

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

Join Zoom Meeting

<https://zoom.us/j/4353813570?pwd=NWduRIZzRCtGNUdnd1d0NkNNdmxI Zz09>

passcode:Emery

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

EXCUSED:

VISITORS:

1. Welcome:

Gary welcomed all in attendance and opened the meeting.

2. Discuss/Approve/Deny of the October 8th, 2025 Meeting Minutes:

Bart Cox made a motion to approve the minutes with a second from Tyler Jeffs. The motion passed unanimously.

3. Discuss/Approve/Deny: "COP Coal Development" properties in Trail Canyon:

Charles Reynolds: (property manager for COP Coal development company). A little bit of history. The community has been around for a lot of years with homes up in the canyon. The county assessor has assessed the properties up there as residential lots. However, because the zoning doesn't line up with that, it has been labeled as nonconforming lots. Each home has its own septic system. The power is managed by the Trail canyon resident association. Rocky Mountain Power has never serviced the homes individually. They have one master meter for the whole canyon and then there are individual meters on each home. Residents are looking to upgrade some of the homes and are needing building permits. It is not their intent to add any additional homes or increase the number of lots, but to just do updates to the existing homes. They are wanting to pull out some of the mobile homes and upgrade with newer mobile homes. They will use the same septic systems and power supply. Charles approached Jim Jennings to get building permits. Jim asked Charles to come to the Planning Commission to have some discussion. Jim said the overall goal is to come up with a plan and figure out how to get Coal Development building permits. There are 27 connections with 17 being active/occupied, with each lot being identified with a number. There is a map that outlines and shows all of the lots. It was submitted to the county years ago.

Brandon Pierce with the Southern Utah Health Department. They are concerned with the septic systems. They are designed based on the number of bedrooms so if you add to that from what was approved initially the septic might not be able to handle the load. More bedrooms equals more people equals more waste. They need to verify what septic is on the property, how many bedrooms initially and what the plan is for the new ones. If you are not adding bedrooms we assume the septic would be fine as long as it is functioning.

Jeff Guymon: If there are trailers brought in, they have to be brought up and approved with HUD standards. They do have their own water system that was approved through the State. If they are replacing existing homes with new homes, they need to just come to the county and get a building permit. Also it needs to be understood if there is a lien, both the land and home are attached to the lien.

Gary said to him this would be a grandfathered in subdivision. If they stay in the location where the existing homes are, they should be fine to replace the mobile homes. All three Commissioners were in attendance and were asked if they were ok with everything that had been discussed? All three were in agreement.

Bruce Wilson made a motion to approve designation of legal nonconforming lots to meet the requirements for building permits, location is Trail Canyon with a second from Bart Cox. Voting was unanimous.

4. **PUBLIC HEARING:** To receive public comment regarding Emery County's General Plan: Bruce Wilson made a motion to close this meeting and go into the Public Hearing with a second from Tyler.

Andrea Moiser with Biowest: We have been updating the General Plan to meet some of the requirements for the resource management plan as well as doing some updates. The General Plan has been published on the county's website with those highlighted changes.

There was a public survey that was sent out and we took all the public comments to get an understanding as to how the residents felt about any one of these particular resources, and also what policies and goals they thought should be incorporated into the General Plan. There was also some formatting added into the general plan so it was more easily read and turned into a better digital format that could be searched by word. Andrea opened it up

Bruce made a motion to go out of public hearing and reenter our regular scheduled meeting with a second from Bart Cox. Motion passes unanimously.

Hailee with the Utah Division of Water Resources: She wanted to make sure Emery County included the requirements for the Water Use and Preservation element in this update. The mandates are for the end of the year. It doesn't look like the elements are in the yellow highlighted areas.

Andrea did say that they will be looking into that and see what information they need to meet those requirements.

Bruce made a motion to close Public Hearing and reenter our regular scheduled meeting with a second from Bart. Voting was unanimous.

Jim did say that there were 6 or 7 people that reached out to him with comments they wanted to see changed on the General Plan. He did forward those on to BioWest. There were no other comments from the General Public.

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

It was discussed above. The next step is to recommend the General Plan to the Commission. Commissioner Jensen said that before it is recommended to the Commission it would be a good idea for the Planning Commission to look over what Hailee brought up once it's put into the General Plan. It will be put back on this agenda once the Water Element is put into the general plan. Looking to put it on the Commission agenda for the second Commission meeting In January.

6. Discuss Any other Business:

Nothing to discuss

7. Adjourn:

Tyler made a motion to adjourn the meeting with a second from Bruce. The meeting was adjourned.

The next meeting will be held December 10th at **1:00 pm**.