

Emery County Planning & Zoning
Meeting Minutes
December 13th, 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, Bart Cox, Jim Jennings, Commissioner Jordan Leonard, Natalie Olsen

EXCUSED:

VISITORS: Todd Thorne from the AOG, Maegan with DE Shaw

1. Welcome:

Gary Arrington welcomed all in attendance and opened the meeting.

2. Approval of the November 8th, 2023 meeting Minutes:

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

3. Discussion from Todd Thorne:

Todd's main role with the AOG is a regional planner. So he works with all of the local communities in the 4 county areas with their Planning Commissions, especially their land use ordinances. One of the big things is the legislator made a bunch of changes to subdivision regulations that all the communities have to be compliant with by December 2024. The biggest change is that County Commissions or city councils can no longer approve subdivisions. Subdivisions have to be approved by the Planning Commission or the County Commission can appoint some other administrative person to approve subdivisions. Within that change the Planning Commission can not do more than 4 review cycles on an application that has been submitted. After the 4th review cycle it has to be approved. You can only have a preliminary and the final approval subdivision step within your ordinance, the concept approval can no longer be required. Todd is happy to help the county update any ordinances that need to be updated. He will also be available anytime we need questions answered.

4. Discuss/Approve/Deny Meeting schedule for 2024:

Bruce made a motion to approve the 2024 meeting schedule with a second from Bill. Voting was unanimous.

- 5. Discuss/Approve/Deny Ratification of new amended project area for Hornshadow:**
No action needs to be taken on this. We are just needing to update the information in the CUP.
- 6. Discuss/Approve/Deny Fee Schedule:**
Jim said the fee schedule was approved last night in Commission meeting. There is nothing new on the fee schedule that has to do with Planning and Zoning. Everything is still the same.
- 7. Discuss Process for Minor Subdivision Approval:**
Jim said we talked a little about minor subdivisions with Todd. There is one gentleman that has applied for a minor subdivision just outside of Green River. We did not get a formal open meeting done, which was a mistake on Jims part. We don't want to slow the building permit process. We have to have a 10 day notice in the paper. We didn't get it in time for the December meeting. What we want is just to present the information. We don't have concerns with anything other than encourage him to get a water line.
Todd said that if it is not written in the subdivision code you do not need to have a public hearing. He would like to look at it with Jim. If that's the case then it just has to be put on the Planning Commission agenda as a regular agenda item.
- 8. Discuss/Approve/Deny Chase Clyde for Minor Subdivision approval:**
No approval was made.
- 9. Discussion on Grants:**
Both Jim and Natalie were working on grants for the General Plan and while they were working on the grants they found out that they were applying for the same grant. Jim turned applying for the grant over to Natalie. Natalie finished writing the grant with the help of both Mike and Sunrise and turned it in last week, with the approval going through Commission meeting last night. Jim said in addition to that, no one turned in an RFP General Plan application. So we will send out a new RFP when we know if we have gotten the grant or not.
- 10. Discuss Update on General Plan:**
Talked about on #9
- 11. Adjourn:** Bruce made a motion to adjourn with a second from Bill.