

CHAPTER 4

PLANNING COMMISSION

SECTION:

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8-4-1: APPOINTMENT, TERM, REMOVAL:

The planning commission shall consist of five (5) members. Members shall be appointed by the county commission from the residents of the county. Planning commission members shall be appointed to serve for a period of three (3) years. Each member of the planning commission shall serve until the expiration of the term for which he is appointed, and until his successor is appointed and qualified. Any vacancy occurring during the term of any member of the planning commission by reason of death, resignation, removal or disqualification shall be promptly filled by appointment of the county commission for the unexpired portion of the term. Any member may be removed for cause by the county commission upon written charges, and after a public hearing, if such hearing is requested. Two (2) alternate members shall be appointed by the county commission to serve on the planning commission for a three (3) year term, and shall be authorized to vote on all matters when the alternate member is needed to create a full quorum of three (3) members.

8-4-2: ORGANIZATION, MEETINGS, RECORDS:

The planning commission shall organize and elect a chairperson and vice chairperson, and may adopt rules and regulations in accordance with the provisions of this title. The chairperson, when in attendance, shall preside at all meetings of the commission and shall be a voting member. A quorum of the planning commission shall consist of three (3) or more members. Meetings of the commission shall be at the call of the chairperson, and at such other times as the commission may determine. All meetings of the planning commission, except executive sessions wherein no binding decisions can be made, shall be open to the public. The planning commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such facts, all of which shall be filed in the office of the commission and shall

be a public record.

8-4-3: MEMBERS SERVE WITHOUT COMPENSATION:

Members of the planning commission shall serve without compensation, except that they may be reimbursed for reasonable expenses incurred with the approval of the county commission. The secretary may be paid as approved by the county commission.

8-4-4: CONTRACTS AND EMPLOYMENT:

The county commission may appoint such employees and staff as it may deem necessary for the work of the planning commission, and may contract with planners and other consultants for such services as it requires, provided the expenditures of the planning commission shall not be in excess of such sums as may be appropriated by the county commission, and/or placed at the disposal of the commission through gift or otherwise.

8-4-5: POWERS, DUTIES AND RESPONSIBILITIES:

A. Reports And Recommendations: The planning commission may make reports and recommendations relating to the plan and development of the county to county officials and agencies, other organizations and citizens. It may recommend to the county commission programs for public improvements and the financing thereof.

B. Entrance Upon Land: The planning commission, its members and employees, in the performance of its functions, may enter upon any land at reasonable times to make examinations and surveys and place and maintain necessary monuments and marks thereon.

C. Generally: In general, the commission shall have such powers as may be necessary to enable it to perform its functions and promote county planning.

D. Zoning Plan: The planning commission, through its own initiative or by order of the county commission, shall make and certify to the county commission a zoning plan, including both the full texts of the zoning ordinance and maps, and any amendments thereto, representing the commission's recommendations for zoning the unincorporated county into districts or zones of such number, shape and area as it may determine.

E. Master Plan:

1. Prepare; Adopt: It shall be the function and duty of the planning commission, after holding public hearings, to make and adopt and certify to the county commission a master plan for the physical development of the county. The master plan, with the accompanying maps, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and may include, among other things, the general location and extent of streets. The planning commission, after holding a public hearing thereon, may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail.

2. Master Plan To Act As Guide For Development: Whenever the county commission shall have adopted a master plan for the unincorporated area of the county, all land use decisions should, where practical, conform to the adopted master plan. The master plan should be reviewed and updated from time to time to reflect new circumstances.

F. Adoption Of Master Street Plan: The planning commission shall adopt and maintain a master street plan for the county in conformance with, and as a part of, the comprehensive general plan. The master street plan shall contain the proposed location of all arterial and collector streets and such other principal streets as the commission may deem appropriate. Upon adoption of a master street plan by the planning commission, the plan shall be submitted to and recommended to the county commission for adoption as the official master street plan.

G. Approval And Recording Of Subdivision Plats: No plat of a subdivision of land lying within the county shall be filed or recorded in the county recorder's office until it shall have been submitted to and approved by the commission and county, and such approval entered in writing on the plat by the chairperson of the planning commission and county commission, and no county recorder shall file or record a plat of a subdivision without such approval, and any recording of a plat of a subdivision without such approval shall be void. In exercising the powers granted to it, the planning commission shall prepare regulations governing the subdivision of land within the county. A public meeting thereon shall be held by the county commission, after which the county commission may adopt the regulations for the county.

H. Other Powers And Duties: The planning commission shall have such other powers and functions and shall perform such duties as are prescribed by Utah Code Annotated title 17, chapter 27a, as amended, and such other powers and duties as may be prescribed by law.