

Emery County Planning & Zoning
Meeting Minutes
October 11th, 2023 1:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/4353813570?pwd=NWduRlZzRCtGNUdnd1d0NkNNdmxIZz09>

passcode:Emery

IN ATTENDANCE: Gary Arrington, Bill Dellos, Bruce Wilson, Julie Johansen, Jim Jennings, Bart Cox, Commissioner Jordan Leonard

EXCUSED:

VISITORS: James Byars and Trudy Lund, Donna Bowles and Vance Blydo with NAH.

1. Welcome:

Gary Arrington welcomed all in attendance and opened the meeting.

2. Approval of the September 13th, 2023 meeting Minutes:

Julie made a motion to approve the minutes with a second from Bill Dellos. Voting was unanimous.

3. Discuss/Approve/Deny North American Helium Presentation:

This was a presentation from North American Helium to keep us informed of the Helium project they have going on down by Green River. They were founded in 2013 and are one of the most active Helium drillers and have drilled over 70 wells since 2013. To drill each well it's \$2million, to complete it's another \$500,000 and the facility will cost \$10million. You have to find enough helium to support the plant. They will be drilling two wells and if those are successful they will be drilling one more. They are hopeful these wells will be successful. They are hoping to start drilling in 2024.

4. Discuss/Approve/Deny Black Stone Minerals:

No one was present.

5. Presentation by Trudy Lund:

Trudy said she is opposed to United Minerals building an Industrial building out by her house. She said the selling of the property was in violation of code 13.2.1. Jim stated in the beginning United Minerals purchased 7.53 acres, which would be an illegal lot unless they went through the minor subdivision process, which this is referring to. If it's a legal lot, which is 10 acres, they don't have to come to the county. Since the CUP application was turned in the county made United Minerals aware that was not the process and they have since moved forward to purchase enough land to be a legal lot.

Trudy also said she doesn't want all of those trucks going up and down the road, she doesn't want the extra dust or her scenery blocked.

After Trudy left it was discussed and asked that United Minerals reach out to Trudy to discuss what they can do to help her feel better about the building going up next to her house.

6. Discuss/Approve/Deny United Minerals CUP:

Bill made a motion to approve the Conditional Use Permit with the recommendation of a cedar fence be put up with a second from Bruce.

7. Discuss/Approve/Deny Zone Change Application:

After doing some research on zone changing there are a lot of stipulations and requirements in order to do that. We need an application that gets filled out and check lists handed out so when someone comes to ask for a zone change they know the steps that need to take place. Jim read the application for a CUP and it was suggested that we put on the CUP application to let the adjoining owners know that a CUP application has been filled out and give them an opportunity to voice their concerns.

Bill made a motion to have the staff start a zone change application and bring it before the board next meeting with a second from Bart. Voting was unanimous.

8. Discuss/Approve/Deny Zone Change and Ordinance Violation Fees:

Bill made a motion to have the staff start on zone change and ordinance violation fees with a second from Bart. Voting was unanimous.

9. Discuss/Approve/Deny Amending and sending a new RFQ:

Bill made a motion to approve advertising for a new RFQ for the General Plan with a second from Bruce. Voting was unanimous.

10. General Plan/CIB Funding:

Talked about in #8 and #9.

11. Adjourn: Bart made a motion to adjourn with a second from Bruce.