

**Minutes for the
Daggett County Planning & Zoning Meeting
September 16, 2015**

Members present: Stew Leith, Chad Reed, Al Ladeau, Brian Raymond; alternate, Carrie Poulsen; alternate and secretary.

Members Absent: Woody Bair; chairman

Guest: Jerry Taylor, Dave Orr

1. **Welcome:** Stew Leith, acting chair, welcomed everybody and called the meeting to order at 6:00 PM.
2. **Approval of Minutes from August, 19, 2015.** After discussion Chad Reed made a motion to approve the minutes from August 19, 2015, Al Ladeau seconded. All in favor, motion passed.
3. **Consideration and Discussion:** Tension membrane Structure Ordinance Schedule public hearing. Carrie advised the board that at the last meeting there was a motion to accept the Tension Membrane structure ordinance. Carrie told the board that they need to have a public hearing before we recommend it to the County Commissioners. Al Ladeau made a motion to have a public hearing on the Tension Membrane Structure Ordinance at the next scheduled meeting. Chad Reed seconded. All in favor, motion passed.
4. **Consideration and discussion: Adopting Planning & Zoning bylaws.** Chad Reed asked if we can just adopt the bylaws. Carrie asked Brian if bylaws can be adopting without public hearing or approval by the County Commission and he said yes they can. Brian said part of the bylaws are in the current Ordinance, he suggested that if we are going to update the Ordinance to match these then yes we would have to have a public hearing, but we can pass these as just the bylaws. Chad said Niel Lund had advised that when we are finished with other work we can add the bylaws in after. The board would like a line item on the agenda for public comments per these bylaws. Stew asked for any other discussion, no more discussion. Chad Reed motion that we approve the Bylaws for Planning & Zoning. Al Ladeau seconded, all in favor, motion passed.
5. **Consideration and discussion: Building Permit Hours.** Carrie stated that at the last meeting Woody had wanted to find out about getting Matt Tate over more to try to clear up some of the outstanding building permits. Carrie said that since then Matt has finalized quite a few of the older permits. Anything in red on the report was what he had done in the past couple of weeks. Matt advised that since things have slowed down with the town that he will have more time to work on the County permits. Stew asked if a schedule needs to be made or was he going to commit to more hours and Carrie said he will commit to getting more done for the county now. Carrie did advise the board that Matt has a challenge in meeting with people since he is only

able to be here on Mondays. Stew asked if the consideration part was on this. Carrie said that Woody wanted to possibly go to the County Commissioners and ask Matt for more hours to put towards cleaning up the old permits. Carrie is wondering if that is necessary now that he has been working more on the older permits. Chad Reed motioned to table for further discussion with Woody present and to have Matt on the phone, at least, so he understands where the board is on getting these older permits cleaned up and if there is a need for more hours and if he is able to do that. Al Ladeau seconded. No further discussion, all in favor, motion passed.

- 6. Discussion: Update on Dutch John Planning & Zoning.** Brian Raymond said the Dutch John Town Council was suppose to have a meeting the prior Monday but did not, they are meeting tonight. He said they are supposedly adopting a temporary ordinance that is good for 6 months without having a public hearing so their plan is to adopt the current planning and zoning ordinances that the County has for Dutch John, and the town council board was also going to serve as the Planning & Zoning board. There was discussion on the projects for Dutch John Resort. There has not been an application submitted for the two new outbuildings they want to do. The board has had discussion in the past is all. Brian Raymond stated that Dutch John incorporated as of July 31, 2015 so all new applications have to go to them and the county can only finish applications that were prior to that date. There was discussion as to who Dutch John's building inspector was going to be and Brian said it thought they were also going to use Matt Tate. Chad said that is where the discussion regarding his commitment to the County will come into play. Carrie said she had received the application and check for Jon Aoki's variance. It is postmarked September 3, 2015. She asked if this needs to go to Dutch John as well. Chad feels that Dutch John should have made the current Dutch John ordinance effective at their next meeting so they could handle all these matters as soon as they incorporated. Dave Orr said Niel Lund advised him to come to this meeting. There was questions brought up as to who would handle the old hospital location since they have not made application on that either. Dave Orr said Niel Lund said the county would but there could be some confusion that he may mean the RDA contracts and not building permits. Carrie said she does have the permit on file for demolishing the old hospital and that has been on file for awhile. Chad tried to call Niel Lund for his advice on this and he was not available. Dave Orr said that Matt Tate wanted the old cement pad drilled and went over everything with him on the new storage building. Dave showed his plans for the storage buildings to the board in case they are the ones dealing with it. Carrie advised the board this cannot be an action item. Dave Orr said the building is 150 feet long. Carrie asked if this is the building at The Draw, it is not. The concrete pad is 150x28. This is east of the Mallard houses, the old Smiths lot. Dave Orr left a copy of the core drill with the board. Carrie asked for a plot/site map in case we are able to act on this on the future. Dave said the south side of the storage unit will be open. Dave Orr described the tension rods in the building. More discussion on where the cement pad is located. Dave asked who to contact and Chad Reed advised him to contact the Dutch John Mayor Buddy Rogers. Discussion on who will handle the remodel application of the c-store. Carrie said a permit has been filed for the store and the County may still be able to handle it even if they change the design. No further discussion.

7. 10. Follow Up: Storage Container Ordinance. Hand in Hand Outdoor Veterans Camp. Carrie advised the County Commissioners will hold their public hearing for the storage container ordinance on September 29, 2005. Stew asked Jerry Taylor where they were on the water line. Jerry said once Tri County took over they are now dealing with Eric from there, he is doing the review. Jerry said everything has run into snags. They have had to put together a complete maintenance and operational plan before they will approve it. Jerry said he was given that information only last week. Jerry said his complaint is the building inspector and basically the target kept moving as to what all he is requiring. Al asked if there was a camp at Strawberry and Jerry said there is not one, just a Wounded Warrior boat there. Jerry said all Eric of Tri County wanted as far as water is just a letter of intent from Manila Town Water saying they will provide water. Jerry said they are working on getting that letter. Carrie asked about the water being approved by Utah Division of Drinking water and the town's water should be approved. Carrie asked about them having the rights to the spring water, Jerry said he is talking about going back to the original water which was developed by Mr. Reed for that locations and is historically provided water there for 40 years, and he is not totally accurate because they have a state number for the water that serves that building. Jerry said there is no agreement by the users of that water system anyway and never has been. Stew said one of the biggest complaints is not having enough water for fire suppression. Jerry said he is perplexed by that as well but why was Rocky Ridge's yurt approved for rental and no fire suppression was required for that permit. The board feels that is a legitimate question. Jerry said if they are required to put in an 8" line that the cost will prohibit them from doing that. Jerry said they agree with Tri County that there is not enough water in the existing system to run the camp and they are going to go to the town and run a 4 inch line for city water. There was discussion on how big the line has to be for fire suppression. Chad thought it had to be 8" line. Jerry said they are only building a deck, tents, bathrooms and a yurt. The yurt will be used as a gathering and cooking facility. Jerry said there are some alternatives that have been suggested. One is the city may be willing to bring down the fire truck that is no longer in use and it is 1200 gallons, also his overflow tank on the property is 1200 gallons and it is full and they can put a pump on that. The county has also said something about the storage tank sitting at the cemetery and they may be able to bring it down and put a pump on it and feels that is feasible. Jerry said there is also another mistake in information regarding the wastewater system. He said Hand in Hand sent out the wrong information in stating that there will be 24 people and there is only going to be 16 at the most. Brian asked if that includes all the volunteers and Jerry said yes. Jerry said he has corrected this information with Eric of Tri County. He showed the board the copy of the M&O. Jerry said he will not give it to Eric until it is pushed through his engineer and the Hand in Hand group. Stew had a question as to who would authorize the use of the tanks as fire suppression. The board wonders if it is Tri County Health or is it the fire marshal. Chad thought it was Tri County. Jerry is still wondering why this was not required of Rocky Ridge. Chad said Tri County Health is supposed to make sure those things are met based on commercial use or private use. Chad said it says in the packet that Tri County is the regulatory agency that has to approve these issues. Carrie wonders if Rocky Ridge is different because they already have existing commercial rental units and fire suppression has already been addressed. Jerry said the other part of Eric's email is

that if they wanted to use the current water system it would have to be upgraded to a municipal system and not well water. Jerry said he is just present to give an update. Carrie asked Jerry if he had contacted the fire marshal, Jeremy, and he has not. No more discussion.

7. **Consideration and Discussion: Change of date and time of Planning & Zoning meetings.** After discussion Chad Reed made a motion to keep the meetings at 6:00 PM on the third Wednesday of every month. Al Ladeau seconded, no more discussion, all in favor, motion passed. Possibly change the meetings to 7:00 PM in the summer.
8. **Building Permit Report:** The board feels this was discussed earlier in the meeting.
9. **Public Lands Report:** Briand said the county has retained the services of Mark Ward, who is the Utah Associations of Counties Attorney, to help write the county plan for HB323. He met with the commissioners and Brian last Monday. Brian said as of now the plan has to be complete by July of 2016 but they are trying to move that a year back so we have more time. Brian said Mark has received some base points from the commission so he can start writing it. Brian suggested leave Public Lands Report/HB323 on the agenda in case we need updates and be specific if there needs to be a motion made.
10. **11. Ordinance review:** Brian had some concern that we are not comparing what Sterling is doing to changes that Planning & Zoning has done. The board scheduled work meetings for October 14 at 6:00 PM and November 4 at 6:00 PM. Al Ladeau said he should be able to attend but he will be gone November, December, February and March but will be here for November 4. Chad Reed motioned to approve these work meetings based on if Niel can attend, Al Ladeau seconded, no further discussion, all in favor, motion passed.
11. **12. Old Business/Goals: Full time board member.** Al asked if we have received a resignation letter from Ryan Morgan. He was supposed to get one to Woody so we need to follow up on that. Keep looking for a full time board member and having work meetings.
12. **13. Items for next agenda:** Stew said items as mentioned previously. Membrane Structure Ordinance, Brian suggested having Niel structure document as an ordinance. Al Ladeau motioned to adjourn, no further discussion. Chad Reed seconded. All in favor meeting adjourned at 7:30 PM.