

**MINUTES OF THE PUBLIC MEETING OF THE UTAH COUNTY COMMISSION JUNE 20, 2016 IN THE COMMISSION CHAMBERS OF THE COUNTY BUILDING AT 147 EAST MAIN, VERNAL, UTAH. MEETING COMMENCED AT 11:03 AM.**

**PARTICIPANTS:** COMMISSIONERS WILLIAM STRINGER, MICHAEL MCKEE, AND MARK RAYMOND, CHAIR.

**ATTENDANCE:** JANELLA CHECORA, JC BREWER, STEVE EVANS, JAYDE CURTICE, JESSY MCKEE, CHERYL STOCKS, BRET REYNOLDS, LYN HARBISON, DON HAMILTON, ELIZABETH HUNTING, JAMIE PADIGIMUS, LIBERTY BEST, JOSHUA MURDOCK, CHERYL MEIER, JESSICA BELL, PAUL HAWKES, JOEY BROWN, KRIS STEWART, BENJAMIN WOOD, REBECCA MARINES, WENDI LONG, MEGAN HIRSCHI, BRENDA MCDONALD, BARBARA SIMPER, JOHN MILLECAM, ADAM MASSEY, DANIELLE YOUNG, SAM PASSEY, SARAH JOHN, BRAD HOLTHUS, JON STEARMER, AND SEVERAL YOUTH TO GET THEIR "PASSPORT TO SUMMER" STAMPED.

MINUTES RECORDED BY TAI BRUCKNER

PRAYER GIVEN BY JEREMY RAYMOND

PLEDGE OF ALLEGIANCE LED BY CHERYL MEIER

**APPROVAL OF MINUTES:** COMMISSION MEETING MINUTES FROM JUNE 13, 2016 WERE APPROVED AS PRESENTED.

**APPROVAL OF WARRANTS DATED JUNE 16, 2016 IN THE AMOUNT OF \$252,719.38 WERE APPROVED AS PRESENTED.**

**TAX MATTERS:** BARBARA SIMPER

THE COUNTY ASSESSOR REQUESTED A REFUND OF TAXES IN THE AMOUNT OF \$506.78 FOR TAX YEAR 2016 ON BUSINESS PERSONAL PROPERTY ACCOUNT #4967 IN TAX DISTRICT 9. THIS IS THE CREDIT DUE AFTER THEIR PAYMENT.

COMMISSIONER MCKEE MOVED TO APPROVE THE TAX REFUND AS REQUESTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED UNANIMOUSLY.

**TAX MATTERS:** MICHAEL WILKINS

THE CLERK AUDITOR REQUESTS AN ABATEMENT OF \$399.05 OF 2015 TAXES ON PARCEL 06:047:0101 AS PER STATE APPEAL #15-1676. THE REMAINING UNPAID BALANCE WILL BE SUBJECT TO FEES AND INTEREST DATING BACK TO WHEN THE ORIGINAL AMOUNT OF THE 2015 TAXES WERE DUE. IT HAS NOT YET BEEN PAID.

COMMISSIONER STRINGER MOVED TO APPROVE THE ABATEMENT AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

**BUSINESS LICENSES:** ROBERT BARNHILL

BROADBENT DESIGN WORKS OWNED BY MATTHEW BROADBENT, LOCATED AT 2211 SOUTH 1500 WEST, VERNAL IN RA-1 ZONING. THIS IS A HOME BUSINESS FOR DRAFTING AND DESIGN WORK OUT OF HIS HOME. ALL APPEARS TO BE IN ORDER. APPROVAL RECOMMENDED WITH THE CONDITIONS TO FOLLOW ALL RA-1 ZONING AND HOME BUSINESS REGULATIONS

COMMISSIONER MCKEE MOVED TO APPROVE THE BUSINESS LICENSE AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED UNANIMOUSLY.

**CEMETERY CERTIFICATES:** MICHAEL WILKINS

SHERRIL PORTER AND LOIS PORTER, JT PURCHASED BLOCK 331 LOT D SPACES 2 AND 3 IN THE ROCKPOINT CEMETERY FOR THE SUM OF \$600.

LINDA SMUIN PURCHASED BLOCK H44.50 LOT 1 SPACE 2 IN THE VERNAL MEMORIAL PARK CEMETERY FOR THE SUM OF \$300.

GARTH MCCONKIE AND MELANIE MCCONKIE, JT PURCHASED BLOCK H 193 LOT 3 SPACES 1 AND 2 IN THE VERNAL MEMORIAL PARK CEMETERY FOR THE SUM OF \$600.

ARMINDO RAMIREZ PURCHASED BLOCK 332 LOT D SPACES 5 IN THE ROCKPOINT CEMETERY FOR THE SUM OF \$300.

COMMISSIONER STRINGER MOVED TO APPROVE THE CEMETERY CERTIFICATES AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

#### **APPROVAL OF 2016 TAX RATES**

MICHAEL WILKINS PRESENTED THE 2016 TAX RATES FOR APPROVAL. THE CERTIFIED RATE IS .003448 AND THE COUNTY IS PROPOSING A RATE OF .002874. THIS RATE WILL RESULT IN REVENUE OF \$13,761,000 FOR THE COUNTY. THIS IS A REDUCTION OF ALMOST \$300,000 FROM LAST YEAR. THE ASSESSING AND COLLECTING RATE WILL RESULT IN \$2,580,000.

COMMISSIONER MCKEE MOVED TO APPROVE THE TAX RATES AS PRESENTED NOTING THEY ARE LOWER THAN THE CERTIFIED RATE. THE CERTIFIED RATE WOULD BRING IN THE SAME AMOUNT OF REVENUE IT DID LAST YEAR. LOWERING THE RATE IS LESS MONEY FOR THE COUNTY TO FUNCTION. HOWEVER, WE UNDERSTAND THE CONSTRAINTS IN THE COUNTY AT THIS TIME. WE HAVE FROZEN CAPITAL EXPENSES AND HIRING. THEY ARE TIGHTENING THE BUDGET AS MUCH AS POSSIBLE.

COMMISSIONER STRINGER SECONDED THE MOTION AGREEING WITH COMMISSIONER MCKEE. WE HAVE TAKEN STEPS TO REDUCE EXPENDITURES. AS THE YEAR PROGRESSES THE COUNTY WILL REVIEW A LIST OF ITEMS TO WATCH FOR MORE WAYS TO BE FRUGAL. THE COUNTY MUST DELIVER SERVICES EFFECTIVELY AND EFFICIENTLY. THE DISCUSSION NEXT YEAR WILL SHOW WHAT WE HAVE BEEN ABLE TO ACCOMPLISH THROUGH THE NEXT YEAR.

CHERYL STOCKS ASKED IF THIS IS THE SAME AMOUNT PRESENTED AT THE LAST MEETING AND IT IS. ON AVERAGE, A \$100,000 VALUED HOME WILL INCREASE IN TAXES BY \$23.76 FOR THE COUNTY'S PORTION OF THE TAX BILL. COMMISSIONER STRINGER NOTED WE HAVE MORE THINGS TO EXPLORE BUT THIS MUST BE APPROVED. IF WE DO NOT APPROVE BY TOMORROW, WE MUST USE THE CERTIFIED TAX RATE. COMMISSIONER RAYMOND NOTED WE LOST OVER A \$1 BILLION IN CENTRALLY ASSESSED VALUES. AS WE CALCULATE THE BUDGET, WE MUST DO SO IN A DIFFICULT SITUATION AND MINIMIZE THE PRESSURE ON PROPERTY OWNERS.

COMMISSIONER RAYMOND CALLED FOR A VOTE. MOTION PASSED UNANIMOUSLY.

#### **RECESS FOR MUNICIPAL BUILDING AUTHORITY**

COMMISSIONER STRINGER MADE THE MOTION TO RECESS FOR THE MUNICIPAL BUILDING AUTHORITY AND THEN TO RECONVENE BACK IN TO COMMISSION MEETING WHEN MBA BUSINESS IS COMPLETED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

#### **RATIFY AMENDMENT TO THE AGREEMENT WITH UINTAH TRANSPORTATION SSD REGARDING THE AIRPORT**

JON STEARMER NOTED THERE HAS BEEN DISCUSSION ABOUT AMENDING THE AGREEMENT WITH THE TRANSPORTATION SSD REGARDING PAYMENTS FOR THE AIRPORT. AS IT IS A SIGNATORY, THE MBA MUST SIGN OFF AS WELL. COMMISSIONER MCKEE ADDED THE COMMISSIONERS APPROVED THIS LAST WEEK AS DID THE TRANSPORTATION SSD. THERE WAS SOME CONFUSION IN THE ORIGINAL AGREEMENT. THIS AMENDMENT CLARIFIES DUTIES FOR THE DIFFERENT ENTITIES. THE TRANSPORTATION SSD WILL TAKE CARE OF ALL BILLINGS. COMMISSIONER RAYMOND ADDED ANY INVOICES THE COUNTY RECEIVES WILL BE SENT TO THE DISTRICT. THE FAA REFUNDS 95% OF THE

COSTS. THIS REFUND WILL COME TO THE COUNTY AND THE COUNTY WILL FORWARD IT ON. ALL ENTITIES HAVE SIGNED THE AGREEMENT EXCEPT VERNAL CITY.

COMMISSIONER MCKEE MOVED TO RATIFY THE AGREEMENT AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED UNANIMOUSLY.

#### **ADJOURN MBA AND RECONVENE COMMISSION MEETING**

#### **UINTAH TRANSPORTATION SSD 500 WEST DRAINAGE PROJECT COMPLETE**

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ADAM MASSEY ADDRESSED THE PROJECTS. THEY HAVE HAD SOME WATER ISSUES SINCE LAST YEAR. SOME OF WHICH WERE CAUSED BY ASHLEY VALLEY WATER AS A SEWER PIPE LEAKAGE. THE ROAD WAS CUT AND IT WAS REPAIRED. WHEN IT WAS INSPECTED FRIDAY IT LOOKED FINE. IT IS SCHEDULED FOR CHIP SEAL IN 2017. BRET REYNOLDS SPOKE WITH ROAD DEPARTMENT MANAGER, BRYAN MEIER, AND HE WAS SATISFIED. THEY WILL BE GETTING SIGNATURES AND WILL HAVE A COPY FOR THE COUNTY. ADAM MASSEY NOTED THIS IS A WORTHWHILE PROJECT AND WE ARE PROUD OF IT. HE ALSO ADDED THE TOTAL COSTS WERE AROUND \$5 MILLION, SLIGHTLY UNDER BUDGET.

COMMISSIONER STRINGER MOVED TO ACCEPT THE 500 WEST DRAINAGE AND PROJECT COMPLETIONS AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

#### **COOPERATIVE AGREEMENT BETWEEN UTAH DEPT. OF TRANSPORTATION AND THE WEED DEPT FOR NOXIOUS WEED CONTROL ON STATE HIGHWAY RIGHT OF WAYS**

COMMISSIONER MCKEE NOTED THIS IS AN ANNUAL AGREEMENT WITH UDOT. THEY PAY A MAXIMUM OF \$5000 TO THE COUNTY TO SPRAY FOR NOXIOUS WEEDS ALONG STATE HIGHWAYS. THEY WILL ALLOW US TO SPRAY ALL WE ARE ABLE, BUT WILL ONLY REIMBURSE \$5000. LEGAL REVIEW HAS NOT SEEN THE AGREEMENT YET.

COMMISSIONER MCKEE MOVED TO APPROVE THE AGREEMENT AS PRESENTED, PENDING LEGAL REVIEW. COMMISSIONER STRINGER SECONDED. MOTION PASSED UNANIMOUSLY.

#### **COMMUNITY DEVELOPMENT**

#### **CONDITIONAL USE PERMITS:**

#### **1. CRESCENT POINT ENERGY: AN AMENDMENT TO THEIR EXISTING CUP FOR TWO ADDITIONAL COMPRESSOR BUILDINGS AT 8863 S FD CARPENTER RANCH RD. SERIAL NUMBER 15:058:0005**

THIS PROPERTY IS SOUTH AND EAST OF THE FOUR CORNERS AREA IN RANDLETT. THERE IS A LOT OF OIL AND GAS PRODUCTION IN THIS AREA. THEY CURRENTLY HAVE TWO COMPRESSORS AND WOULD LIKE TO ADD TWO MORE. IT IS AN 80 ACRE PARCEL OWNED BY CRESCENT POINT. THE SITE PLAN IS 7.5 ACRES. THERE ARE ADDITIONAL STRUCTURES AND TANKS PLANNED AS PART OF THE COMPRESSOR EXPANSION. THE ORIGINAL PERMIT WAS APPROVED IN 2011. THE NEAREST RESIDENCE IS 2.5 MILES AWAY. ORIGINAL CONDITIONS INCLUDED: MUST OBTAIN BUILDING PERMITS FOR STRUCTURES; SITE ENCLOSED BY SIX FOOT TALL CHAIN LINK FENCE, WHICH THEY HAVE DONE; AND FOLLOW ALL CURRENT AND FUTURE AIR QUALITY STANDARDS. PLANNING COMMISSION APPROVED WITH A FOUR TO ONE VOTE IN FAVOR WITH THE ORIGINAL CONDITIONS.

COMMISSIONER MCKEE QUESTIONED THE AIR QUALITY STANDARDS. WE HAVE TO MEET ALL STATE AND FEDERAL REQUIREMENTS. DOES THE PERMIT NEED TO BE MORE SPECIFIC? ROBERT NOTED THE SPECIFIC REQUIREMENTS ARE PART OF THE BUILDING PERMIT.

DON HAMILTON, CRESCENT POINT ENERGY, ADDRESSED THE PROJECT. THEY HAVE BEEN OPERATING SINCE 2011 WITH AN AIR PERMIT THAT HAS BEEN UPDATED TO INCLUDE THE FUTURE EXPANSION. THEY HAVE COMPLIED EVERYWHERE BUT THE RULES ALSO CHANGE VERY QUICKLY. COMMISSIONER MCKEE NOTED WE DON'T WANT TO BE A HINDRANCE WE SIMPLY NEED TO ENSURE ALL THE DETAILS ARE COVERED. COMMISSIONER STRINGER ASKED IF IT WAS A STATE OR FEDERAL PERMIT. DON REPLIED HE DIDN'T OBTAIN THE PERMIT SO HE'S NOT SURE BUT THEY ARE IN THE

TRIBAL AIRSHED SO IT IS LIKELY TO BE FEDERAL. SOME CONTROLS HAVE BEEN IMPROVED SINCE 2011. THEY ARE UTILIZING THE BEST AVAILABLE IN ANTICIPATION OF FUTURE REQUIREMENTS. IT IS INCREDIBLY EXPENSIVE AND RESTRICTIVE. COMMISSIONER MCKEE NOTED WE DO NOT WANT TO DISCOURAGE THEIR ACTIVITIES. GOOD AIR QUALITY IS ESSENTIAL. OLD FACILITIES WILL REQUIRE SIGNIFICANT IMPROVEMENTS.

COMMISSIONER STRINGER ASKED ABOUT THE SOUND MEASURES TAKEN AT THE FENCE LINE. THE NEAREST HOME IS 2.5 MILES AWAY BUT THEY DON'T WANT THE FACILITY TO BE A NOISEMAKER. A STUDY REVEALED THE COMPRESSORS RUN AT 70 DECIBELS. ANYTHING OVER THAT REQUIRES HEARING PROTECTION. THEY ARE LOUD WITH THEIR BIG ENGINES BUT ARE ENCLOSED IN THE BUILDINGS. THIS WILL REDUCE THE NOISE TO 30 OR 40 OUTSIDE THE BUILDING. AT NIGHT, NEIGHBORS MAY HEAR A HUM LIKE A TRACTOR. THE FANS ARE ALSO NOISY BUT ARE MUFFLED. THE BUILDINGS ARE THE BEST THEY CAN DO TO KEEP THE NOISE DOWN.

COMMISSIONER STRINGER MOVED TO APPROVE THE CUP FOR CRESCENT POINT ENERGY AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

**2. RICK & CHELSEA FRANKOVICH: CUP FOR ANIMAL RESCUE, VETERINARY SERVICE AND GROOMING AND BOARDING FACILITY AT 900 SOUTH 2500 WEST. SERIAL NUMBER 05:083:0026**

THIS IS IN RA-1 ZONING. THEY PLAN ON A 5000 SQUARE FOOT FACILITY WITH OUTDOOR AREAS. THE PROPERTY IS AROUND EIGHT ACRES AND ONLY A PORTION WILL BE USED FOR THE FACILITY. THERE ARE SOME RESIDENCES TO THE NORTH AND EAST. THEY WILL HAVE TWO SEPARATE FENCED YARDS. THEY PROVIDED PICTURES OF THE PLANNED EXTERIOR AND THE FLOOR PLAN. THEY WOULD LIKE TO HAVE 20 KENNELS IN THE BUILDING, HOLDING TWO DOGS EACH FOR A MAXIMUM OF 40 AND A MAXIMUM OF 60 CATS. THESE ARE THE ONLY TWO TYPES OF ANIMALS THEY CAN HAVE. THE CLOSEST RESIDENCE IS TO THE NORTH, AROUND 180 FEET. THE VET SERVICES WILL BE FOR THE RESCUED ANIMALS ONLY. THEY WILL BE OPEN TO THE PUBLIC FOR BOARDING AND GROOMING. MOST OF THE RESCUE ANIMALS ARE OBTAINED THROUGH THE LOCAL ANIMAL SHELTER OR OWNERS THAT CAN NO LONGER CARE FOR THEM. THEY DO NOT ALLOW EUTHANIZATION. ANIMALS ARE ONLY ALLOWED OUTSIDE DURING BUSINESS HOURS OF EIGHT AM TO SIX PM. PLANNING COMMISSION EXPRESSED CONCERN WITH THE NOISE BUT NO ONE SPOKE AGAINST THE PLAN BUT RATHER IN FAVOR OF IT AT THE PLANNING COMMISSION MEETING. PLANNING COMMISSION RECOMMENDED APPROVAL WITH A FOUR TO ZERO VOTE. THEY MUST MAINTAIN A COUNTY BUSINESS LICENSE AND COMPLETE ANNUAL INSPECTIONS.

REBECCA MARINES HAD PAMPHLETS AVAILABLE FOR THE PUBLIC AND ADDRESSED THE MEETING AS WELL. SHE COORDINATES VOLUNTEERS AND FOSTER FAMILIES. ARLINDA HOLTHUS TRACKS THE STATISTICS OF THE PROGRAM AND DOES THE SECRETARIAL DUTIES. THEY DO NOT TRACK THE NUMBER OF FERAL CATS THAT ARE RELOCATED NOR DO THEY KEEP TRACK OF KITTENS UNTIL THEY REACH A CERTAIN AGE. THEY HAVE RAISED THE LIVE RELEASE RATE AT THE LOCAL SHELTER. THEY HAVE BEEN IN BUSINESS FOUR YEARS AND ARE A 501 C3. THE RESCUE DOGS AND THE BOARDING DOGS WILL NOT BE INTERMINGLED. THEY HAVE SEPARATE OUTSIDE AND INSIDE AREAS. IN THE FUTURE, THEY WOULD LIKE THE ABILITY TO HAVE A VET SPAY AND NEUTER AT THIS FACILITY. AT THIS POINT, THEY TAKE THEM TO OREM. IN REGARDS TO THE NOISE CONCERNS, THE FOUNDATION AND THE WALLS WILL BE THICK CONCRETE TO REDUCE THE NOISE. THE ANIMALS WILL NOT BE IN THE OUTSIDE AREAS WITHOUT SUPERVISION AND ONLY DURING NORMAL BUSINESS HOURS.

COMMISSIONER STRINGER MOVED TO APPROVE THE CUP WITH THE RECOMMENDED CONDITIONS AS PRESENTED. COMMISSIONER MCKEE SECONDED BUT WOULD LIKE THE CONDITIONS TO INCLUDE NOISE CONTROL. IT MAY NOT BE AN ISSUE, BUT HE WOULD LIKE THE COUNTY TO HAVE THE ABILITY TO ADDRESS THE NOISE ISSUE IF IT WERE TO ARISE, SUBJECT TO ALL ORDINANCES. COMMISSIONER STRINGER AGREED AND THE MOTION WAS AMENDED.

REED COOK, PROPERTY OWNER TO THE NORTH, ADDRESSED THE MEETING. HE IS NOT OPPOSED TO THE BUILDING PROVIDED THE DOGS ARE INSIDE. HIS QUESTION IS WHY THEY WANT IT SO CLOSE TO

THE NORTH PROPERTY LINE. THERE IS A LOT OF ROOM ON THIS PROPERTY AND THE NORTH CORNER IS SWAMPY. DURING IRRIGATION, THERE IS STANDING WATER IN THIS LOCATION.

COMMISSIONER RAYMOND NOTED ONLY PART OF THEIR PROPOSED PLAN IS THE CONDITIONAL USE PERMIT. THE REST IS BUILT INTO THE ZONING OF THE PROPERTY. AS LONG AS THEY MEET REQUIREMENTS, THE COUNTY COMMISSIONERS CANNOT STOP DEVELOPMENT AND THIS IS AN APPROVED USE FOR THE ZONING. WE TRY TO COMPLY WITH THE WISHES OF EVERYONE. MATT CAZIER CLARIFIED THE APPROVED USES OF THIS PROPERTY INCLUDE THE VET SERVICES. THE BUILDING COULD BE BUILT AS PER THE BUILDING PERMIT. THE BOARDING/KENNEL SERVICES AND THE GROOMING ARE CONDITIONAL USES. THAT IS WHAT HAS TO BE APPROVED TODAY. CUP'S GIVE THE COMMISSIONERS THE OPPORTUNITY TO FORESEE AND MITIGATE ANY ISSUES. IF POTENTIAL ISSUES CANNOT BE MITIGATED, THE PERMIT WOULD HAVE TO BE DENIED. COMMISSIONER STRINGER NOTED IF THE WATER FLOW IS THE PROBLEM THAT WOULD BE ADDRESSED DURING THE BUILDING PERMIT PROCESS. THEY WOULD REQUIRE SOIL TESTING TO ASSURE IT IS SUITABLE. A HIGH WATER TABLE COULD RESULT IN GEOPIERS OR OTHER THINGS. THAT IS ALL PART OF THE BUILDING PERMIT, NOT THE CONDITIONAL USE PERMIT. EVEN IF THEY WERE JUST REQUESTING THE VET SERVICES, THEY WOULD REQUIRE THE SAME COMMERCIAL BUILDING PERMIT.

PAUL HOCKS, ENGINEER FOR THE PROJECT, ADDRESSED THE MEETING. THE WATER PROBLEMS ARE ADDRESSED IN THE DESIGN. THEY ARE AWARE OF THE LOW SPOTS. THE PARKING LOT WILL BE TO THE NORTH AS WELL AS THE COLLECTION/STORM AREA. THE BUILDING WILL BE A BIT FURTHER TO THE SOUTH. THEY HAVEN'T HAD A SOILS REPORT DONE YET. THE GEOPIERS ARE DEFINITELY ON THE TABLE. WATER IS A CONCERN AND IT WILL BE ADDRESSED.

REED COOK ALSO NOTED THERE ARE TWO HOUSES ON THE OTHER SIDE OF THE STREET THAT HAVE HAD TO HAVE THEIR BASEMENTS LIFTED UP AFTER THEY WERE BUILT DUE TO THE HIGH WATER. PAUL HOCKS ADDED THEY WILL HAVE A LARGE FOUNDATION AND NO BASEMENT. REED SAID THERE USED TO BE A DRAIN FOR THIS AREA BUT IT WAS PLUGGED OFF WITH THE DEVELOPMENT. PAUL IS AWARE OF THE DRAIN BUT NOT THAT IT WAS PLUGGED. HE'LL LOOK INTO THAT. THEY WOULD LIKE APPROVAL OF THE CUP BEFORE THEY PUT ADDITIONAL MONEY INTO THE ENGINEERING. COMMISSIONER RAYMOND ADDED THESE ARE LEGITIMATE QUESTIONS THAT WILL BE ADDRESSED DURING THE BUILDING PERMIT.

JESSICA BELL IS A RESIDENT. SHE EXPRESSED CONCERN WITH THE INCREASED TRAFFIC THIS WILL RESULT IN. 2500 WEST HAS SEEN AN INCREASE IN TRAFFIC OVER THE LAST COUPLE OF YEARS AND 1000 SOUTH HAS ITS OWN ISSUES. SHE IS CONCERNED FOR THE SAFETY OF THE CHILDREN.

COMMISSIONER STRINGER ASKED REED COOK IF THE DOGS OUTSIDE WOULD BE AN ISSUE. HE INDICATED THEY WOULD BE FINE DURING THE DAY BUT BARKING AT NIGHT WOULD BE A PROBLEM.

ARLINDA NOTED THE DOGS ARE SUPERVISED OUTSIDE DURING NORMAL BUSINESS HOURS ONLY. THEY ARE OUTSIDE TO GIVE THEM SOME EXERCISE AND PLAY WITH POTENTIAL ADOPTERS. THIS FACILITY WILL ALLOW THE PROGRAM TO HAVE A BUILDING FRONT AND A BETTER OPPORTUNITY TO DO ADOPTIONS. VOLUNTEERS HAVE BEEN WORKING VERY HARD TO MAKE THINGS WORK OUT.

COMMISSIONER RAYMOND CALLED FOR A VOTE. MOTION PASSED UNANIMOUSLY.

**CONTRACT AMENDMENT WITH RURAL COMMUNITY CONSULTANTS FOR DEVELOPMENT OF THE COUNTY RESOURCE MANAGEMENT PLAN AND GENERAL PLAN UPDATE**

MATT CAZIER NOTED THIS TOPIC NEEDS A LITTLE MORE TIME AND HE ASKED IT BE TABLED.

COMMISSIONER MCKEE MOVED TO TABLE THE CONTRACT AMENDMENT UNTIL IT IS READY. COMMISSIONER STRINGER SECONDED. MOTION PASSED UNANIMOUSLY.

**ORDINANCE #06-20-2016 O1: URBAN LIVESTOCK**

MATT CAZIER NOTED THIS ORDINANCE DOESN'T HAVE ANYTHING TO DO WITH CURRENT ANIMAL RIGHTS. IT DOES NOT AFFECT THE PROPERTIES WITH HALF AN ACRE OR MORE. THIS ONLY APPLIES TO A-1 AND RA-1 ZONING AND ONLY LOTS THAT ARE LESS THAN HALF AN ACRE BUT MORE THAN 1200 SQUARE FEET. CURRENTLY, THESE PROPERTIES DO NOT HAVE ANY ANIMAL RIGHTS. THIS ORDINANCE WOULD ALLOW THEM TO HAVE UP TO SIX RABBITS, SIX DUCKS, SIX HENS, THREE PYGMY OR MINI GOATS, ONE BEEHIVE OR OTHER SIMILAR ANIMALS. IT ALLOWS THEM TO HAVE NO MORE THAN SIX TOTAL ANIMALS. IT IS SIMILAR TO WHAT VERNAL CITY PUT IN PLACE A FEW YEARS AGO.

COMMISSIONER MCKEE NOTED ONE OF THE STRUGGLES WITH GOVERNMENT IS WHEN WE TELL EVERYONE EVERYTHING THEY CAN DO WITH THEIR PROPERTY. HE IS NOT SUPPORTIVE OF THESE RESTRICTIONS IN ALL AREAS; IT MAKES MORE SENSE IN HIGH DENSITY AREAS. HE WOULD LIKE TO SEE MORE RIGHTS.

COMMISSIONER STRINGER ASKED IF MATT HAS CHECKED WITH VERNAL CITY TO SEE WHAT RESPONSE THEY HAVE HAD SINCE IMPLEMENTING THEIR ORDINANCE. MATT CAZIER NOTED WE HAVE REVIEWED IT AND USED IT AS A GOOD PLACE TO START AS WELL AS ORDINANCES FROM OTHER CITIES. THROUGH OUT THE STATE, HALF AN ACRE IS GENERALLY THE PLACE TO CUT OFF FOR ANIMAL RIGHTS. MATT DID NOT GET ANY INFORMATION FROM VERNAL CITY REGARDING ANY CONFLICTS OR ISSUES THAT HAVE ARISEN SINCE THEY PUT THEIR ORDINANCE IN PLACE. COMMISSIONER RAYMOND NOTED IT IS A GRAY AREA. WHEN HE WAS PART OF THE ANIMAL CONTROL SSD, THEY WERE CALLED TO A COUNTY RESIDENCE WITH 65 RABBITS IN THE HOME. THIS BECAME A HEALTH AND NUISANCE ISSUE. A HALF AN ACRE IS NOT VERY BIG AND THIS ORDINANCE MAY HELP CONTROL THESE KINDS OF SITUATIONS. HE SUPPORTS THE ORDINANCE.

MATT NOTED PLANNING COMMISSION RECOMMENDED APPROVAL UNANIMOUSLY. COMMISSIONER MCKEE IS CONCERNED WITH THE NUMBER RESTRICTIONS. MATT NOTED THERE ARE LIMITS ON THE NUMBER OF ANIMALS ALLOWED ON LARGER ACREAGES AS WELL. COMMISSIONER RAYMOND INDICATED WE COULD TRY IT OUT FOR A WHILE AND MAKE A CHANGE LATER IF NEED BE. COMMISSIONER MCKEE WOULD LIKE IT TABLED IN ORDER TO REVAMP IT.

STEVE EVANS NOTED THAT DURING THE COUNTY FAIR, 30 KIDS TOOK CHICKENS HOME. HE DID NOT ASK THEM HOW MANY ACRES OR WHAT ZONING THEY LIVED IN. COMMISSIONER STRINGER NOTED THE APPEALING FACTOR TO THIS ORDINANCE IS LOOSENING RESTRICTIONS. HE IS WILLING TO WORK ON IT AND ENSURE EVERY REASONABLE RULE IS IN PLACE. HE REMINDED THOSE PRESENT, THIS ORDINANCE MAKES THINGS LESS RESTRICTIVE. MATT CAZIER ALSO CLARIFIED RA-1 AND A-1 ARE LOCATED MORE CLOSELY TO THE CITY CENTER.

COMMISSIONER MCKEE MOVED TO TABLE ORDINANCE #06-20-2016 O1. COMMISSIONER STRINGER SECONDED.

ARLINDA HOLTHUS SPOKE IN FAVOR OF THE ORDINANCE. IN HER AREA, SHE IS CURRENTLY FEEDING AROUND 50 CHICKENS THAT ARE NOT HERS AND SHE DOESN'T EVEN GET ANY EGGS. SOMEBODY TURNED THEM LOOSE. TOO MANY INDIVIDUALS DO NOT TAKE THE ANIMALS WELFARE INTO CONSIDERATION. PERHAPS THIS WILL HELP.

COMMISSIONER RAYMOND CALLED FOR A VOTE. MOTION PASSED, COMMISSIONER RAYMOND OPPOSED. HE WANTED IT TO PASS.

**ORDINANCE #06-20-2016 O2: ADDING OFF-PREMISE SIGNS TO THE MG-1 ZONE**

PLANNING COMMISSION RECOMMENDED DENIAL OF THIS ORDINANCE. THIS WOULD ADD BILLBOARD SIGNS AS A CONDITIONAL USE TO MG-1 ZONING. PLANNING COMMISSION HAD SEVERAL WORK SESSIONS AND A FEW PUBLIC HEARINGS. ULTIMATELY THEY COULDN'T DECIDE ON HOW TO DO IT AND THE BEST RULES. THE COMMUNITY DEVELOPMENT STAFF IS CURRENTLY LOOKING AT UPDATING THE ENTIRE ZONING AND SUBDIVISION ORDINANCES. THE ENTIRE SIGN PORTION NEEDS

TO BE ADDRESSED. THEY RECOMMENDED DENIAL OR TABLE TO HANDLE AS A COMPREHENSIVE UPDATE TO THE CODE. COMMISSIONER MCKEE WOULD RATHER TABLE THAN DENY IN ORDER TO REVIEW IT AND MAKE THE APPROPRIATE CHANGES. MATT CAZIER CLARIFIED THERE WERE CONCERNS WITH SOME PLANNING COMMISSION MEMBERS. IT WAS DENIED WITH THE CONTEXT IT BE ADDRESSED AS A WHOLE. JON STEARMER NOTED THE COMMISSION CAN CHOOSE TO SEND IT BACK TO PLANNING AND ZONING AND THEN SEND IT BACK FOR REVIEW LATER. THIS WOULD BE SIMILAR TO TABLING.

COMMISSIONER STRINGER WOULD LIKE TO GIVE THE APPLICANT A FIRM DECISION. WE CAN'T EXPECT THEM TO JUST SIT WITH NO ANSWER. MATT CAZIER NOTED THERE IS NO APPLICATION IN PLACE, IT WAS A REQUEST TAKEN TO THE COMMISSIONERS WHO SENT IT TO COMMUNITY DEVELOPMENT. THERE IS NOT FEE AT THIS POINT EITHER. COMMISSIONER STRINGER UNDERSTANDS WHAT COMMISSIONER MCKEE WOULD LIKE TO DO BUT ALSO WANTS TO LET THE INDIVIDUAL KNOW WHERE HE STANDS AND WHAT TO DO.

COMMISSIONER RAYMOND NOTED OFF PREMISE SIGNS ARE ADVERTISING ALONG THE ROAD TO MAKE PEOPLE AWARE OF SOMETHING COMING UP, LIKE A RESTAURANT OR GAS STATION. THESE DAYS, PEOPLE USE THEIR APPS OR INTERNET TO FIND SUCH THINGS SO HE STRUGGLES WITH OFF PREMISE SIGNS. THEY OBSTRUCT THE VIEW.

JESSE MCKEE TOOK A MOMENT TO ADDRESS THE MEETING. IN 2011 HE APPLIED FOR PERMITS FOR BILLBOARDS AND WAS DENIED, APPROVED AND THEN DENIED AGAIN. HE HAS BEEN TO TEN OR TWELVE MEETINGS. HE HAS SPOKEN WITH THE GOVERNOR. IF SIGNS FIT WITHIN THE RULES THEY WERE ALLOWED UNTIL THE FEDERAL GOVERNMENT STEPPED IN AND PULLED HIS PERMIT. HE IS TRYING TO GROW HIS BUSINESS BUT THE GOVERNMENT KEEPS STOPPING HIM. PLANNING COMMISSION HAS TABLED IT TWICE. HE TOOK TIME OFF TO ALSO ATTEND THE WORK SESSION AND IT WAS TABLED AGAIN. IT WAS LIKED OVERALL BUT THEY COULDN'T AGREE WITH THE RULES. THERE ARE REGULATIONS REGARDING BILLBOARDS ALL OVER THE PLACE. HE PAID FEES ON THE LAST ONES BUT NOT THIS ONE. THE PROCESS IS A JOKE. TAR SANDS, RED LEAF, AND PROTESTORS HAVE SIGNS IN MG-1. HE COULD GET HIS SIGNS PUT UP ILLEGALLY AND PROBABLY BE OKAY BUT HE'S TRYING TO DO IT THE RIGHT WAY AND KEEPS GETTING SHUT DOWN. HE IS NOT FRUSTRATED WITH ANYONE IN PARTICULAR JUST WITH THE PROCESS AS A WHOLE. THERE ARE SIX OTHER LOCATIONS HE COULD UTILIZE IF THIS WERE TO PASS. BILLBOARDS ARE A HUGE INVESTMENT AND NOT CHEAP. SMALL BUSINESSES NEED A LITTLE HELP TO GET THINGS DONE. IN THE AREA IN QUESTION, IT'S NOT GOING TO AFFECT THE VIEW FOR THE MOST PART. THE ENTIRE PROCESS NEEDS TO BE LOOKED AT. MAYBE UINTAH COUNTY IS NOT THE PLACE TO GROW HIS BUSINESS.

COMMISSIONER STRINGER ASKED WHEN JESSE INDICATED HE NEEDS TO GET THIS APPROVED TO GET AROUND POTENTIAL RULES IN THE FUTURE, WHAT EXACTLY DOES THAT MEAN? JESSE REPLIED, THE SCENIC BYWAY HAS CHANGED A LITTLE BIT BUT IT CAUSED A LOT OF PROBLEMS IN THE PAST. THE COUNTY DOESN'T REGULATE SITLA. IF JESSE HAS A SIGN ALREADY UP, WHEN SITLA BUILDS ONE IT WOULD NOT AFFECT HIS.

COMMISSIONER MCKEE MOVED TO SEND THE ORDINANCE BACK TO PLANNING COMMISSION RECOGNIZING THIS AS A HIGH PRIORITY AND COME BACK WITH RECOMMENDATIONS TO MAKE A DECISION. COMMISSIONER STRINGER SECONDED.

COMMISSIONER STRINGER THERE ARE THINGS THAT HAVE CHANGED IN ADDITION TO THE RESOURCE MANAGEMENT PLAN. THERE ARE EXTERNAL PLANNING ISSUES FROM THE FEDERAL GOVERNMENT WE NEED TO BE AWARE OF. WE NEED TO REVIEW OUR REGULATIONS TO ENSURE THEY ARE CLEAR AND REMOVE FRUSTRATIONS. THERE ARE CONCERNS THE HABITAT RULES FOR WILDLIFE WILL RESTRICT DEVELOPMENT OF AN AREA REGARDLESS OF OWNERSHIP. WE HAVE TO BE CAREFUL.

COMMISSIONER RAYMOND CALLED FOR A VOTE. MOTION PASSED UNANIMOUSLY.

**BOARD APPOINTMENTS: NONE**

**PUBLIC COMMENT:**

CHERYL STOCKS NOTED SHE FELT THE FAIR WENT REALLY WELL. SHE ASKED IF THE COUNTY WAS OUT AND ABOUT SPRAYING FOR MOSQUITOS. COMMISSIONER MCKEE NOTED THE MOSQUITO SPECIAL SERVICE DISTRICT IS FULLY ENGAGED. THIS YEAR IS A CHALLENGE WITH SO MUCH WATER. IT IS PRACTICALLY IMPOSSIBLE TO STAY AHEAD. TYPICALLY THEY HAVE AREAS THEY TREAT REGULARLY. THE STAGNANT WATER IS A GREAT BREEDING GROUND.

CHERYL STOCKS ASKED ABOUT THE JOINT MEETING THIS AFTERNOON. COMMISSIONER RAYMOND RESPONDED THE MEETING IS BETWEEN THE COUNTY, VERNAL, NAPLES, AND BALLARD CITIES. TYPICALLY THE AGENDA CONTAINS ITEMS OF MUTUAL CONCERN. THESE MEETINGS ARE NOT HELD MONTHLY BUT AS NEEDED.

JOHN MILLECAM HAS A GRAMA REQUEST REGARDING CANAL NEGOTIATION MEETINGS. THE COUNTY IS STILL WORKING ON THE CONTACT LIST SO IT IS BEST TO TURN THAT REQUEST TO THE COUNTY CLERK AUDITOR'S OFFICE.

COMMISSIONER STRINGER NOTED HE UNDERSTANDS THE ANIMAL CONTROL ISSUE AND THE ISSUES NEED TO BE TAKEN CARE OF. WE WILL ADDRESS IT AND FIND A BALANCE WITH HEALTH, SAFETY, AND RIGHTS.

COMMISSIONER STRINGER AGREED THE FAIR HAD GOOD PARTICIPATION BUT HE DOESN'T HAVE NUMBERS AT THIS POINT. IT WAS A GOOD STOCKSHOW WITH GREAT ORGANIZERS. THE PADDLEFEST ATTENDANCE WILL BE FORTHCOMING.

COMMISSIONER MCKEE NOTED COMMISSIONER RAYMOND WILL BE IN WASHINGTON DC THIS WEEK TO PROVIDE CONGRESSIONAL TESTIMONY IN REGARDS TO AIR LEGISLATION.

**ADJOURN:** MEETING ADJOURNED AT 12:40 PM.

  
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MARK RAYMOND, CHAIR

  
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MICHAEL W. WILKINS, CLERK-AUDITOR

