Emery County Planning & Zoning

MEETING MINUTES

May 11, 2022 2:00 p.m.

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

passcode:Emery

IN ATTENDANCE: Commissioner Sitterud, Jim Jennings, Chairman Arrington (Online), Julie Johansen, Bart Cox, Tyler Jeffs, Maegan Crosland (Online), Judi Brawer-SUWA (Online), Ray Petersen.

1. **Welcome**-Chairman Arrington opened the meeting and welcomed all in attendance.

2. **Presentation by Ray Petersen regarding a proposal for General Plan amendment updating land use and trails sections.**

Ray Petersen presented a proposed amendment to the Emery County General Plan. The proposal seeks to replace a paragraph in section 8.1 regarding transportation in Emery County. Ray read aloud in its entirety the paragraph containing the proposed amendments.

Planning and Zoning will need to set a date for a public hearing to make their determination on accepting the proposed amendment. At that point it will be forwarded to the Commission.

Motion to set public hearing during the June 6 P&Z Meeting made by Julie Johansen. Second by Tyler Jeffs. Approved.

3. **Approval of April 2022 Meeting Minutes.**

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

4. **Discussion on Industrial Zoning Boundaries near the SRERC.**

We will continue to move forward notifying landowners in case any of them want to be included in the change. Maegan has drafted a letter to landowners, but has not yet mailed it to them. Jim explained his discussion with the Assessors office

regarding how taxes might be affected if landowners choose to change to industrial as well. Item tabled until we send a letter to adjacent landowners and entertain further discussion.

5. **Discussion on adding Commercial Zones in Emery County.**

Jim Jennings discussed some of the existing conditional use permits in existence and the possible benefit of adding commercial zones within Emery County. Commercial zones allow people to start businesses within these zones by purchasing a business license without having to go through the conditional use permit process. Board entertained open discussion on the pros and cons of creating commercial zones within the County. Discussed the need of creating a commercial zone ordinance and possibly further amend information in the general plan.

Item tabled until further research on the matter has been completed and a commercial zone ordinance.

6. **Discussion on spot blight and administration of ordinances.**

Tyler Jeffs presented sharing Grand County's code enforcement courtesy letter. He feels Emery County should create our own code enforcement courtesy letter. He specifically mentioned unsafe structures, health hazard concerns, abandoned structures, recreational trailers being used as primary residence and not following health department guidelines, etc. He discussed some incentives that could possibly be offered to encourage the problems to be cleaned up and taken care of. Discussion on possible policies, procedures, recovery of costs, etc.

7. **Discussion regarding illegal camping.**

Item tabled until June meeting.

8. **Adjourn.**