

**Emery County Planning & Zoning**  
**Meeting Minutes**  
**March 12th, 2025 1:00 p.m.**

**Join Zoom Meeting**

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

passcode:Emery

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**IN ATTENDANCE:** Gary Arrington, Bart Cox, Tyler Jeffs, Bruce Wilson, Jim Jennings,  
Commissioner Jordan Leonard, Jan Olsen

**EXCUSED:** Bill Dellos

**VISITORS:** Nicole Nielson, Jason Merrell

**1. Welcome:**

Gary welcomed all in attendance and opened the meeting.

**2. Discuss/Approve/Deny of the February 12th, 2025 Meeting Minutes:**

Bart Cox made a motion to approve the minutes with a second from Tyler Jeffs. Voting was unanimous.

**3. Presentation by Jason Merrill:**

When Jason met with the Planning Commission several months ago he asked what the commission would allow him to do on his non-comforming lot up Huntington canyon. Gary said he would draft a letter telling him what he would be allowed to do on that property. After several months he sent Jason a letter stating that the laws had not changed and that he wasn't allowed to take his trailer up there and if Jason wanted to do anything on his property he should ask the Commission permission, was the jest of the letter.

Jason then read a letter in response to that. In that letter he asked several "Can I's" and asked to get a written response to all those questions. He understood that it might take a bit of time as we need to get council from the county attorney.

Gary said this will go to the county attorney and be placed on a future Planning Commission when we get clarification.

**4. Discuss/Approve/Deny Nicole with PLPCO being on the steering committee and having the RMP (Resource Management Plan) as part of the General Fund:**

Last time Nicole was here the Commission talked about three different county plans but was able to only print off Duchesne's general plan and resource plan because it was just too much to print.

Jim asked if we need to have the General Plan and RMP separate, as ours is together? Nicole said it can be together, no problem.

Tyler asked if we need to ask certain individuals in the community that have a good understanding of certain parts of this and ask them to contribute? Jim said our plan right now is we have a contract with Biowest to do the general plan. Nicole is here because her focus is on the RMP. We have resources to complete and have an accurate and thorough RMP. That is part of the plan, to have others come in and give their input once we get to a point where changes have been added and made.

Nicole said it is up to the county on how much or little you want in your RMP. RMP is really important to PLPCO and why they have funding to contribute.

Steering Committee: Jim said that in the meeting we had with Biowest they asked individuals to be on a steering committee. They want a small group. Nicole said she would be part of that steering committee. It was also thought to have someone from Public Lands as well. Bruce Wilson said he would do it.

Tyler made a motion to have Nicole be on the steering committee with a second from Bart. Voting was unanimous.

**5. Discuss/Approve/Deny Minor Subdivision for Mangum Manor minor Subdivision:**

This minor subdivision is in Ferron. Right now it's 10.45 acres and they are wanting to split it. There will be two lots. The land will change owners. Tyler made a motion to approve the Mangum manor subdivision with a second from Bart. Voting was unanimous.

**6. Discuss/Approve/Deny Minor Subdivision for Lyle Christensen Minor Subdivision:**

This minor subdivision is in Lawrence. They are wanting to subdivide the Christensen property. They are wanting to mark off two acres for a house. They are in compliance with what the minor subdivision ordinances state. Tyler made a motion to approve the Lyle Christensen minor subdivision with a second from Bart. Voting was unanimous.

**7. Discuss/Approve/Deny Update From Biowest:**

Everything was covered above in #4

**8. Discuss/Approve/Deny Members of the Steering Committee for General Plan:**

Bart made a motion to approve Bruce Wilson to be on the steering committee with a second from Tyler. Voting was unanimous.

**9. Discuss Any other Business:**

Gary would like to give Jason Merrell's questionnaire to the county attorney and when we have a response from the county attorney on how to proceed we can put it on the agenda but not until then.

Bruce thought that Jason could look all of this up in the ordinances himself.

It was decided that no one would respond until we get guidance from the county attorney.

Gary requested that we move the meeting up to 11:00 am for April's meeting.

Tyler asked if we approved Derek Beagley with his CUP? Jim said yes, the motion was made to put a letter together and if he would sign it with all the points we talked about.

Jim emailed the letter to the Commission to get input and then will send it out. Tyler said he just has a problem with reclamation. It's an eye sore when people leave their property trashed and people have to look at it every time they drive by. It was stated the only way to do that is with a bond. Do we force that or hope the business owner stands by his word?

**10. Adjourn:**

Gary called the meeting adjourned for the day. The next meeting will be held April 9th at **11:00 am**.