

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes
Public Hearing
Tuesday April 8, 2014

ATTENDING: Samuel Bassett and Amy Wilmarth, Council Members Michael Silliman, Penney Riches, Philip Engleman and Gary Riches; Employees Conae Black, Tim Glenn; Citizens JoAnne Chandler, Armando Rios, Mary Rothlisberger, Kim McFarlane, Jackie Nelson, Travis Bacon, from Utah Community Planners Ken Young, from Utah State University Kim Cloward Drown and Jeff Drown

ABSENT: Keith Brady, Kim Andrus and Chris Lezama

CONDUCTING: Chair, Samuel Bassett, the hearing began at 7:15 p.m.

ORDER OF BUSINESS: To hear public comment on the proposed amendments to Title 11 of the Green River Ordinances with respect to the subdivision regulations.

Samuel Bassett addressed the public present and members of the City Council. He stated the City Council put a six month moratorium on all large subdivisions because the current subdivision ordinance was last adopted in 1981. Land use laws have changed since then and the current ordinance is out of compliance with State land use laws. This new ordinance is divided into three types of subdivisions. If you are subdividing one lot into three or less then you can get approvals from the City Zoning Administrator as that is considered a small subdivision. If you are subdividing one lot into four to nine lots then the City Zoning Administrator and Planning Commission can give approvals for the minor subdivision. If you are dividing one lot into ten or more lots or a major subdivision the City Zoning Administrator and Planning Commission will give their inputs but final approval comes from the City Council. He said there are some parts of the ordinance that does not make sense if you are not used to reading ordinances such as "radius of curves," and "streets intersecting" so drawings were created to use as an explanatory tool to clarify some of the terms. He said another thing to look at was the cul-de-sac diameter. Currently it states that a cul-de-sac would be 60 feet in diameter. After looking at what a school bus would need to turn around and the National Fire Association would need for a fire truck the Planning Commission would like to change that diameter to 80 feet. The Crown Housing subdivision is 71 ½ feet and the cul-de-sac on Kings Lane is 95 feet in diameter. Fire Chief, Philip Engleman, said the city's fire trucks would need 60 feet to turn around. There is not a standard diameter size for a cul-de-sac. Each town makes that decision. They can range from 60 feet to 130 feet in size. The Planning Commission does not want to encourage cul-de-sacs because you don't want dead end streets because they are harder to move through the community and not as safe. Given unusual situations and they become necessary then there are some regulations for that. He then asked for any comments from the public.

Mary Rothlisberger asked who gets to name the streets. Samuel Bassett answered that the developer or the person who is subdividing names the streets. Mary Rothlisberger asked if the street name had to be submitted. Samuel Bassett said yes, the name had to be submitted for approval. Mary Rothlisberger asked if the street name could be anything. Samuel Bassett said no. Mary Rothlisberger said the name just can't be the same as another street name. Penney Riches said it still has to be approved. Mary Rothlisberger asked who approved the street name. Penney Riches said if it is three or less then the Zoning Administrator, if four to nine then the Zoning Administrator and the Planning Commission and if the subdivision is more than nine lots then the Zoning Administrator, Planning Commission and City Council approve it.

Samuel Bassett said another tool that will be created is a check list, one for the smaller subdivisions and another for the larger ones. This will make a smoother process for the developer.

The public hearing on the subdivision ordinance amendments adjourned at 7:15 p.m.

The public hearing on the amendments to the General Plan began at 7:15 p.m.

Ken Young from Utah Community Planners who has been retained by the City to assist in the drafting of the General Plan amendments addressed the City Council and all others present. He has held several meetings with the City Council, Planning Commission and an Advisory Committee to put together this draft of the proposed changes to the Plan. He stated the City Council and Planning Commission held a joint work session where they reviewed their objectives. In January there were meetings held with the Advisory Committee and in February a community visioning workshop was held where about 22 people attended and participated in various exercises. Also in February a meeting was held with some of the community stakeholders who are leaders in the schools, church and businesses who gave some input. All throughout the month of February there was a survey for the citizens to fill out in various ways.

Some examples of the questions on the survey were given and the results of the answers. There were 165 surveys that were returned which represent a 33% response which is very good.

The Advisory Committee took the current General Plan and determined those components that were important to continue and added other elements to respond to those concerns that were brought up through the surveys and public workshops. The plan is broken down into seven chapters. Chapter one is an introduction to the community. At the end of each chapter are goals. In chapter one are the main goals in the other chapters. The goals at the end of all other chapters list an action plan and the timing for that action. The key points for chapter two are land use designations, environment protection, future land use map, maintaining a rural atmosphere, community beautification, annexation plan, implementation and then goals. The future land use map is trying to accomplish is designating larger areas within the community to give guidance for future zoning decisions. The Planning Commission needs to take a look at this future land use map to see if this map makes any sense before this plan should be adopted. The Planning Commission also needs to identify and prioritize the growth areas within the annexation expansion area.

Chapter three addresses Economic Development. This is the strongest and most important issue that Green River is facing. In this chapter the city will be addressing existing situation, economic development, downtown revitalization and tourism.

Chapter four is on Transportation. The City does have a Transportation Master Plan which is something that should be reviewed and updated regularly. This chapter also gives a transportation corridors map.

Chapter five addresses housing. The data in this chapter was collected from the U.S. Census Bureau and Emery County. The key points are housing data, housing density mix and moderate income housing. It makes reference to appendix B which is the Housing Plan.

Chapter six is on parks and recreation. The key points in this chapter are existing opportunities, parks and trails master plan and the trails system and river walk. One of the goals is that the city will look at existing facilities as well as future development.

Chapter seven addresses public services. The key points are city administration, city facilities, community services and storm water master plan.

Samuel Bassett, Chair

Conae Black, City Recorder

Approved: _____