

Minutes of the Daggett County Commission Public Hearing held on **Tuesday, December 17, 2019** in the Commission Chambers at the Daggett County Courthouse. Commissioners Randy Asay and Matt Tippets were present. Commissioner Lytle was excused. Attorney Niel Lund, Sheriff Erik Bailey, and Clerk/Treasurer Brian Raymond were also present. The meeting was called to order at 6:01 pm by Commissioner Asay. Commissioner Asay welcomed everyone was welcomed and the purpose of the Hearing was explained to be to receive comments regarding proposed changes to Daggett County Code Title 8 Chapter 9 Section 21 - Temporary Buildings And Uses and Section 22 - Location Of Recreational Vehicles, Aircraft, Boats, Camping Trailers, Truck Campers And Motorhomes For Living Purposes.

Also present: John Foster and Chad Reed of Planning and Zoning, Tammy Twitchell, Bret Reynolds

Commissioner Asay opened the floor to comments. Tammy Twitchell addressed the Commission and stated that she was concerned that they would be in violation as they have trailers and ATVs on their ranch that are unlicensed, but do not leave the ranch. Commissioner Tippets brought up that the ordinance was for Residential and Rural residential zones and not agriculture and it could be stored along as it is not used as a dwelling.

Bret Reynolds addressed the group and was concerned with the Miscellaneous Requirements on the back page and he was told that it didn't apply to Agricultural as stated in 8-9-22-1. He also pointed out that the word "one" needs to be crossed out and the word "two" needs to be kept. There was further discussion about a section that was crossed out.

Mr. Reynolds asked about the lots being in contiguous ownership and the limitation to one trailer so he thought it was unfair to lump all separate lots together. It was pointed out that it did not limit it to one trailer and it limited it to dwelling for 14 days, when there is a home present. If there is not a home then the trailer can not be used for dwelling or camping. It limits them from moving a trailer from one parcel to the next and so on. Section "B" allows temporary trailers on lots if there is a home, but not if there is a not a home and it is not on a contiguous lot with a home. There was more discussion about Section "B" and its value. Bret Reynold's thought that it's just unclear. Two trailer's can be hooked up to a system and there was more discussion on that and Chad Reed said it would need to be approved by TriCounty Health, but it doesn't specifically say that the septic has to be approved. Tammy asked about not having an RV on a vacant lot and then it appeared that the previous discussion made more sense. There was talk about creating a zone that is for RV's and it could be done, but it doesn't exist. Chad Reed said that the landowner needs to be the one that requests this zoning, instead of forcing somebody that doesn't want their property to be that way. Tammy asked about the two trailer spots over by the Durrants.

Bret Reynold's asked if the building section allows for the use of a trailer during an extensive rehab of a house? It appears it could be allowable, but the building permit and a conditional use permit would both be needed.

Commissioner Tippets brought up a 70 acre parcel he owns that is in greenbelt but zoned R-R-5 and he was wondering how he might be able to get consideration for an RV. The possibility of a variance was discussed briefly and it didn't seem to fit. Tammy Twitchell asked about Conditional Uses and Chad Reed said Planning and Zoning was trying to avoid Conditional uses. The definition of a lot was questioned and discussed. How many big Rural Residential lots are there and it was thought there weren't too many. Rural Residential parcels larger than 20 acres could be exempted.

Brian brought up a comment from somebody requesting a variance and Carrie said that she had a comment that there is a place in the code that supposedly allows an uncontested

non-conforming use to continue after 5 years and this is not what the hearing is about, but illustrates unintended consequences. Chad Reed Summarized that there have been numerous complaints about trailers in residential areas over the years and that's the reason for the code that has been reviewed tonight. Bret Reynolds' said that Planning and Zoning has done a tremendous job trying to tackle this issue.

With no further comments Commissioner Tippets motioned to adjourn at 7:04 pm.

s/ Brian Raymond  
Clerk/Treasurer\_Brian Raymond

/s/ Randy Asay  
Commissioner Randy Asay

Excused  
Commissioner Jack Lytle

/s/ Matt Tippets  
Commissioner Matt Tippets