

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Regular Meeting
Tuesday, September 3, 2013

ATTENDING: Amy Wilmarth, Samuel Bassett, Keith Brady, Kim Andrus and Chris Lezama; Employees, Conae Black and C.J. Vetere, from the Association of Governments Michael Bryant, Citizens,

CONDUCTING: Chair, Samuel Bassett, the meeting began at 4:05 p.m.

ORDER OF BUSINESS:

1. Workshop on revisions to the Subdivision Ordinance. Samuel Bassett said that the last time the planning commission met Conae Black and C.J. Vetere was going to get together and write up a draft. Conae Black said it didn't happen and it will not happen this month either because of Melon Days. She stated that in speaking with Meg Ryan from Utah League of Cities and Towns she suggested the planning commission use the book that they publish and to get help from Michael Bryant. Amy Wilmarth asked Michael Bryant if there were a lot of changes that he felt they needed to make. As far as he could recall there were some issues with street widths and whether or not you wanted to do a subdivision plat map for a subdivision less than 10 lots. Amy Wilmarth said she had her notes from previous discussions on the changes that should be made. Conae Black said she is seeing this in a different way. If there are changes to street widths and whether or not we require plot maps are the easy things to do. What she would like to see is a better flow and formatting of the ordinance and then gets into what changes need to be made. She would like to see more a division of the large and small subdivision requirements. Michael Bryant said you need to make it clear enough that you understand what is being required. Conae Black would like to add into the ordinance a project review committee that would consist of the fire department, public works, etc. to review a subdivision and redline it on what needs to be changed before it goes to the planning commission. Samuel Bassett said it seems that we just need to find someone who has the time to work on a draft. Once the draft is written then the planning commission can begin to make the changes as needed. Michael Bryant said he could take something from the Leagues book or from other communities and put a draft together.

Conae Black said that Meg Ryan suggested that the city council put a moratorium on any further subdivision for six months to allow the planning commission time to change the ordinance. There was some discussion on whether this was necessary or not. Will there be a lot of subdivisions? Michael Bryant said for small subdivisions there will not be many if any changes needed to the current ordinance. Keith Brady suggested putting the moratorium on large subdivisions of ten lots or more. Conae Black said that would put some pressure on the planning commission to do the revisions fairly quickly. Michael Bryant looked at a sample of a subdivision ordinance in the League's book and there was some discussion and comparison to Green River City's current ordinance. Michael Bryant said he would like the planning commission to read through the League's sample ordinance and let him know what they don't like about it. The only things that we would need to add is any state law changes which would be minor. It is nice having it numbered so you know what you are looking at instead of trying to dig it out of a ten line paragraph. Samuel Bassett said he has always felt that someone who is subdividing could look at the current ordinance and know what we want them to do. We need to come to a decision on what character we want. The General Plan is not going to help us out much. Conae Black said the General Plan does state that we want to keep the community rural. Michael Bryant said there are certain areas in town that might be maintained that but that might be something to consider with the General Plan revision is to have some sort of overlay section that you expect to be denser development and more growth related and other sections of town can stay as they are. The General Plan can help with that as well as the zoning ordinance. The zoning ordinance is where you can zone the

minimum lot sizes. Amy Wilmarth also asked for Michael Bryant's help in making a draft subdivision ordinance. Michael Bryant said he would use the sample from the League's book and input Green River where appropriate and input the Green River code references and add current state law. Provided that he doesn't have to type all of it up he could have the draft to us by the next meeting. It was determined by the Planning Commission that they would ask the City Council to put a moratorium on all subdivisions of ten lots or more at the next city council meeting.

2. Reports. Samuel Bassett asked C.J. Vetere if he is now handling the building permitting process. C. J. Vetere said yes. Conae Black said that it has also been determined that C.J. Vetere will be taking over as Zoning Administrator as soon as the Mayor appoints him to that position with Council approval. Samuel Bassett has tried to get in contact with Ken Young from Professional Planners to come and present to the planning commission on how he can help us with updating our General Plan. Michael Bryant said Ken Young did a good job for Price City on their plan. He felt that the general plan is a visioning document where you put in your goals and aspirations but your ordinances is what actually sees that done. Price City paid about \$50,000 for their general plan update. He said that it is required by the State of Utah to have one but you don't have to spend a lot of money to do so. He said that Ken Young did a good job for Price City and did it quickly. There was some discussion on whether to engage Ken Young or have someone local do the plan. It was suggested that we could leverage hiring locally once we found out how much Ken Young charges for his services. Michael Bryant advised that if the city is going to hire Ken Young then have him to all of the work and advise him on what you want in the plan. It was decided to invite Ken Young to a special planning commission meeting to discuss his services. There was some discussion on the three nonconforming businesses in the commercial zone.

3. Adjourn. **MOTION:** Keith Brady moved to adjourn. The meeting adjourned at 5:43 p.m.

Samuel Bassett, Chair

Conae Black, City Recorder

Approved: _____