Emery County Planning & Zoning

MEETING MINUTES

March 9, 2022 2:00 p.m.

Join Zoom Meeting
https://zoom.us/j/4353813570?pwd=NWduRlZzRCtGNUdnd1d0NkNNdmxlZz09

passcode:Emery

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1. **Welcome**

In Attendance: Jim Jennings, Gary Arrington, Julie Johansen, Bart Cox, Tyler Jeffs, Bill Dellos.

2. **Approval of January 2022 Meeting Minutes.**

Motion by Tyler Jeffs. Second by Bart Cox. Approved.

3. **Update on CAFO process.**

Jim Jennings explained that Emery County took the lead on CAFO as directed by the State. Since that process started the Commissioners have included each city in the process. Emery County seeks input on this process from each city. Julie Johansen explained that during Orangeville City Council Commissioner Wilson asked Orangeville City to identify areas they would be willing to designate as CAFO areas. It was the understanding that no city would want a CAFO within city limits, or even within 5 miles of their city limits. The Board would like to remind everyone that existing establishments are grandfathered in and will not be affected by these new zoning ordinances. Emery County is very supportive of agriculture and wants to take into consideration all concerns and topics as this ordinance is discussed and established. Tyler Jeffs said the State Farm Bureau is going to back out and not do anything as of now. The County Farm Bureau feels like 2 miles from any town is far too restrictive and would consider allowing them within a quarter mile of town. They feel the need to be more accessible and inclusive.

Motion by Julie to table discussion until we have better information from the Commissioners. Second by Bill Dellos. Tabled.

4. **Discussion and consideration of changing zoning around the San Rafael Energy Research Center property from A-1 Agricultural to I-1 Industrial.**

Jim Jennings showed a map of the San Rafael Energy Research Center, as well as the additional 140 acres purchased. He explained that we need to change the zoning to Industrial on the San Rafael Energy Research Center property. Explained the possibility of including adjacent land owners in this zoning change. In preparation for this meeting Julie drove up and looked at the land. She feels it would be wise to include all of the land as Industrial if that is an

option. Bart mentioned that before Coal Haul Rd was there much of that land was farmland, however once Coal Haul Road was built it cut right through the middle of everything. All landowners will be notified and asked if they would like to be included in the zoning changes. We will also have to notify the public of this change and hold a public hearing. These changes can affect taxes so there is a public process to follow.

Motion by Julie Johansen to begin the process of approving this zoning change, including contacting all landowners and notifying the public. Second by Tyler Jeffs. Approved.

5. **Discussion regarding updating the Emery County General Plan Section 8.1 Transportation.**

Jim discussed that during the Public Lands meeting it was determined that we have a lot of issues with roads, trails and routes being closed in the County. There are land groups that want more wilderness areas and restrictions. Emery County is concerned about future access for lands. We would like to add language to our general plan to have specific routes, trails and roads left open and designate upkeep on those specified routes. There is not currently a time frame for this, but it is in our best interest to act sooner rather than later.

6. **Adjourn.**