

P&Z hearing 11-21-24

Emery Meeting minutes 11-21-24 7:00

65 e Center St. Emery Ut 84522

Subdivision Ordinance

Discussion on the Ordinance

The meeting began with introductions, and the purpose was clarified as discussing the adoption of a new subdivision policy developed by the Hanson Group. There was an initial discussion regarding the provision in the policy that allows only one meeting for individuals to raise complaints regarding subdivision developments. It was highlighted that the complaint process limits individual complaints to a single meeting unless a more serious concern regarding adherence to established criteria was presented.

Several attendees expressed concerns about potential limitations this imposed on town residents. One message relayed was that a previous caller believed that residents should have at least two opportunities to address grievances. However, another point of view emphasized that the criteria for developing subdivisions—specifically regarding building codes and expectations—were well defined, reducing the need for multiple complaint opportunities. The content discussed reinforced that meeting regulations were principally concerned with ensuring construction followed safety codes to safeguard neighbors, not purely aesthetic concerns.

Further discussion revolved around the need for developments to adhere to zoning standards, especially considerations for sewer, water hookups, and correct parcel division. Emphasis was placed on permanent construction requirements to prevent temporary or unauthorized structures like RVs being used as permanent residences.

Specific Aspects Discussed

Public Input

Issues with Existing Setups

An anecdote was shared about a semi-permanent structure connected to utilities without a corresponding plan to build, apparently bypassing town regulations. It recommended an updated procedure to prevent such occurrences in the future, ensuring consistency of regulation.

Vote to Approve

Motion to Approve Ordinance

The meeting transitioned into motion regarding the new subdivision ordinance. The speaker put forward:

"I make a motion that we approve and accept the planning and zoning policy that was written for us by [the Hanson Group]."

The motion was seconded, and the floor was opened for an official vote.

After the discussions, the attendees reached a consensus to adopt the new subdivision ordinance. The updated policies were officially included in Emery town's ordinance as a permanent status, following unanimous agreement.

Motion to Adjourn

To conclude:

"I propose we adjourn the meeting."

A second endorsement followed suit, depicting conclusive agreement between all participants, successfully closing this proceeding.