

**Minutes for the  
Daggett County Planning and Zoning Meeting  
April 18, 2018**

**Members Present:** Woody Bair (chair), Chad Reed (vice-chair), Allan Wood, John Weaver, and Carrie Poulsen (alternate)

**Absent:** Hank Gutz (excused)

**Guest:** No guest present

1. **Welcome and call to order:** Mr. Bair welcomed everybody and called the meeting to order at 6:08 PM.
2. **Consideration and Discussion: Minutes of March 21, 2018.** Mr. Wood motioned to approve the minutes of March 21, 2018. Mr. Weaver seconded. No discussion. All in favor, motion passed.
3. **Public Comments: 5 minute limit each.** No public comments.
4. **Consideration and Discussion: Review Title 8, Chapter 13 Wind Systems.** Discussion on the size of wind turbines that are considered small. Mr. Bair would like the board to review what zones are appropriate for where turbines could go and separate what may happen with this project to what's beneficial for zoning long term. Mr. Weaver asked if there was any verbiage in the current ordinances that prevents them due to scenic ridgelines and such. Hwy 44 and 191 is a scenic byway. Mr. Weaver would like to know what is allowed on a scenic byway. Mrs. Poulsen asked Ken Rasmussen, Daggett County Deputy, and he said it is up to the state what is allowed. Discussion on what the difference is on ridgelines and view sheds. Mr. Bair read the statement in the General Plan, "The placement of different zones uses can help preserve our skies. For example, the site of wind turbines in the distance is a controversial topic. Where many find them soothing, other would rather not be forced to see them in the valued skylines of a sunset/rise or in-front of our lakes and mountains. In many cases the location of these elements are beyond our borders, so working with our Counties and Federal Agencies is important to preserve Daggett County's rural character. Placement of these and other vertical structures to the north or south of dense populations or recreation sensitive areas can help to preserve most valued skylines. Other tall structures that may require care in placement are mobile cell towers, fossil fuel rigs, anemometers and large power transmission lines." Mr. Bair also read 2.7.1 in the General Plan regarding protection of its skylines and associated view sheds. There is 4 polices listed in this section. Discussion on the economic value to the county and (commercial) turbines being centrally assessed and how the county benefits. Discussion on what RAAM Power had previously presented to the Commission and at that time it was on the agenda as an idea for income for the jail. Mr. Bair stated again that it is an issue what zones these are allowed as a conditional use in, does the ordinance in place protect the county and

platitudes that the board thinks is appropriate and does this ordinance warrant a change. Mrs. Poulsen presented a draft of potential changes. Mr. Bair read some of the current ordinances and where wind energy systems are permitted and where they are a conditional use and the heights in the current ordinance. Mr. Weaver would like to know how these systems were received in other counties. Discussion on why the county would allow these so close to town and in the skylines and view sheds. Mr. Weaver stated he has been involved with the economic development and in Zion's and Bryce now you have to have reservations to even go through there and because they are so overloaded with people one of the thoughts are they want to try to capture some of that tourism and they think our scenery is just as pretty and they would like to help and coordinate with them to help get some advertisement to draw some of these people to Daggett County and he feels this would generate more for the community than any tax on a windmill and feels windmills would detract from this. Mr. Wood stated that if a building permit is presented for a wind turbine these current ordinances stand and feels the ordinances need to be amended. Discussion on requirements on what studies should be done, Urban Wildland Interface, what benefits from the power to the county, how the power would be transferred. Discussion on possibly creating a link for the public to take a survey. Further discussion on public clamor and decision making if the board holds a public hearing. Mr. Bair stated that it seems that the board is generally not excited about large wind systems; generally the board cares about the character of the county, not in favor of a 400' windmill, only in favor of a small or minor system at this point. Mr. Bair re-stated the intent of his statement is to move forward with reviewing the current ordinance, not worry about a public hearing at this stage, make changes, and then have a public hearing on what the board thinks it should be. Mr. Bair stated what would the county feel is an acceptable level of modernism. Mr. Bair stated the TRT Tax, Chamber of Commerce, retailers, etc, are all driven to try to draw more tourism. After discussion the board feels a moratorium may be the right way to go. At this time they tried to call Mr. Lund but he was unavailable. After further discussion Mr. Wood motioned to put a moratorium on any large commercial turbine systems until we have time to establish a new ordinance to cover this item. Mr. Bair asked for discussion on the motion. After discussion Mr. Wood amended his motion to state a moratorium for up to 6 months on any and all wind generation systems. Mr. Reed seconded the motion. All in favor, motion carries.

5. **Consideration and Discussion: Review Title 8, Recreational Vehicle Ordinances.** Mr. Weaver motioned to table. Mr. Wood seconded. All in favor, motion carries.
6. **Consideration and Discussion: Zoning Map for Unincorporated Daggett County.** After discussion Mr. Bair feels this warrants more time for review. Mr. Reed motioned to table zoning map for unincorporated Daggett County. Mr. Weaver seconded. All in favor, motion carries.
7. **Discussion and Consideration: Zoning Violation, Todd Nelson follow up for travel trailers on residential lot.** Mrs. Poulsen provided the pictures that were taken over Easter Weekend by the person filing the complaint. Mr. Nelson has removed the power as it appears in one of the pictures there is not a meter there. The board reviewed the minutes from the September 2017 when Mr. Nelson was in attendance. The board sent him a violation notice on August 29, 2017 and it was received on September 1, 2017. In the minutes Mr. Wood motioned to give Mr.

Nelson a 90 day extension from that date in order to conform with the ordinance which would be December 20, 2017. Mr. Nelson was reminded to only store his trailer on the lot. Mr. Bair asked what he is in violation of currently. Mr. Wood read 8-12-1 "It shall be unlawful to place any recreational vehicle on any lot or parcel of land in the county and use the same for permanent (hooked up to utilities) habitation, except when located in an RV park." Mrs. Poulsen read 8-9-22. Location of RV...etc...says unless permitted under regulations set forth in section 7 and 12, at no time shall the recreational vehicle...etc...be occupied or used for permanent living, sleeping, or housekeeping purposes. Mr. Bair feels the word permanent needs to be defined. In definitions it says permanent is hooked to utilities. Discussion on impromptu RV parks next to residences and now the value of a home could be worth less because of an impromptu RV park in a subdivision. Discussion on multiple rv's on a lot either with a home or without a home. Mr. Bair said there has been a second complaint and asked what the board can do now. Mr. Bair read more of the minutes from September 20, 2017. The board feels he is still in violation of ordinance 8-12-1. The board feels he has partially complied by taking out the power meter as of December 20, 2017 and Mr. Bair feels a second notice is warranted since he was camping on Easter weekend and was then non-compliant. Mr. Bair would like the letter to say the board appreciate the effort Mr. Nelson made by removing the power, but there has been another complaint in regards to him camping on the lot and there has been another complaint and this is a warning not to camp. Mrs. Poulsen will draft a letter and have the board review it. Mr. Weaver made a motion to send Mr. Nelson another letter stating that the board appreciates all he has done to this point but due to another complaint that he is still in violation of section 8-12-1 and it is still illegal to camp on any parcel and to please refrain from doing so. Mr. Reed seconded the motion, all in favor. Motion carries.

8. **Discussion: Public Lands Advisory Report. No report.**
9. **Discussion: Building Permit Report.** Board reviewed report. Still no permit for Jenni Rasmussen's remodel after fire.
10. **Discussion: Correspondence.** One Tri County Health letter for a septic system.
11. **Old Business: Business License Home Occupations, Date set for Public Hearing with County Commission for Accessory Building Ordinance draft.** Public hearing set for May 1, 2018. Home occupations are a conditional use in all zones per the current ordinances. Mr. Bair would like this item on the next agenda. Next meeting is May 16, 2018 at 6:00 PM. Meeting adjourned at 8:35 PM.