

**Minutes for the
Daggett County Planning & Zoning Meeting
March 16, 2016**

Member Present: Stew Leith; vice chair, Chad Reed, Brian Raymond, Joe Jacobs.

Members Absent: Woody Bair, Al Ladeau; both excused.

Guest Present: Niel Lund; County attorney, Jack Lytle; County Commissioner arrived at 6:45, Mark Wilson; Red Canyon, Tracy Henline, Brian Lee and Ryan Swapp all of American Heroes.

1. Welcome and call meeting to order. Stew welcomed everybody and called the meeting to order at 6:00 PM.

2. Consideration and Discussion: Approval of minutes February 17, 2016 and February 10, 2016. Chad Reed motioned to approve February 10, 2016 minutes with changes made. Stew Leith seconded. All in favor, motion passed. Chad Reed motioned to approve February 17, 2016 minutes with the correction of Mt. Hensley to Mr. Hensley in item number 4.

3. Public Comments: No public comments

4. Welcome Joe Jacobs as new Planning & Zoning member. Stew introduced Joe and welcomed him as a new board member.

5. Consideration and discussion: Red Canyon proposal. Mark Wilson gave some background regarding Red Canyon. In 1997 he came to the Planning & Zoning board and spoke specifically about 6 new cabins and they were approved but he said he cannot find those minutes. He found a note that Sue Olorenshaw said they were approved in 1997. In 2002 they did a site plan with the Forest Service. In 2002 he had the Forest Service & State Department of Water quality approve the total site plan then. That site plan had 18 new cabins, new septic lines and systems, with approval from Tri County who has taken over for the Department of water quality since the 2002 approval. He is waiting on that approval and for the water lines. The change from the 2002 plan is to use 2 pump stations and not 3. That would bring the total number of cabins to 30. At that time they put in 6 cabins. Mark is seeking approval forethoughtful "phase construction from Daggett County Planning & Zoning. He has approval from the Forest Service. Marks project summary is to continue improvements to the Ashley National Forest permit area it has operated for 25 years. For 2016, plans include an RV site enhancement, renovation of existing rustic cabins at new locations for employee housing and installation of a new utility line that will connect employee housing wastewater to the main resort system. For employee housing, the lodge vision is to relocate all 8 of the original guest cabins for use as dedicated employee housing. These units are currently referred to as the rustic cabins. Five of these cabins are in their original location and are in current use for employee or guest lodging. Movement of these cabins would consolidate employee

housing and remove them for guest lodging opportunities. Three of these cabins have been off-line since 2003 and the Lodge desires to relocate and renovate them for employee use as well. Planned locations are shown on sheet 3 of 4, Red Canyon Lodge Company Water and Sewer Design Plans, dated October 2015. In addition, the lodge plans to improve employee housing at the corral area for added security to its seasonal horseback riding operation. Those plans include adding a septic hook-up to an existing RV site and adding one of the rustic cabins to that location as shown on sheet 4 of 4, Red Canyon Lodge Company Water and Sewer Design Plans, dated October 2015. In all of these areas, the lodge would continue its extension of water, sewer and electrical services as needed. Utility lines, existing and planned, are shown on all sheets of the Red Canyon Lodge Company Water and Sewer Design Plans, dated October 2015. The Intention is to fulfill this entire vision through thoughtful, phased construction as driven by tourism market demands and Lodge operational needs. Approval sought from Daggett County Planning is to 1. Re-affirm approval of 12 additional guest cabins, and 2. Relocation & renovation of 8 existing rustic cabins and one RV site for use as dedicated employee housing, and 3. Extension of utility services as needed to accomplish housing goals. Stew asked if we need anything from the Water Quality board saying they have approved this and Chad said yes we do. Carrie told Mr. Wilson he could email any letters he has to her. Mr. Wilson said it is also a Forest Service requirement to work with the Daggett County building inspector. Chad Reed asked about fire flow and protection. Mr. Wilson said all the fire flow for the area is something that has already been approved for the entire plan and that is related to the Ross Springs water system. Mr. Wilson said Red Canyon has small number 2 hydrants. Mr. Wilson has thought about putting some pump stations into his lake and pump water from there for fire protection. The board looked at the site plan that Mr. Wilson showed. Chad Reed made a motion to reaffirm the approval made in 2002 of the 12 additional guest cabins, relocation and renovation of 8 existing rustic cabins and one RV site for the use of dedicated employee houses, and the extension of utilities services, pending approval of Tri County Health, Forest Service and any other agency approval needed. Stew Leith seconded. All in favor, motion passed.

9, B. Wounded Warrior/ Hand in hand: They were asked that the project be referred to as the American Hero's Project. Planning & Zoning received electrical and plumbing plans on March 15, 2015. The reason for their attendance today was a letter sent from Planning & Zoning regarding a stop work order issued by Matt Tate, building inspector. The stop work order was issued because they had not met the Tri-County Health Department requirements and they have not provided Matt with building plans for the restrooms and laundry area. Fire suppression was also discussed and the loan of a fire truck from either the county or the town of Manila that was approved by the Commissioners. Stew said Tri County has said they can use the water source that is there during construction. The state of Utah requires that a recreational camps water supply meet public drinking water standards. Ryan said he had not been made aware of this and Carrie pointed out an email that was sent to him, Brian Lee and Lucerne Valley Marina from Tri County on September 15, 2015. Ryan said he spoke with Darrin Brown of Tri County and was told that they have not made a decision on the water because the letter did not use the word "request". He said that they may allow the hauling of water for drinking purposes but only up to one year. Chad read an email from Carrie that said what Eric Larsen of Tri County told her, which reiterates the requirements for public drinking water. Carrie gave Ryan a copy of the email from Eric Larsen dated September 15, 2015. Ryan asked if a well would suffice to supply the drinking water. It

will but has to be brought up to public water drinking standards. Chad does not feel there is enough water currently to provide all the users that are on the spring now. The board feels at this point the approval is needed regarding water and sewer from Tri County and Matt Tate, building inspector, before they proceed with anything. Niel Lund advised Ryan to make sure they had approval from Tri County and Matt before they proceeded with anything. Ryan asked if this would be 2 different approvals and yes it is. Brian Raymond commented that the fire tank from the town would only be available for a year at most probably. Ryan asked if they were able to find the funds to install the water line, which is 2.1 miles to the connection point, would that be a public utility from that point and how would it be maintained. Chad said it would be their line and he doesn't know that since it would be a public use if it would need to be turned over to a public entity to be responsible for that line. Ryan asked in that case would there need to be a public bid for the construction of the line. Brian Raymond recommended speaking with the Town of Manila. Carrie said one change that needs to be made on the plans is where it says proposed water service from Daggett County and it needs to say Town of Manila. There was discussion on who owns the water rights on the spring and it was thought that Jerry Steglich has first rights. Ryan has spoken with him and he does not want them to touch the spring and make any improvements to it. There was another discussion regarding them either digging another spring or a well. Ryan said he will contact Eric of Tri County to work this out and Chad will see if he can find out the size of line that Jerry S. put in. No further discussion.

6. Consideration and Discussion: Setbacks for home on 5 acre lot. The builder has an existing garage that sits 150 back from the front property line. The House will set back 144 feet so the house will be 6 feet in front of the garage. How the ordinance reads now is the garage has to be set back 6 feet in the rear of the home. The county attorney feels that it could be a reasonable interpretation of the ordinance if the home sets 6 feet further in front than the garage. The board feels his setbacks will be ok and with the ordinance change he will be in compliance. There was another person building in the same neighborhood and he got a variance but his home was going to set even or even possibly further back than the garage, Carrie couldn't remember for sure. Chad Reed motioned with the recommendation of the county attorney that it is a reasonable interpretation and that the board approves this request. Joe seconded. No further discussion. All in favor, motion passed. Carrie said she spoke with Brett Poulsen, Mountain View Homeowners Association President, and he also approved these plans.

7. Building Permit Report: See updated reports and anything in red was new inspections. Brian asked what see notes meant and Carrie said they are on the actual inspection sheets but was too much to put on this report. Carrie advised the board of how many inspections Delta Plan/Dutch John Resort is wanting on the 12 cabins they are building. Carrie has created a new report for 2016 building permits and there are 4 new homes on it already. No further discussion.

8. Public Lands Report: Brian Raymond reported that the time table has been changed in the legislature and there is an extra year to complete HB 323. He said UBAG has created a portal where all of the research and data can be available online and a place for public input. Stew asked how to access this and Brian said he would send everyone an email about it.

9. Follow Up/ Old Business: a. Tension Membrane Ordinance 15-24, no update yet. B. Wounded Warrior/Hand in Hand, already discussed earlier. C. Newsletter article; the board said nothing for this month, possibly write a new article for next month. E. New board member. Planning & Zoning still needs one full time member. F. Ruble property, no update. G. Dutch John Resort, nothing new other than they did get a final on the big cabin and Carrie wasn't sure what the boards feelings were on issuing a Certificate of Occupancy until the drainage issues were addressed. Chad asked if they had a proposal on how to fix it. Jack said they had one suggestion of building a pond to collect the water but he doesn't know if it was anything more than conceptual at that time and they have discussed putting the ditch back in either in front or behind the cabins. Jack said the last time it was talked about in commission Mr. Thompson said they had it covered. Jack said there may need to be some correspondence from Planning and Zoning to remind them of the need to fix this. Brian recommended that the 6 cabins not get a Certificate of Occupancy since it was those cabins being built that caused the ditch to be filled in. Further discussion on when the town of Dutch John is taking over Planning & Zoning. Jack discussed the sewer and power box issues. H. Trout Creeks wants a final next Monday on the cabins.

10. Consideration and Discussion: Ordinance review. Review 5 acre or more setbacks. Fee Schedule. Carrie presented a copy of the Town of Manila fee schedule and asked If Daggett Counties fees should be more in line with theirs. The board would like the fees compared and then discuss at a later date. No further discussion.

11. Next agenda items: See minutes. Next work meeting tentatively scheduled for Thursday March 24, 2016 from 5:30 to 8:30. Jack asked that Stews resignation be recognized by the county at the next commission meeting. Meeting adjourned at 8:00 PM.