

**Emery County Planning & Zoning**  
**Meeting Minutes**  
**April 9th, 2025 11:00 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, Bill Dellos, Jim Jennings, Commissioner Jordan Leonard, Natalie Olsen

**EXCUSED:**

**VISITORS:** Ryan Shurtleff, Mckoy Allred

**1. Welcome:**

Gary welcomed all in attendance and opened the meeting.

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

Bart made a motion to approve the minutes with a second from Bruce with the corrections mentioned by Bruce. Voting was unanimous.

**3. Discuss/Approve/Deny J&R Minor Subdivision:**

The paperwork was turned in to the office downstairs to be reviewed and the paperwork was not accurate. We can just table this until the mistakes are corrected.

Bruce made a motion to table this with a second from Bill. Voting was unanimous.

**4. Discuss/Approve/Deny Allred Acres Minor Subdivision:**

McKoy Allred: This property is in Orangeville. His original plan was to do a major subdivision if he could get the property annexed into the city. He submitted everything to Orangeville city but is not having any luck. The current plan is to subdivide his property in Orangeville to sell four, two acre lots as building lots. The lots are 120x740ish.

Bill made a motion to approve the Allred Minor subdivision with a second from Tyler.

Voting was unanimous.

**5. Discuss/Approve/Deny Conditional Use Permit for Ryan Shurtleff:**

Ryan Shurtleff: This property is in Ferron. The Planning Commission told Ryan thank you for cleaning up the property by the creek. There was paperwork emailed out to the Planning Commission that explained what Ryan is wanting.

Ryan said they cleaned up both sides, city and county, of the property and want to do 3 RV spots with hookups. It is just under one acre. All three spots will be in the county.

They fixed up the slaughter house and will use it as a storage building.

Bruce made a motion to approve a Conditional Use permit for an RV park with a second from Bill. Voting was unanimous.

**6. Discuss/Approve/Deny Biowest and PLPCO:**

There was a meeting on Monday with Biowest and PLPCO. Quite a few details on the General Plan were discussed. They were wanting some direction on what we want the General Plan to look like to reflect today's values. Also discussion on Dingle Act changes, not having Wilderness study areas and corridors for pipelines and powerlines. They are gathering up maps and documents to include in the General Plan. Commissioner Leonard said they caught a lot of good things with hot topics that have been talked about. They also found state wording that will fit great in our plan. It was nice to have PLPCO there to help.

**7. Discuss Any other Business:**

Bart has heard a couple complaints from land owners adjacent to the solar panels. Who do they talk to about the complaint? Jim said to contact Liz Peyton and make a formal complaint. Anyone that wants to reach out to the county we can give them her email address.

**8. Adjourn:**

Gary called the meeting adjourned for the day. The next meeting will be held May 14th at **1:00 pm**.