

**Planning & Zoning Commission Meeting
County Administrative Offices, Duchesne, Utah
November 6, 2019 - 5:00 p.m.**

In Attendance were:

Brad Wells, Planning Commission, Chairman
Kathy Giles, Planning Commission
Ken Richens, Planning Commission
Connie Sweat, Planning Commission
Mike Hyde, Community Development Administrator
CoraLee Sanchez, Planning Secretary

Visitors:

Jeff Henderson, Public Lands Use Committee-Oil and Gas Industry
Ken Ludwig, Public Lands Use Committee-Forestry
Ryan Lindstrom
Greg Todd, County Commissioner
Brett Stewart
Shannon Bushman
Jason Blackenagle, Sunrise Engineering

Chairman Wells opened the meeting at 5:00 pm and read the rules of order. He asked if any of the Planning Commission Members had any ex-parte contacts or conflicts of interest associated with any item on the agenda. There were none, so the meeting proceeded.

NEW BUSINESS:

**A. Joint meeting with the Public Lands Committee to review the draft
Duchesne County Trails Master Plan, presented by Sunrise Engineering.**

(Note: A quorum of the Public Land Use Committee was not present).

Mr. Hyde welcomed everyone to the meeting and introduced Jason Blankenagle from Sunrise Engineering with an updated presentation regarding the County Trails Master Plan.

Jason stated these committees met in July to discuss the goals and process. Today we are approximately 90% finished with the draft which includes public participation, public hearings with Forest Service, BLM, SITLA and many private property owners. Moving forward Jason indicated the final goal would include an evaluation and prioritization process for small urban trails, non urban trails and UDOT trails. The final draft should be ready for review by the first part of 2020. After the presentation was finished there were a few comments and questions from both the committees and the audience.

Jason thanked everybody for their participation and is looking forward to the completion and review of the final draft. The two members of the Public Lands Committee were excused.

Public Hearings

A. Recommendation to the County Commissioners regarding proposed amendments to the plat of the Cedar Mountain #6 subdivision requested by the Duchesne County Public Works Department.

Chairman Wells opened the Public Hearing and called for the staff report.

Mr. Hyde stated Duchesne County recently purchased Lots 55 and 56 of the Cedar Mountain #6 Subdivision located on the south side of Highway 40, east of Fruitland. The County Public Works Department intends to install a salt shed and to serve the road maintenance needs of the western sections of the County from this location. The subdivision, which was approved in 1980, contains some road rights of way that cut through the two lots. The proposed plat amendment would relocate this road to the east boundary of the county lands. The plat amendment also includes the establishment of a new waterline easement across Lot 54 to enable Fruitland Water service to be extended to the County property.

FINDINGS OF FACT:

- A. None of the subdivision lot lines or lot sizes are being amended by this proposal.
- B. The access road connecting Highway 40 and 6560 South would be relocated from Lot 55 to the east side of Lot 56. This road is being upgraded from the previous unimproved road, which will enhance access to lots in the vicinity. The location of road rights of way outside of the boundaries of the County lots is not changed.
- C. The proposal requires the owner of Lot 54, who is being asked to dedicate a new water line easement across the west portion of that lot to serve the County facility, to sign the amended plat survey. If that owner is unwilling, the proposal will need to be amended.
- D. The proposal requires written approval of the owners of Lot 59 for the new road right of way extending from the SE corner of the county lands to 6560 South. If those owners are unwilling, the proposal will need to be amended.
- E. Section 17-27a-609.5 of the Utah Code requires, when vacating public rights of way in an approved plat, that notice of a public hearing be given to owners within 300 feet of the right of way to be vacated. Such notice was mailed on October 17, 2019.

F. Section 17-27a-609.5 of the Utah Code requires, when vacating public rights of way in an approved plat, that findings be made that good cause exists for the vacation and that the public interest of any person will not be materially injured by the proposed vacation. In this case, there is good cause for the vacation and realignment of the subject road right of way as it currently cuts diagonally through the County parcel. By relocating and upgrading this road access, the public interest standard will be met.

Mr. Hyde's recommendation is that the Planning Commission recommend to the County Commission the adoption of the Findings of Fact and Conclusions set forth in this report and approval of the amended plat of the Cedar Mountain #6 Subdivision.

Mr. Hyde stated the Commissioner's hearing will be on November 18, 2019 and asked if there were any questions of the staff report.

Commissioner Wells asked if the owner of lot 54 is willing to sign the easement. Mr. Hyde stated Commissioner Miles has had discussion with the owner about some extended road improvements and thinks everything will be good.

Commissioner Todd commented the new road will be an added bonus for the property owners.

Commissioner Sweat asked what happens if the owner of lot 54 doesn't want to sign. Mr. Hyde stated we will have to reroute to lots 47 and 48 or following the existing rights of way.

Chairman Wells asked if there were any other questions or comments. There were none and, with no one to speak in opposition, the hearing was closed.

Commissioner Richens motioned to recommend to the County Commission the adoption of the Findings of Fact and Conclusions set forth in this report and approval of the amended plat of the Cedar Mountain #6 Subdivision. Commissioner Sweat seconded the motion and it passed unanimously.

B. Recommendation to the County Commissioners regarding proposed Resolution #19-10; amending the general plan sections regarding affordable housing and the transportation plan.

Chairman Wells opened the public hearing and called for the staff report.

Mr. Hyde stated the 2019 Utah Legislature passed Senate Bill 34 in an attempt to make more moderate income housing available in the state. While housing in Duchesne County is very affordable compared to urban areas and recreation meccas in the state, the County still needs to amend the Housing Element of the General Plan to meet the requirements of SB 34, which were codified in Section 17-27a-403 of the Utah Code.

Mr. Hyde reviewed the plan amendments in Resolution #19-10 and asked the commission if they had any questions. There were none. As there was no one present to speak to this item the hearing was closed.

Commissioner Giles motioned to recommend to the County Commissioners approval of proposed Resolution #19-10; amending the general plan sections regarding affordable housing and the transportation plan. Commissioner Richens seconded the motion and it passed unanimously.

Minutes: Approval of October 2, 2019 minutes:

Commissioner Richens moved to approve the minutes of October 2, 2019. Commissioner Giles seconded the motion and it passed unanimously.

Commission Comments and Staff Information Items:

Mr. Hyde stated the next Planning Commission meeting will be December 4, 2019. We have an application from Duchesne County for the purposes of relocating an access road off the Bluebell highway and a potential junk yard in the area west of Roosevelt. Mr. Hyde also indicated that the December meeting will be Commissioner Giles last meeting as she will have successfully served two terms and that Commissioner Richens has offered to serve another term, thru 2023.

Adjournment:

Meeting adjourned at 6:30p.m.