. to determine if any modifications need to be made with the public hearing held by the planning commission on September 27, 2012 at 6:00 p.m. The regular Planning Commission scheduled for September 6, 2012 at 10:00 a.m. was canceled.

3. Adjourn. The meeting adjourned at 10:55 p.m.

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Robert Smith, Chair

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Conae Black, City Recorder

Approved: \_\_\_\_\_