

**Minutes for The  
Daggett County Planning & Zoning Meeting  
June 14, 2017 6:00 PM**

**Members Present:** Woody Bair (chair), Allan Wood, Carrie Poulsen (secretary)

**Members Absent:** Brian Raymond, Hand Gutz, Chad Reed, John Weaver

**Guest Present:** Charles & Chris Forrester, Bob Niederer, Sara Niederer, Shane Niederer, Niel Lund (County Attorney)

1. **Welcome and call to order:** Mr. Bair welcomed everybody and called the meeting to order at 6:00 PM.
2. **Discussion and Consideration: Minutes from May 17, 2017.** Mr. Wood motioned to approve the minutes of May 17, 2017 as written. Mr. Bair seconded. All in favor, motion passed.
3. **Discussion and Consideration: Letter of Resignation from the Planning & Zoning board from Joe Jacobs.** Mr. Bair read the letter from Mr. Jacobs. Mr. Bair said to let the County Commission know about the letter and the vacancy on the board.
4. **Discussion and Consideration:** Volunteer application from John Weaver to be a full time member on the Planning and Zoning Board. Approved by the County Commission on June 6, 2017. Application accepted.
5. **Discussion and Consideration: Short term rental ordinance. Review the draft of the ordinance and conditional use application.** Mrs. Poulsen presented a staff report put together by Ogden, Utah regarding short term rentals and there was discussion. Discussion on how to limit short term rentals. After discussion the board decided to delete A-2 regarding limiting it to 10% of residential property. Also delete A-4 as it relates to the limit. The board feels that by limiting the zones it will help limit the number of short term rentals. Mr. Lund suggested changing the wording of A-3. It should read "The owner of a single family dwelling for which a short term rental permit shall not hold a permit to operate another short term rental unit within the Daggett County boundaries." After discussion I-6 should be re-worded. It should read "The short term residential rental unit shall meet all conditions of this ordinance and other applicable ordinances and laws. There shall be an initial inspection of the premises by the County Building Inspector and one follow up is necessary." After discussion regarding I-7 Mr. Lund will work with Mrs. Poulsen on wording it properly. Mr. Lund suggested asterisks next to items that are required when renewing the application. Mrs. Poulsen stated she added the safety inspection fee of \$202 per Matt Tate. Discussion regarding the application fees and what to charge. The board wants to charge \$250 for the application and \$202 for the inspection, not two separate fees like Dutch John. Remove the word addendum from the application. Public hearing set for July 16, 2017. Mr. Bair asked that Mrs. Poulsen have an updated copy with all the changes sent to the board next week. Mrs. Poulsen asked a question regarding the emergency contact and

how quick they needed to respond, H-1 and it says the property manager shall respond to complaints and concerns within an hour of any phone call or other notification. The board decided to leave this line item as written. Mr. Bair motioned to move the draft and application to a public hearing on July 16, 2017. Mr. Wood seconded. All in favor, motion passed.

6. **Discussion: Kent Schofield removal of old trailer from the property belonging to Bruce Schofield at 1341 E. Ylincheta Lane, Manila Utah 84046. He would like a letter recognizing that he complied with the stipulations in the violation notice.** Mr. Bair asked if anybody has gone out and examined the property. Mrs. Poulsen said the property owner showed her pictures of the property and the bigger trailer is gone and they have cleaned up the property and cleaned up the smaller older trailer. The board read the letter that Mrs. Poulsen had written. Mr. Lund said this was not necessary or needed but the property owner had requested it. Mr. Bair would like it added that this does not absolve him of any future violations. Mr. Bair motioned to make these changes to the letter, Mr. Wood seconded. All in favor, motion passed.
7. **Discussion: Ditches in Harpers Landing along Bear Paw Lane being filled in by owners to create driveways. James Olsen said this could become a problem. He said there was not suppose to be access to lots off of Bear Paw. Do not allow this in the future.** Mrs. Poulsen explained that Mr. Olsen, Daggett County Road Dept., came to her last week and said there was an agreement that there was never suppose to be access off of Bear Paw, lots were to be accessed from the secondary streets within the subdivision. Mrs. Poulsen was not aware of this. Mr. Olsen said the roads in Harpers Landing are county roads per the by-laws. This could potential be a hazard as the ditches are there to maintain flooding, culverts need to be put in if a property owner fills in a ditch. The board would like more information as to the intent of the ditch and specifically if culverts could be allowed along Bear Paw. The board would like to know where it says there is not to be any access off of Bear Paw. No further discussion.
8. **Public Lands Advisory Committee Report:** Mr. Bair asked the board if they have seen the email regarding the changes in the CRMP. The PLAC is asking if the Planning & Zoning board would like to hold another public hearing or meeting. Mr. Lund said the Planning & Zoning board did not need to hold another hearing but it would be appropriate for the board to review the documents with all the changes if the Commission request they do so. Mr. Bair suggested emailing the document to the board and ask them to review it and express any concerns or questions. The CRMP is not merged into the General Plan.
9. **Building Permit Report.** Mrs. Poulsen presented the board the reports. Discussion of the BOR trailer and it received a final and a home in The Pines subdivision being built. Mr. Bair asked if Delta Plan has received any final inspections. The 4 small cabins and the bigger 12 have a final but the fly shop and restaurant have not passed yet. Mrs. Poulsen asked the status of Hand in Hand and Mr. Bair stated he had heard the project has been abandoned. No further discussion.
10. **Correspondence.** Nothing new to report.
11. **Old Business/Follow up:**

**Taylor Flat Violations: BOA date set for Mr. Farriello.** Mr. Bair asked Mrs. Poulsen to send an email out to the board members asking them to attend. Mrs. Poulsen will send a packet to the Board of Adjustment of Mr. Farriello's file. Taylor Flat Discussion regarding travel trailers and

tough sheds. Mrs. Poulsen advised the board that another property owner has brought in tough shed and she has sent out a violation notice to them per Mr. Bair's instructions. Discussion on past violations notices sent out to some Taylor Flat property owners. Mr. Bair would like a review of the BOA meeting on the next agenda.

**GIS Zone Map: No Discussion**

**Can a conditional use permit be reviewed annually:** Mr. Lund said it depends on the Ordinance.

**Sign Charles Forrester's Conditional Use Permit:** Mr. Forrester stated that all the items that the board requested have been finished. He spoke with Travis regarding the garbage, put up a sign asking patrons to turn left and removed the honk for service sign. Mr. Bair signed the conditional use permit.

**12. Next Agenda Items and schedule next meeting.** Next meeting scheduled for July 19, 2017 at 6:00 PM. Mr. Lund said he would be able to attend. Mr. Lund said Sterling thought the county would be adopting Title 8 separate from the rest of the codification, more discussion regarding this. Mr. Bair asked for a follow up on this and see if P&Z had a public hearing regarding this or if it was necessary. Meeting adjourned at 7:21 PM.