Emery County Planning & Zoning

MEETING MINUTES

April 4, 2022 10:00 a.m.

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

passcode:Emery

IN ATTENDANCE: Jim Jennings, Gary Arrington, Tyler Jeffs, Bart Cox, Commissioner Lynn Sitterud and Maegan Crosland (online)

1. **Welcome**

Chairman Arrington called the meeting to order and welcomed all participants.

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

Motion to approve minutes made by Bart Cox. Second by Tyler Jeffs. Approved.

3. **Follow up discussion on CAFO process.**

No changes since last meeting. We are still accepting public comment and contributions to the process. Commissioner Wilson would like to speak with each city and let them have a voice in all of this. Maegan recommends scheduling a COG meeting to discuss with each city and will work with the Commissioners to schedule this.

4. **Follow up discussion on re-zoning the San Rafael Energy Research Center and surrounding property.**

Chairman Arrington asked what the power plants are zoned as? We will look into how the power plants are zoned. Maegan and Jim will work on contacting landowners to see if they want their land zone changed to industrial or not. Changing the zoning will affect taxes. As of now we only intend to change the zoning on the Research Center, but we will give landowners the opportunity to change theirs during the process if they would like to be included.

5. **Discussion on concerns of unkept property and trailer houses.**

Emery County does not currently have an ordinance that covers any of these issues. We would like to create something that sets some parameters as we are seeing these issues of unkept property throughout the County. We have to consider if these areas are only an eye sore, or if they are a health and safety hazard. Another thing to consider is how we can create this ordinance without infringing on private property owners rights. Tyler contacted Quartzite AZ,

which is a retirement community with a lot of trailers used as primary residence. In order to do this they are required to be connected to septic or sewer, culinary water and be connected to power.

6. **Discussion regarding options to take action on a specific property located in Ferron.**

This property has an abandoned house, three motorhomes and approximately seven other non-running vehicles. Ferron City would be willing to contribute to this project as well. The landowner is deceased, however her sons are alive and living in Price and Orem. They are willing to let someone come and clean up the property, but they cannot contribute financially to the project. There is some concern of using taxpayer dollars to fund a large clean up project like this. Tyler will work on drafting an Ordinance that we can then review and edit at the next P&Z Meetings.

7. **Adjourn.**