

Emery County Planning & Zoning
Meeting Minutes
September 10th, 2025 1:00 p.m.

Join Zoom Meeting

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

passcode:Emery

IN ATTENDANCE: Gary Arrington, Tyler Jeffs, Bruce Wilson, Bill Dellos, Jim Jennings, Bart Cox, Commissioner Jordan Leonard, Natalie Olsen

EXCUSED:

VISITORS:

1. Welcome:

Gary welcomed all in attendance and opened the meeting.

2. Discuss/Approve/Deny of the August 13th, 2025 Meeting Minutes:

Tyler made a motion to approve the minutes with a second from Bill. The motion passed unanimously.

3. Discuss/Approve/Deny Lefler Minor Subdivision.

JD Lefler presented his minor subdivision. He is trying to buy this property that is owned by Brent Livingston. A survey was done so Brent could keep two acres with his home and JD will be buying the rest.

Bill made a motion to approve the Lefler Minor Subdivision with a second from Bruce pending completion of the application checklist. The motion passed unanimously.

4. Discuss/Approve/Deny: Phelps Minor Subdivision.

This property is out in Lawrence. According to the paperwork it says it is a subdivision, not a minor subdivision. Jim had a map that he showed to the board. We need to fix some wording that is on the lot descriptions and also need to put it as a minor subdivision as we do the amendment. Gary said he thinks it needs to say 2.7 acres not .27 acres. The decimal is in the wrong place.

Bruce made a motion to table item #4 until they correct the plat map with a second from Bill. The motion passed unanimously.

5. Discuss/Approve/Deny: Evelyn Allred Minor Subdivision.

Jim showed everyone the map of the land wanting the minor subdivision in Cleveland.

Bruce said he thinks all the requirements are met and made a motion to approve the Evelyn Allred minor subdivision with a second from Bill. The motion passed unanimously.

Bruce made a motion to amend the original motion and add upon completion of the minor subdivision checklist with a second from Bill. The motion passed unanimously.

6. Discuss/Approve/Deny: Motions that are made.

We had a situation come up on the Battery Solar project with approving the CUP. What we learned from that is that we need to be really careful with how we word motions. Make sure to put some detail in the motion.

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

In our last meeting we went over some of the items that were updated from the survey we did. There will be a review process, with a document for review, for all entities before the final is done. Jim said we did get a little extra money from PLPCO to make it more user friendly. We will have Public Hearings so the public can make comments.

8. Discuss Any other Business:

McKoy Allred wanted to know what can be built on a minor subdivision. Just exploring options on what can be done until he wants to build homes or tiny homes? It was discussed that we would refer to the state standards and codes because we don't have all the detailed standards and codes.

There is still concern that ordinances are not being enforced with properties around the county and it was asked what can be done? There will be a letter typed up and sent to Attorney Mike Olsen to ask for assistance with a few certain properties and see how it gets handled.

9. Adjourn:

Bill made a motion to adjourn the meeting.

The next meeting will be held October 8th at **1:00 pm**.