

Emery County Planning & Zoning
Meeting Minutes

October 8th, 2025 1:00 p.m.

Join Zoom Meeting

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

passcode:Emery

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

EXCUSED:

VISITORS:

1. Welcome:

Gary welcomed all in attendance and opened the meeting.

2. Discuss/Approve/Deny: September 10th, 2025 Meeting Minutes:

Bart made a motion to approve the minutes with the correction that Bart Cox was present, with a second from Bill. The motion passed unanimously.

3. Discuss/Approve/Deny: Phelps Subdivision

Bill made a motion to approve the subdivision with the changes made, with a second from Tyler. The motion passed unanimously.

4. Discuss/Approve/Deny: General Plan

Jim talked about reviewing the General Plan. There was an email sent out with an electronic copy sent out last week, there are also hard copies for anyone that would like to take one. We have eight days to review the General Plan and have the comments in. Focus on the yellow highlighted areas first and then go from there. Any changes, updates or suggestions that you have can be given to Jim. Bruce said he has read through the General Plan and there are a lot of things that need to be addressed. We are hoping to address the big changes before it goes out to the citizens of the county. It was asked exactly what the General Plan is. Jim said the BLM and the Forest Service are required to refer to the county General Plan as they make decisions in Travel Management Plans, Resource plans and other plans. The county's stance on solar is also in the General Plan. There can be more detail in the ordinances as the General Plan is a guideline. People are signing leases, through Solar companies, on their land and we are not even aware of it because it's private land. We have to make sure ordinances are protecting the county.

Commissioner Leonard talked about and explained how centrally assessed works, property taxes, CRA's and how the Rocky Mountain Solar taxes will benefit our county

5. Discuss any other Business:

No business

6. Adjourn:

Bart made a motion to adjourn with a second from Bill.