

Emery County Planning & Zoning
Meeting Minutes
April 12th, 2023 1:00 p.m.

Join Zoom Meeting

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

passcode:Emery

IN ATTENDANCE: Gary Arrington, Bill Dellos, Julie Johansen, Bruce Wilson, Jim Jennings, Jordan Leonard, Keven Jensen, Natalie Olsen,

EXCUSED: Bart Cox

VISITORS: Dillon Hoyt with PLPCO, Liz and Meghan with DESRI (online)

1. Welcome:

Gary Arrington welcomed all in attendance and opened the meeting.

2. Approval of the March 15th, 2023 Meeting Minutes:

Motion to approve the minutes was made by Bill Dellos with a second from Tyler Jeffs. Voting was unanimous and Motion was approved.

3. Discuss/Approve/Deny Signing Hornshadow Amendment:

Liz and Maghan talked about what they were wanting from the Commission and Jim summed it up. He said they want a motion so Jim could have the approval to approve small amendments within the plan and your conditional use permit. It won't change anything major outside the scope of the acreage or the land or the panels. It will just be minor things like where roads are going to be, or where lines are going to be buried and things that way. That way we won't have to waste the time of the Planning Commission to go through the tiny details of approving all of the small details.

Bill made a motion to approve the authority to Jim to approve any minor adjustments within the footprint of the plan with a second from Julie. Voting was unanimous.

Jim did add that as those things come up he will have written documentation of what the changes are, then Jim can share that with the Commissioners and with the Planning Commission so they are still aware but we don't have to present in meeting.

4. Discuss/Approve/Deny Ordinance for Electric Charging Stations:

It was discussed we hold off on this item until a later date. It was motioned by Julie that we postpone this indefinitely with a second from Bruce. Vote was unanimous.

5. Discuss/Approve/Deny Changing some Zoning to Industrial or Light Industrial:

Tyler was concerned that there isn't any commercial zoning in our county boundaries, and he thinks there should be. In the past, all that has been done is conditional

use permits. Julie said that our General Plan states that the Counties' position is that the existing zoning ordinance should include an appropriate number of industrial zones. Gary asked if Tyler wanted the Commission to designate specific places or wait until they come in and ask for it to be redesignated. Maybe instead of designating specific areas we do an ordinance that says 'this has to happen' and you have to apply for it. A little while ago Jim asked Jeff Guymon why we don't have commercial properties and the purpose of it. He said, years ago when they were talking about this they didn't put anything commercial because they thought it would be better if someone came to the county and proposed where they would want their business to be instead of zoning areas commercial and telling them that they had to build their business on those properties. Julie asked Dillon his opinion on this and he said he deals mostly with Public Lands but he does get into some of the county municipal land use zoning. What he has seen is there are two different types of counties, there are clumpers and there are splitters. There are some counties in the state that have 40 different zones and have broken it down by every parcel and it is very complex. The ones that have the most flexibility and make the least number of people mad are more general and have a process in place to make those exceptions. As long as that process is in place in your General Plan then you just go through the normal steps. He said he prefers less boxes. The Commission came to the conclusion that everyone is in agreement it needs to be an option in the General Plan and then the Commission can discuss it on a case by case basis.

Tyler does have some places that he would like to propose that we change to industrial. Those areas are around Huntington Lake; Savage Trucking Company, Elements and a strip of land owned by the Prettymans. All of the businesses listed above can sign a petition and bring it to the Commission and the county can act on it. Jim said we would also need information from the State Billboard people saying that if that happens that would change the approval of what can be on the sign. Gary said that we just go ahead and zone that commercial and don't ask the state about the billboard.

6. Discuss/Approve/Deny Cleanup of Blighted Properties:

Tyler put this on the agenda. He said he would like to have a discussion with the county (commissioners) and see where they are at with properties that need to be cleaned up, specifically homes, or Trailers that were used as residences that are no longer up to HUD code. Gary made a motion that we table this.

7. Discussion of General Plan:

Dillon gave a handout to all. He is with PLPCO and is going to be helping with our General Plan. There is code that goes into all of that. In 2015 Legislator decided that they needed to do a resource management plan and have that as a component of the broader General Plan for each county. He has all of the information that needs to be put in the Plan so he will be a good asset to have. Dillons office is committed to \$6000 to be reimbursed to the county on who we hire. Dillon said where we should spend almost all of our time as a county is with goals, objectives and policies of the county. Dillon said to make sure we make the plan "our plan". Jim said that we need to have our new plan a

searchable document so it's easy to search out and find certain areas right away. A few things that will make a good plan is; make sure it speaks what your county wants, He handout included a handful of contacts with information if anyone needs to get ahold of them. Gary asked for everyone to review sections 1-8 of our General Plan.

8. **Adjourn:** Bill made a motion to adjourn with a second from Bruce.