

**Minutes for the
Daggett County Planning & Zoning Special Work Meeting
January 6, 2016 at 5:30 PM**

Members Present: Woody Bair; Chair, Stew Leith; Vice Chair, Brian Raymond, and Carrie Poulsen

Members Absent: Al Ladeau and Chad Reed, both excused

Guest Present: Niel Lund; County Attorney

1. Woody Bair welcomed everybody and called the meeting to order at 5:35 PM.

2. Public Comments: 5 minutes if needed. No public comments.

3. Consideration & Discussion: Approval of minutes from December 2, 2015. Stew Leith motioned to approve the minutes from December 2, 2015 as written. Brian Raymond seconded, all in favor, motion passed.

5. Old Business/Follow up: Woody said that he and Carrie presented the new fee schedule to the County Commissioners a week ago and they did accept the new fee schedule since it has been so long since the fees have been updated. These fees will not go into effect until the ordinances are codified and it goes through the Ordinance procedure. Woody liked the article in the Newsletter and Carrie presented another article she had written. The board liked the letter with just a few changes and would like it on the next agenda with a final draft. The Planning & Zoning Bylaws were also presented to the County Commissioners and they made a motion to accept them. Woody asked what the next step was on accepting these bylaws. Niel said the P&Z board could make a motion to accept them but didn't think it was necessary. Niel asked if it said anything about being a resident in the unincorporated area or if you lived in the town if you could be on the County P&Z Board. Woody thought it said you have to live in the unincorporated area of the county. The reason for this is they would be creating rules that they are not bound by. But there is a question if they live in the town but own property in the county could they be on the board. The County Commissioners also formally removed Ryan Morgan as a Planning & Zoning Board member.

4. Consideration & Discussion: Review of Daggett County Ordinances, Start on 8-6A-2 Codes and Symbols.

Chapter 6: Zoning Districts

Article A. Multiple use, Agricultural and Rural Residential Districts

Section:

8-6A-2: Codes and Symbols: After discussion yes to inclusion of “dash,”-“. If a regulation applies in a given district, it is indicated in the appropriate column by a”.

8-6A-3: According to Chapter 14 of this title, it appears” solar structures” should be added to the table of uses as a permitted use in all zones per Ordinance 11-22. Yes this should be added as a permitted use in all zones. Discussion regarding Homeowners Associations allowing solar panels and they can restrict them.

The board moved onto the chart and for ease of review the chart is attached with the changes. Woody asked if the lines could be taken out on subsections so it is easier to read. Discussion on Conditional use for single family dwellings under MU80 and MU160 and why is it not a permitted use. Decided to leave as is for now. Under subsection Power Generation the C should not be there. Also under Power generation, small and large wind it should be all c for conditional use permit in all areas. There is not a definition of Power Generation and there needs to be one added. Brian and Carrie will work on a definition for power generation and see if it is a subsection or if the c’s need to be there or not. If so then Power generation as main heading and wind and solar as sub headings. No other questions on 8-6A-3. After discussion on signs decided to leave as is.

8-6A-4- Area, Width, Frontage, Yard, Height and Coverage Regulations:

No real changes other than the formatting change under the subsections. And at the top of the page it says 8-6A-3 and should say 8-6A-4. Under Accessory building may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings, otherwise they shall be set back at least 6 feet in the rear of the main building. Brian asked in these bigger agricultural and rural lots if there is a house set further back why can’t the garage be in front. Carrie said she found something about this that the Planning & Zoning board had worked on and voted on but was never passed by Ordinance. It had said that lots 5 acres or more that the garages could be in front. Carrie will bring this to the next work meeting and have it inserted into this codification.

Chapter 6: Zoning Districts

Article B. Residential and Multiple Residential Districts

Section:

8-6B-1: Purpose: Yes to the underlined of “The purposes of the residential and multiple residential districts are:

Brian suggested possible removing subsection A., Residential district R-1-40 and B. Residential district R-1-20. After discussion no change at this time to subsection A-F under section 8-6B-1. After discussion omit I. Multiple-residential district R-M-30. More research needs to be done on G. Multiple-residential district R-M-7 and H. Multiple-residential district R-M-15. R-M-15 has 3 issues; one is the 8,000 sq foot lot, the 55 foot height and the 2.5 stories in 55 feet. Possible change R-M-7 After discussion regarding power generation change use of minor wind energy system to conditional use in R-1-12, R-1-10, R-1-8,

R-1-6, R-M-7, R-M-15. Small and large wind energy system not allowed in an R-1 or R-M districts so change them all to dashes (-).

8-6B-2: Codes and symbols: no change

8-6B-3: According to Chapter 14 of this title, it appears "solar structures" should be added to the table of uses as a permitted use in all zones per Ordinance 11-22. Yes this should be added as a permitted use in all zones. Discussion regarding Homeowners Associations allowing solar panels and they can restrict them.

Chapter 6, Zoning Districts

Article C. Commercial and industrial districts

Section:

8-6C-1: Purpose: Yes to the inclusion of "The purposes of the commercial and industrial districts are:"

After discussion no change to subsection A-F under 8-6C-1. There is still a question if we need this many commercial zoning districts. More research needs to be done.

8-6B-2: Codes and symbols: no change

8-6B-3: According to Chapter 14 of this title, it appears "solar structures" should be added to the table of uses as a permitted use in all zones per Ordinance 11-22. Yes this should be added as a permitted use in all zones. Discussion regarding Homeowners Associations allowing solar panels and they can restrict them.

In the chart the following changes need to be made.

Agriculture: Change to conditional use under CH, CG and MD.

Hotel; motel: Change to permitted use under CS, CH, and CG.

Maybe change Recreational coach park to Recreational Vehicle Park. Will do more research.

Power Generation: Small and large wind energy system change to Conditional use under CN, CS, CH, CG, MD and MG.

Breweries: Change to conditional use under CS.

Rock Crusher: Change to conditional use under MD.

Sawmill: Change to conditional use under MD.

Signs: Change the word slashing to flashing.

Under Manufacture, curing, compounding, processing, packaging and treatment of the following: The subcategory of Food products should read Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat) Take the common out after fish.

Truck stop and service and service facilities change to P in CH and MD.

8-6C-4: Research needs to be done under height regulations and stories for CG, MD, and MG.

Ended on 8-6C-3 on Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: bone in the chart.

6. Items for next agenda: Next regular meeting is January 20, 2016 at 6:00 PM. Next work meeting is February 10, 2016 from 5:30 to 8:30. The regular meeting after that is February 17, 2016 at 6:00 PM. Meeting adjourned at 8:36 PM

8-6A-3

8-6A-3

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1/2	1	5	10
Accessory buildings and uses customarily incidental to permitted uses Suggest inclusion of <u>underlined</u> . Agree? Response: Yes <input checked="" type="checkbox"/> , No <input type="checkbox"/>	P	P	P	P	P	P	P	P	P
Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C
Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of construction work	C	C	C	C	C	C	C	C	C
Agriculture and forestry:									
Agriculture, except grazing and pasturing of animals	P	p	p	P	P	-	P	P	P



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8-6A-3

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	Multiple Use			Agricultural		Rural Residential				
	40	80	160	20	40	1	5	10	10	10
Agriculture, including grazing and pasturing of animals	P	P	P	P	P	P	P	P	P	P
Agriculture, business or industry	C	C	C	C	C	C	C	C	C	C
Animals and fowl for recreation or for family food production for the primary use of persons residing on premises	P	P	P	P	P	P	P	P	P	P
Nursery or greenhouse, wholesale or retail	C	C	C	C	C	C	C	C	C	C
The tilling of the soil, raising of crops, horticulture and gardening	P	P	P	P	P	P	P	P	P	P
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	P	P	P	P	P	P	P	P
Forestry, except forest industry	P	P	P	P	P	P	P	P	P	P
Forest industry, such as a saw mill, wood products plant, or others	C	C	C	-	-	-	-	-	-	-
Apiary	P	P	P	P	P	P	P	P	P	P

Daggett County

	Multiple Use			Agricultural		Rural Residential				
	40	80	160	20	40	1	5	10	15	40
Aviary	P	P	P	P	P	-	P	P	P	P
Cluster subdivision of single-family dwellings:										
Provided, that the residential density is not increased by more than 100 percent for the district	-	-	-	-	-	C	C	C	C	C
Provided, that the area, in acres, of the parcel is not less than	-	-	-	-	-	3	5	15	15	40
Dude ranch, family vacation ranch	C	C	C	C	C	-	-	-	-	C
Dwellings:										
Single-family	P	C	C	P	P	P	P	P	P	P
Two-family	C	C	C	P	P	-	P	P	P	P
Seasonal home or cabin	C	C	C	P	P	P	P	P	P	P
Farm or ranch housing	P	C	C	C	C	-	-	-	-	-
Home occupation	C	C	C	C	C	C	C	C	C	C
Household pets	P	P	P	P	P	P	P	P	P	P

	Multiple Use			Agricultural			Rural Residential				
	40	80	160	20	40	1/2 ^{ac}	1	5	10		
	Kennel	-	-	-	C	C	C	C	C	C	C
Mine, quarry, gravel pit, rock crusher, concrete hatching plant, or asphalt plant, oil wells, or steam wells	C	C	C	C	C	-	-	-	-	-	C
Power generation: We question why this use provides "C" when the following subuses are "P". Please advise. Response: <i>Power Generation Needs Defined.</i>	P	P	P	C	C	-	-	-	-	-	C
Minor wind energy system	P	P	P	P	P	P	P	P	P	P	P
Small wind energy system	P	P	P	P	P	P	P	P	P	P	P
Large wind energy system	P	P	P	P	P	P	P	P	P	P	P
Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which	C	C	C	C	C	-	-	-	-	-	C

DC Sub + Reading of Power Gen. + 1/2 ac + 1 ac + 5 ac + 10 ac

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1	5	10	
are owned or managed by the recreational facility to which it is accessory					40	10			
Public stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C	C	-	C	C	C
Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers; cemetery	C	C	C	C	C	-	C	C	C
Signs:									
1 identification sign, not to exceed 16 square feet in sign area	P	P	P	P	P	-	-	-	P
1 development sign, not to exceed 8 square feet in area	P	P	P	P	P	P	P	P	P
1 civic sign, not to exceed 16 square feet in sign area	P	P	P	P	P	-	-	C	C
1 real estate sign, not to exceed 8 square feet in area	P	P	P	P	P	P	P	P	P

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	20 1/2	1	5	10
1 residential sign, not to exceed 2 square feet in area	P	P	P	P	P	P	P	P	P

(Ord. 94-10, 1-19-1994; amd. Ord. 11-16, 6-28-2011)

8-6A-4: AREA, WIDTH, FRONTAGE, YARD, HEIGHT AND COVERAGE REGULATIONS:

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	V ₂	1	5	10
Area Regulations:									
The minimum lot area in acres for any main use in the districts regulated by this chapter shall be	40	80	160	20	40	1/2 2	1	5	10
Width Regulations:									
The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit	660	1320	1320	330	660	120	150	200	330

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8-6A-3

Find Sale
or more and
Front and
Back
side

	Multiple Use			Agricultural		Rural Residential			
	40	80	160	20	40	1	5	10	
developments or cluster subdivisions, shall be									
Frontage Regulations:									
The minimum frontage in feet for any lot in the districts regulated by this chapter on a public street or a private street approved by the governing body shall be	60	60	60	60	60	25	50	60	
Front Yard Regulations:									
The minimum depth in feet for the front yard for main buildings in districts regulated by this chapter shall be	60	60	60	60	60	30	60	60	
Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings, otherwise they shall be set back at least 6 feet in the rear of the main building	A	A	A	A	A	A	A	A	A
Rear Yard Regulations:									
The minimum depth in feet for the rear									