

City of Green River

460 East Main Street, Green River, Utah

Planning Commission Minutes

Special Meeting

Thursday, August 20, 2009

ATTENDING: Katherine Brown, Robert Smith and Ben Coomer; Employees, Conae Black and Bryan Meadows, Citizens, Jack Forinash and from Rocky Mountain Power Debra Dull.

CONDUCTING: Chair, Katherine Brown, the meeting began at 10:06 a.m.

ORDER OF BUSINESS:

Old Business

1. Discuss/approve/deny conditional use permit for a power substation from Rocky Mountain Power. Debra Dull stated that Rocky Mountain Power met with Conae Black and Bryan Meadows to review their application to assure that all necessary requirements would be met. They were comfortable with what was prepared. Debra Dull went over the questions asked from the conditional use ordinance. The first question was will heavy traffic adversely affect adjacent residential or commercial properties? Debra Dull said once construction is completed and the substation is in service, regular traffic to the site is predicted to consist of one visit per day by the local lineman who will use the on-site building as a work shed. If the proposed use may emit pollutants of any type will such pollutants detrimentally affect residential, commercial or industrial properties in the immediate vicinity? Substations do not emit any air particulates. The new Tamarisk substation will contain oil-filled equipment, and we will perform an engineering assessment to determine the potential for oil discharge in accordance with EPA regulations. Both site design and construction will ensure the safe placement and operation of oil-filled equipment so that and potential spill material does not leave the substation grounds. Will landscaping add aesthetic acceptance to the proposed development? Rocky Mountain Power is proposing to set the substation back 35' from our property line. The site will be enclosed by a chain-link fence. No additional landscaping is proposed, in keeping with the industrial nature of the area. Will proposed signs be in good taste and not create adverse effects on adjacent residential or commercial properties? Signage will not create adverse effects on any adjacent properties. They are limited to standard signs attached to the substation fence, including a bilingual warning (Danger High Voltage), "No Trespassing", and the Rocky Mountain Power facility identification sign with substation name and address. Will the building location adversely affect adjacent residential or commercial property? The substation location will not adversely impact any adjacent properties. The neighboring property to the east contains an industrial building and a cell phone tower. There are no nearby residential or commercial buildings. Will ingress and egress be sufficient to handle intended traffic and will internal traffic circulation adversely affect the general area traffic circulation? One access road will be constructed into the site. The only regular traffic in and out of the facility is limited to a daily visit by the local lineman, with infrequent trouble-shooting or monitoring visits as needed. We do not anticipate any other traffic, and we do not expect any impacts to the general area traffic circulation. Katherine Brown asked Debra Dull what size of transmission lines they will be installing. Debra Dull said there will be a 135 kv line into the substation and out of the substation will be 12.5 kv lines. Ben Coomer asked Debra Dull if they will be staying with a delta system. Debra Dull said she didn't know the answer to that but would find out. Ben Coomer said that substation we have now is out dated. Debra Dull said they have projected out into the future and this new one will accommodate the needs of Green River. Ben Coomer said he knows that this new substation will be new equipment but does Rocky Mountain Power plan on changing the configuration or the power to a balanced 208 y powered. Debra Dull contacted Loraine Sanders who is the project manager for the new substation. Ben

Coomer said to Lorraine Sanders that currently the Green River substation is a Delta configured power which is an antiquated outdated system. He asked if the new substation is going to be a 208 balanced power life line. Lorraine Sanders said she didn't know but would check on that and find out. Ben Coomer said the reason he is asking this is because Green River will be stuck with the equipment at the new substation for a long time and as long as a new substation is being built it might be a good idea to put in a 208 y line instead of the delta. Debra Dull said if it is standard then this new substation will be built to standard. Robert Smith asked where the line will be tying into the existing system. Debra Dull said it will go past the missile base and as we enter into town they will enter into different locations. Robert Smith and Ben Coomer went over the line locations from the east side of the river to the west side of the river. Debra Dull received a phone call from Lorraine Sanders with an answer to Ben Coomer's question he had earlier. Lorraine Sanders had with her John Russell who works for Rocky Mountain Power. Ben Coomer said since Rocky Mountain Power is upgrading the substation and Green River historically for the past 45 years has had delta three phase power. With the upgrade will that power be upgraded to what is now considered a standard at 208 y instead of a delta system? Mr. Russell said the 208 y is a service level voltage that can be configured off of a primary delta. The primary voltage system is separate from the secondary voltage. The customer elects to take service at either delta y 120-208 three phase, 120-240 three phase or any other voltage allowed in our tariff which are on record. So the customer decides what voltage to take at their site. We install a primary to secondary transformer that meets the customer's voltage. For example if the customer requests a 120-208 three phase installation the customer would need to change out their panel in order for Rocky Mountain Power to accommodate any other voltage whether it be y or delta. Ben Coomer said that answers his question that it is available. Debra Dull said it will be available to whatever the customer chooses as long as it follows tariff policy. She said that the current substation has that potential also. Robert Smith wanted the Planning Commission to understand that the power poles would be 85 feet high. He showed the Commission where the lines would be going. He addressed the landscaping for the substation and commented on the site being enclosed with a chain link fence and no other landscaping. Ben Coomer thought this was sufficient for the purpose of the land. This way Rocky Mountain Power will be able to weed killer down. Robert Smith said that landscaping and some kind of hiding of the thing is part of the rules which we are bypassing. Debra Dull said they felt that if the Planning Commission asked for a lot more then it would draw a lot more attention to the site. Robert Smith said he did not have a problem with no additional landscaping but wanted to bring it to the attention of the Planning Commission that was being waived. Mark DeBry who is the Emery County Building Official stepped into the meeting to go over the building permit process for the power substation. Debra Dull asked Mark DeBry about the building permit requirements. Mr. DeBry said that it specifically calls out into the code that if the building is part of the generation of power or transmission then we do not inspect. He doesn't know if there are other State agencies involved with this or if there are engineers involved for the design of the substation. If there are any accessory buildings along with the substation then he will need to be involved. **MOTION:** Ben Coomer moved to allow Rocky Mountain Power to move forward with the new Tamarisk substation and grant them the conditional use permit. Katherine Brown seconded the motion. **VOTE:** Ben Coomer, Robert Smith and Katherine Brown voted aye. The motion carried.

2. Discuss/approve/deny changes to Residential Zones. Robert Smith said they are finished with the changes to this ordinance but they have not had their hearing or presented it to the City Council. He would like to put together a grid that states when the ordinances have been approved by the Planning Commission when the public hearing was held and when it was passed by the City Council. Katherine Brown asked how we would do that. Would we go through all of the minutes? Robert Smith said we would need to go through both the Planning Commission and City Council minutes to get those dates. He feels it should be documented and in a book. Ben Coomer said as soon as the ordinance is approved by the City Council it needs to be codified. Robert Smith mentioned the new commercial zone that was just passed and no one has a copy of it. Ben Coomer said the old commercial zone should be deleted until the new one can be put online. Katherine Brown asked how this should be done. Ben Coomer and Robert Smith said it is the job of the City Recorder to do this.

3. Discuss/approve/deny Agricultural zone. Robert Smith said he is getting really tired of presenting things to City Council that don't make sense. The location requirements do not make sense. He presented to the City Council the new R-1, R-2, and R-3 zoning set back requirements which are all pretty much the same. He suggested to the Council that the intent of the Planning Commission is to make them somewhat consistent to which the Council and Mayor agreed with that concept. His only thought is that maybe the agricultural set backs should be larger because it is agricultural. Ben Coomer said if anything he would like less set backs in the agricultural zone then more. Robert Smith referred to the Keeping of Animals section of the supplemental ordinance where it states something in there about a 100 foot set back for an accessory building. Ben Coomer read from that and it says "the minimum size set back for accessory buildings shall be the same as for the main buildings. No side set back shall be required for accessory buildings which are located more than 100 feet at the end." So in other words once they are past 100 feet of any dwelling you don't have to have a side set back. Ben Coomer thought that was ridiculous. There was discussion between Ben Coomer and Robert Smith on the way that they would like to see the ordinances posted. Ben Coomer said it has happened before that what the Commission had approved was not what got posted and by the time it was codified it was a whole different ordinance that what they had worked on. Robert Smith feels that before any ordinance is posted it should have the signature of all of the Planning Commission. Ben Coomer said that Conae Black could help them with that. Katherine Brown asked if they needed to wait on the agricultural zone before they go any further. Robert Smith said he would like to wait and be more organized.

4. Discuss/approve/deny Supplemental Regulations. Katherine Brown did not understand why this draft was typed up this way. She felt the fences, walls and hedges should be separated. There was some discussion on the proper wording for fences on corner lots. It was said that pictures would be helpful. Robert Smith said he will try to work on that. Ben Coomer said you could write a page trying to explain the fencing size for corner lots and still wouldn't get anywhere. Katherine Brown said she needed clarification on heights of fences. There are three different conditions. Is the first supposed to be for regular lots and the second for corner lots? If that is the case then we need height sizes for back yards on the regular lots. Robert Smith agreed that it wasn't organized very well. Katherine Brown suggested a separate section for corner lots and regular lots. Robert Smith said Connie Copenhaver lost the text for fences and he pulled it out from an old one and sent it to her then made some changes. There was more discussion on how best to state the height sizes for the regular lots and corner lots. Robert Smith said he didn't see why you couldn't have just one line for the corner lots. Katherine Brown suggested having A. for regular lots, B. for grade difference, C. for distance to fire hydrants and add a D. for corner lots. Robert Smith said he will work on the formatting for this. Ben Coomer said he didn't have a problem with interior lots having a six foot fence up to the sidewalk.

Katherine Brown didn't think a list of parking space requirements. We decided to just put into the ordinance the international or state code requirements.

In 10-12-2 it mentions Planned Unit Developments. Robert Smith said Green River is far away from any development as that. He said Michael Bryant gave them 50 pages of information on Planned Unit developments.

There was some discussion on 10-12-4 which is about yard space for one building only.

Katherine Brown thought this should be stricken from the ordinance. Ben Coomer and Robert Smith agreed.

There were questions about striking 10-12-06 which says, "Living and sleeping quarters in a building other than the main residential building are prohibited." The Planning Commission could not decide whether it should stay or go.

Robert Smith asked if existing hedges and fences would be affected by these ordinance changes. Ben Coomer said not unless it is a safety issue then it could be handled through the nuisance ordinance.

5. Discuss Conditional uses and home occupations. There was not any discussion on this agenda item.

New business

6. Annexation application by Silver Maple trailer court. There was some discussion on the sewer connection for the trailer court. Bryan Meadows said Silver Maple has to put in a lift station for their sewer connection and the city will not maintain it. It was discussed that the Silver Maple should pay double sewer rates, service, install and maintain their own lift station. There still hasn't been a formal application submitted to the City for annexation.

7. Discuss review of General Plan. There was not any discussion on this agenda item.

8. Adjournment. The meeting adjourned at 12:06 p.m.

Katherine Brown, Chair

Conae Black, City Recorder

Approved: _____