

Minutes for Planning & Zoning Work Meeting

March 2, 2016 from 5:30 to 8:30

Commission Chambers

Members Present: Woody Bair; Chair, Stew Leith, Chad Reed, Brian Raymond; alternate, Carrie Poulsen; secretary and alternate

Members Absent: Al Ladeau; excused

Guest Present: Niel Lund; County Attorney

1. Welcome and call meeting to order: Woody Bair welcomed everybody and called the meeting to order at 5:30 PM.

2. Public Comments: 5 minutes if needed. No public present.

3. Consideration & Discussion: Approval of minutes from February 10, 2016. Chad motioned to approve minutes as written. Woody seconded. All in favor, motion passed.

4. Consideration & Discussion: Review of Daggett County Ordinances, start on Chapter 7. Section 8-7-1; Planned Unit Development. Board started on Signs in section 8-6c-3 as that part of the Uses chart was not finished at the last meeting.

Signs:

Business signs, not to exceed a total of 1 square foot of sign area for each 1 linear foot of business building frontage: no such sign to exceed 50 square feet in area and not more than 3 signs for any one business; all such signs to be flat wall or freestanding signs; no such sign to be revolving or to have ~~slashing~~ (change to flashing) or intermittent lighting. After discussion Chad motioned for no other changes in signs other than the change from slashing to flashing. Stew seconded, all in favor. Motion passed

Storage and warehousing:

Contractors' equipment storage yard or plant, or rental of equipment used by contractors. Change from P to C under CS. Change to P under CG, MD, and MG.

Warehouse: Change to C under CH.

Boat Storage: Change from – to C under CH, MD, and MG.

Transportation:

Express Office: Change to Express Shipping Office. Change from – to C under CN. Change from – to P under CH.

Truck Stop and service facilities: Change from C to P under CH and MD.

8-6C-4: Height. Area. Width. Frontage, Yard, Coverage Regulations; Special Provisions. After a lengthy discussion Stew motioned to not make any changes to the height portion this section. Chad seconded, all in favor, motion passed. The board would like more research on this and will possibly change the height regulations in the future. Under Special Provisions Stew motioned to leave it, after discussion Chad counter motioned to remove the provision saying "All used shall be free from objectional noise, hazards, or nuisances." Stew seconded, all in favor, motion passed. After discussion no other changes to this section.

Chapter 6-Zoning districts was completed on January 20, 2016

Chapter 7- Planned Unit Development

8-7-1: Introduction: no change

8-7-2: Purpose: no change

8-7-3: Defined: no change under A, B, or C.

8-7-4: Planned Unit Development Permit: no change under A, B, C-1. Omit "Final approval of this article and" under C-2.

8-7-5: Required Conditions: No change under A, B. Discussion of PUD's needing to be zoned a specific zone. Discussion about PUD's having restrictive covenants instead of zoning and that is the standards to meet. Carrie said she does not have a PUD zone and the board feels there should be a proper PUD zone for setbacks and uses. Discussion about having any current PUD's zoned and the process for doing that. At this point the PUD's would be grandfathered in unless the owner makes any changes. More discussion on definition of what a PUD is. If there is planned open space does it have to be a PUD? Brian questioned the regulations in the chart under Area, Width, Frontage, Yard and Coverage Regulations. It says any parcel larger than 1 acre at the time of passage of this ordinance may be divided or developed only under planned unit development approval. After discussion the board says it does say may not shall. No change to C, D-1 and D-2. Yes to inclusion of and under E-2 after discussion of public park or parkway. Woody asked if every recorded PUD has a dedicated park or granted the county open space? The board did not think so and any PUD from now on has to have open public space. No change to D-3, F, G, or H. Chad asked about geological plans and it looks like that would be covered under H.

8-7-6: Site Plan Requirements: No change. Woody asked if a site plan was an engineered drawing and Niel said you should require that. Niel suggested having the building inspector look at the site plan to make sure things like fire code is met.

8-7-7: Planning commission Actions: No change. Under A delete the word urban. Woody wanted it stated for the record that under C, Decision; Appeal to the board of adjustment and that is why it should not be the County Commissioners. Further discussion regarding this.

8-7-8: Construction Limitations: Under B, Amendments, Woody asked what level of amendments does the board want to require. Niel said the problem will be regulating what changes should have an amendment and what wouldn't be required. He thinks any changes should have an amendment. The board agreed. Woody would like to see this highlighted in other areas as well to ensure any changes in plans are reflected. Under D. Certificate of Occupancy and discussion about inspections being done.

8-7-9: Public Hearing: Add a comma after open space and parking. Niel will check state code and see if that can just be referenced here.

8-7-10: Fees: Change “Article XVII” to see fee schedule.

Chapter 8, Subdivisions: The title page regarding the adoption of the subdivision regulations will be re-adopted, public hearing will be held, by ordinance since some of them were only adopted by resolution. Niel will check on this but thinks it should be chapter 8A.

Article A: General Provisions:

8-8A-1: Short Title: No change

8-8A-2: Purpose: No change

8-8A-3: Authority: Yes to updating the statute code of Chapter 27a.

8-8A-4: Jurisdiction: No change under A or B. Yes to update and add “section 17-27a-601 et seq.” in section C.

8-8A-4: Violation; Penalty: Under A-1, Violation, yes to update of statute reference of “section 17-27a-611,” C: Penalty should be B: Penalty and yes to inclusion of the underlined C and, upon conviction, subject to penalty as provided in section 1-4-1 of this code.

Chapter 8 Subdivisions

Article B. Definitions. Woody asked if State code could just be referenced here. Niel will check on this. Checked to see what the board agreed to in Section 8-2-3 and that is definitions and we have not reviewed them yet with Niel. Carrie will get Niel the definitions that the board has worked on. Niel did not have the answers on Chapter 1. Woody read those to Niel for his reference.

Start on this section, Subdivision, and definitions section 8-2-3 at the next meeting. Discussion on when Niel’s counterpart will be here and he will be here on Tuesdays and for court on Wednesdays. He will be available by phone if necessary. Woody asked if the board could make Tuesday meetings and Chad said he could maybe after May. Next agenda items will be Red Canyon proposal and maybe Wounded Warrior. The board feels that Wounded Warrior does not need to be on the agenda until they meet Tri Counties requirements.

5. Follow up/ old business: Follow up on Trout Creek and Delta Plan regarding the sewer line issue. Meeting adjourned at 8:30.

6. Items for next agenda: Review definitions and start on Chapter 8, Subdivisions, definitions.

