

**Emery County Planning & Zoning**  
**Meeting Minutes**  
**June 23rd, 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, Tyler Jeffs, Bruce Wilson, Bill Dellos, Jim Jennings,  
Commissioner Jordan Leonard, Natalie Olsen

**EXCUSED:** Bart Cox

**VISITORS:**

**1. Welcome:**

Gary welcomed all in attendance and opened the meeting.

**2. Discuss/Approve/Deny of the June 11th, 2025 Meeting Minutes:**

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

**3. Discuss/Approve/Deny Changes in CUP response letter for Hunter Solar Battery Storage:**

Jim said he wrote a letter, then Hunter Solar gave him some changes that they wanted added to the letter. We are just approving the letter to be rewritten. The letter has been sent to the county attorney, but no response yet. Bill made a motion to approve the letter and send it to the county commission with the expectation of a county attorney favorable report with a second from Tyler. Voting was unanimous.

**4. Discuss/Approve/Deny: Swell Camp.**

This is the property south of Ferron on the river that got cleaned up. The owner visited with the Planning Commission last month. The ground is not a legal lot, by today's definition and best as Gary can tell, it's a non conforming lot. Gary said that it should still qualify as a nonconforming lot because it proceeds ordinances. Commissioner Leonard said he visited with one of Ferron city representatives and it sounds like they are not opposed to annexing it. The one problem is that the city requires the business to have one acre and it might be just under once acre. They will have to do a survey to see. Bill made a motion to give a recommendation to the Commissioners to declare this piece of property a nonconforming grandfathered lot and allow the use as talked about to continue until a definitive answer comes down with a second from Tyler Jeffs. Voting was unanimous.

**5. Discuss/Approve/Deny: Recommendation on Ainsworths/Brothersons to the Emery County Commission.**

Gary read a letter the Planning Commission received from Mrs Brotherson stating that in Commission meeting it was voted to not issue permits on nonconforming lots and that this tabled discussion should come to a resolution with that vote and to issue a cease and desist to LaSal Stables. Bruce stated section 5-11-5 in the ordinances about nonconforming lots

Bill made a motion that the Planning Commission stands by their previous recommendation and no change is necessary. The Ainsworths are in compliance with a nonconforming lot, anything else will be a civil matter with a second from Tyler. Voting was unanimous.

**6. Discuss/Approve/Deny: Violation concerns with Hilliard and Johnsons properties:**

Gary said he called the Heath Department to take a look at the living conditions and the person he needed to talk to was not there and he has not received a phone call back.

Tyler said in ordinance 6-6 states that they are illegal dwellings, 5-11-12 talks about the health and safety, 7-6-3 talks about development of the land without approval, which they have done, 6-15 for the number of dwellings on a legal lot.

Gary said he thinks the cleanest way would be to get the Health Department involved. He would like to table this until our July meeting and he can hopefully get with the Health Department by our July meeting.

Bill made a motion to go to the health department with a second from Tyler. Voting was unanimous.

**7. Discuss/Approve/Deny: General Plan.**

Commissioner Leonard said we went over 153 responses from the survey that was sent out in the General Plan meeting. It was interesting to see the visitors' responses compared to residents' responses, some were very similar while other questions were split or pretty opposite.

**8. Discuss Any other Business:**

Nothing to Discuss

**9. Adjourn:**

Bill made a motion to adjourn the meeting.

The next meeting will be held September 10th at **1:00 am**.