

**Minutes for the
Daggett County Planning & Zoning Meeting
95 North 1st West, Manila Utah 84046
March 25, 2020 at 6:00 PM**

Present: Chad Reed (Chair), Allan Wood (Vice Chair-electronic attendance), John Foster, Ty Smith (electronic attendance),

Absent: Alan Staggs

Guest: Niel Lund (County Attorney)

1. **Welcome and call the meeting to order and called for a roll call.** Mr. Reed welcomed everyone and called the meeting to order at 6:00 PM
2. **Public Comments:** No comments
3. **Discussion and Consideration: Minutes from February 19, 2020.** Mr. Wood asked if Mr. Tate reviewed the commercial building permit. Mr. Lund had said that anything not in the ordinances is not enforceable, but the building structure requirements are enforceable by building codes. Mr. Foster motioned to accept the minutes of February 19, 2020. Mr. Wood seconded the motion. All in favor, motion carried.
4. **Discussion and Consideration: CWPP.** Mrs. Poulsen will research and see if it is a requirement to address buildings in the International Fire Code or ask Matt Tate. Discussion on who assigns the address and it is the Assessors office.
5. **Discussion and Consideration: Recreational Vehicle Ordinance Review.** After discussion, nothing has changed in the draft since the last meeting. Needs to be scheduled for a public hearing.
6. **Discussion and Consideration: Ordinance Review.** The first section for review is in 8-1-5 Amendments. The Board preferred the simpler version that referenced the state code and does not have the procedure all written out. The only change in the draft is in C, change Governing Body to read County Legislative and and say The Board of County Commissioners instead of County Commission and strike out board. Next section for review is Article F Plat amendments and amendments to subdivisions. The board prefers a cleaner version referencing state code. Discussion on lot lines and how to word the code. On the next review only review the new wording on lot lines. Next section for review is in the Commercial Uses section, 8-6C-3. The board reviewed sections that were highlighted in yellow. Under the storage and warehousing section add storage of recreational vehicles as a permitted use in general commercial. Under manufacture/maintenance of the following change in subsection boats/business machines to a permitted use under general commercial. Under Recreation, commercial section subsection recreation vehicles rental-lease, sales and service change it to a permitted use under CG, MD, MG to match the Automobile sales and service section Under section Recreation,commercial change subsection motorboat sales to permitted use un CG, MD, MG.

- 7. Discussion and Consideration: Building permit applications. Review commercial building permit and plat amendment application.** After discussion of the commercial building permit application the board decided to remove the section regarding commercial, industrial, and apartment building design regulations since the county has nothing in the code unless its a conditional use area and then the requirements are spelled out there. Mr. Reed would like the special provisions section in commercial uses reviewed at a later date. Mr. Foster motioned that we remove the page in the commercial building application of commercial, industrial, and apartment building design regulations. Mr. Smith seconded. All in favor, motion carried. Discussion on the new application to amend an existing subdivision plat. After discussion the board also did not see the need to have the application notarized by the applicant. Mr. Reed asked the board members that are attending electronically if they want to review the document further and they do not. Mr. Smith motioned to accept the new application to amend an existing subdivision plat. Mr. Wood seconded it. All in favor, motion carries.
- 8. Discussion: Public Lands Report.** No report
- 9. Discussion: Building Permit Report.** Mr. Wood and Mr. Smith were unable to open the reports. Mr. Reed said Mr. Ken Browning has hired someone to demolish the home on the land that Sue Morgan bought from Val Holbrook. Mrs. Poulsen reminded Mr. Reed to tell Mr. Browning that he needs a demo permit Mr. Wood asked about Mr. Lee Schults variance and it has been granted and Mr. Johnson has not applied for his plat amendment in Taylor Flat yet. Mr. Reed has called Jerry Taylor regarding his RV park and he has not heard back. Mrs. Poulsen has asked Matt Tate to try to finalize some of the 2017 permits.
- 10. Discussion: Correspondence.** None. Maybe mail a follow up letter to Mr. Jerry Taylor regarding his RV park. This board knows the Forest Service has said he has plans to build but has not contacted the county yet.
- 11. Discussion: Issue Updates**

 - a. Wind Ordinance. Mrs. Poulsen has emailed out the version from Mr. Wood that Mr. Lund has partially reviewed. Mr. Lund had sent an email asking if anybody knew someone with experience in this. We have had Sweetwater and Uinta County in Wyoming attend our meetings in the past. Mr. Wood suggested speaking with Charlie Foster since he has work experience. Discussion on where other wind farms are in Utah and maybe contacting them for advice.
 - b. Violations. Mr. Lund said the violation for Mr. VanTassell has not been filed yet. This is a Justice Court case and they have been ordered to continue all cases until after June 1, 2020. Follow up in the June meeting regarding this.
- 12. Discussion: Confirm Next meeting and agenda items.** Next meeting is April 15, 2020 at 6:00 PM. Discussion on how to hold public hearings due to the current situation. Mr. Reed asked for a motion regarding the public hearing. Mr. Foster made a motion to hold a public hearing for updating the ordinance code next month on condition that the Governor allows us to do it and may consider the alternative either electronically or in person. Mr. Smith seconded. All in favor, motion carried. Meeting adjourned at 7:55 PM.