

Minutes of the Public Hearing To Review the Zoning Map for Daggett County held at the Commission Chambers at the Daggett County Courthouse on **Tuesday, March 12, 2019.**

Commissioners Randy Asay and Matt Tippetts were present. Clerk/Treasurer Brian Raymond was also present. The meeting was called to order at 6:01 p.m. by Commissioner Asay.

Also present: John Foster, Chad Reed, Carrie Poulsen and Kym Slagowski

Public Hearing: Commissioner Asay welcomed everyone and opened the Public Hearing to see if people had comments on their proposed zoning.

John Foster said he knew that the map was still being worked on and the overlay needed to be shifted and was taking time because of the legal descriptions and understood that problem. He said he had another matter that he wanted to discuss, which was the width of his lane, Parson's Point Road. On the plot it said the standard width of the road is 50' but the road is only 30'. Chad Reed said the Standard is 60' or 66' width. John Foster said it was only about 30' wide if that. There was quite a bit of discussion. The road is private and only serves four properties, but if the road is widened, it would severely affect these four lots. Mr. Foster asked about getting a variance for the road. JES is the name of the subdivision and the four property owners would all have to approve the road width as it is. Kym Slagowski said that she thinks to solve the problem on the map would be to have the owners resurvey the area and have it re-recorded to reflect the correct width which would require an Amendment to the Subdivision. Chad Reed said that a problem in the future would be that if the property owners wanted to widen the road, it would have to be to County standards. There are other issues in the future, which include a turnaround for emergency services. These old roads that were established years ago have problems and many issues involved.

Carrie Poulsen and Chad Reed of Planning and Zoning brought up some other issues that they have been dealing with for Zoning. The first one was Aero Lake Subdivision which is east of the airport and Road Shed, and was approved as an R-R-2 Zone, which zone was never formally approved. In 2016, the Planning and Zoning sent letters to the people, and they were asked if there were good to go to R-R-1 Zone. The people said they were okay with it, but Mrs. Poulsen just wanted the Commission to know that it had been done. Chad Reed said the next issue was Planned Unit Developments or PUDs. Some were developed with specific set back requirements and other standards, but others have very little direction, and it is hard to know what to tell someone that wants to build on one of those lots. There is not a PUD Zone. We need to have a definition at the time of application. It was determined that some of this information must come from Attorney Niel Lund in order to change and identify what the lots are for clarification. It must also be discussed in a future Planning Commission Meeting after more research is done.

Carrie Poulsen asked the Commissioners if they had any questions on the Zoning map and there didn't seem to be any questions. Mrs. Poulsen also briefly mentioned the Blue Boat Barn, and it was originally zoned Commercial, but it was unclear which Commercial Zone. Its use fits the General Commercial Zone so that Zone was assigned. Carrie Poulsen asked that the Commission put the approval of the Digital Zoning Map on their next Commission Meeting agenda. Commissioner Asay thanked everyone for the hard work they had put into this project.

With no further business, Commissioner Asay adjourned the hearing at 7:35 pm.

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Jack Lytle/Excused

/s/ Brian Raymond

/s/Matt Tippets

/s/ Randy Asay