

**Emery County Planning & Zoning**  
**Meeting Minutes**  
**November 8th, 2023 1:00 p.m.**

**Join Zoom Meeting**

<https://zoom.us/j/4353813570?pwd=NWduRIZzRCtGNUdnd1d0NkNNdmxIZz09>

passcode:Emery

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**IN ATTENDANCE:** Gary Arrington, Bill Dellos, Bruce Wilson, Julie Johansen, Jim Jennings, Bart Cox, Commissioner Jordan Leonard (via zoom), Natalie Olsen.

**EXCUSED:**

**VISITORS:**

**1. Welcome:**

Gary Arrington welcomed all in attendance and opened the meeting.

**2. Approval of the October 11th, 2023 meeting Minutes:**

Bill made a motion to approve the minutes with a second from Tyler. Julie abstained from voting because she left early from the meeting, voting was unanimous.

**3. Discuss Ordinance Fees:**

It was discussed that with all of the research it looks like the ordinance fees go in with the ordinances, it's not a separate sheet. So when we are in the process of redoing our ordinances next year we should include the fees as we update them instead of putting them on the fee schedule. Jim said the county may require that we have the ordinance fees on their fee schedule but as of right now there isn't anything on there. Gary wanted to know how the fees are being determined downstairs. Jim said there are fees on conditional use permits but not on other things because we haven't been doing what we are discussing now, and that is to charge for rezoning or for ordinance violations. Tyler asked if a fee schedule could be created off of three or four other like counties that we could discuss for next month? Everyone agreed.

**4. Discuss Grant Options:**

Jim updated everyone that we have \$20,000 budgeted for General Plan update, \$6000 from PLPCO has offered to add to our money and we also have CIB funding that is a 50/50 match. Once we realized with all of that money we could resubmit the RFP for the scope of work that we want because the work will be a lot less than what we originally had thought because we want to do an update not a rewrite. We have also had two companies reach out to help us with a grant that will help with funding for the General Plan and ordinance update. The Planning Commission will be able to help with every step of the process.

**5. Discuss Zone Change Application:**

We have discussed Zone change process for some time. Emery County does not have an application to fill out for that so it was proposed to make an application available. The

application was presented for everyone to look over. It was discussed to take the last page off the application and use the first two pages for the application. Julie asked if we allow spot zoning. There was discussion but no one knew for sure. Jim read the definition he found of spot zoning. Gary said he will research that out and get back with the information at the next meeting. Julie was wondering if we want to just do a Conditional Use Permit for the zone change out north of Huntington instead of changing the zone. Bruce was wondering if the state would be ok with that and allow advertising beside government entities with it being zoned with a Conditional Use permit. Bruce also wanted to know if anything we do will change what the state will allow to be advertised. Jim said with the research he has done it would not. Gary told Tyler to have the landowners north of Huntington apply for a Conditional Use Permit and see if that will suffice for the state to allow them to advertise what they want on the billboard. It was asked to get ahold of Todd Thorne from Carbon County and have him come to the next meeting to ask him these questions.

**6. Discuss Update on General Plan:**

That has been covered in previous items.

**7. Adjourn:** Julie made a motion to adjourn with a second from Bill.