

Emery County Planning & Zoning
MEETING MINUTES
January 12, 2022 2:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/4353813570?pwd=NWduRlZzRCtGNUdnd1d0NkNNdmxIZz09>

passcode:Emery

IN ATTENDANCE: Jim Jennings, Julie Johansen, Bart Cox, Tyler Jeffs, Gary Arrington

1. Welcome:

Gary Arrington, opened the meeting and introduced all in attendance.

2. Approval of December 15, 2021 Meeting Minutes.

Motion to approve minutes made by Julie Johansen, Second Bart Cox. Approved.

3. CAFO updates and discussion.

Chairman Arrington discussed the process of creating this ordinance draft. Julie feels this is a great location and feels good about what has been submitted at this time. Jim states that Attorney Mike Olsen has reviewed this and also approves. Jim has updated the language as well as the map of the proposed area. Commissioner Sitterud informed Jim that they have now extended the timeline of the process. We will still hold the public hearing as advertised, but we will not approve or deny the ordinance at this time. This will allow us more time to notify landowners and receive public input before the documents are approved. There was some discussion that the 2 mile clearance is too generous as other counties are doing 5 mile buffer zones. This will be considered after hearing public comments, and after Commission review.

4. Living in camp trailers in the County.

In preparation for this item, Julie had read through Castle Dale City's ordinance regarding this. She feels there is some good information that might be useful to PZ as they navigate this situation. Julie mentioned that this issue has been discussed in the past and received such negative comment and feedback from the public that it was tabled and not revisited.

The Board feels we need to have an ordinance in place in the County that sets some rules and regulations regarding this as we are seeing many extreme "eye sore" areas pop up around the County. There has been some question regarding who is the code enforcement in the case that we create rules and regulations that are not followed.

Jim mentioned that there are various situations to consider. If someone is temporarily living in a trailer while they are building a house, compared to someone living in a trailer full time. Gary Arrington agreed and mentioned the new trend of “smaller living” that needs to be considered. Tyler would like to see if other counties have an ordinance or rules and regulations that we can review and determine what direction we want to move. We need to look for enforceable ordinances and how they are enforced. Julie recommends tabling the item, brainstorming and researching for a little while and revisiting at our next meeting.

5. Discussion on outbuildings on property, and short term temporary living/camping.

This item was addressed during item 4 and will be further researched and discussed.

6. Adjourn.