

Sevier County Planning & Zoning Commission
January 13, 2016

Minutes of the Sevier County Planning Commission meeting held on the thirteenth day of January 2016 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Kelly Alvey, Ralph Brown, Mike Miles, Caryl Christensen, and Brenda Malmgren.

Lisa Robins and John Worley were excused.

Others present included: Zoning Administrator Larry Hanson, Deputy Clerk/Auditor Barbara Crowther, and others listed on the attached roll.

Caryl Christensen opened the meeting as acting Chairman, and opened the floor for nominations for the 2016 Chairman. Ralph Brown moved to appoint Mike Miles as Chairman and John Worley as Vice Chair by acclamation, second Caryl Christensen, unanimous.

Minutes tabled, no quorum of those in attendance:

Minutes for the July 8th, October 14th, and November 10th Planning Commission meetings were tabled as there was not a quorum of those present who had attended those meetings.

Zoning Administrator Update:

Zoning Administrator Hanson gave an update on the solar power project, noting that the project will most likely move forward next year as the company has made other arrangements with Utah Power and Light. He then said that Mr. King, who has applied for the King Subdivision, may not be present at the meeting.

King Minor subdivision approved:

The Planning Commission then considered the application of Skyler King for King Subdivision, a minor subdivision. Zoning Administrator Hanson said that most of the paperwork shows a two-lot subdivision, but it is only a one lot subdivision with a remainder piece because they only had enough water for one lot. Discussion followed concerning whether there is a need to re-submit the application and show only one lot, that some of the documents state it is a two-lot subdivision, the current zone of A5 for the subdivision, that the water rights are in motion but not yet approved, that final approval cannot be given until the water rights are approved, and the location of the proposed subdivision. Mike Miles said there are a few technical items he is concerned with, such as what geological fault really means, and whether that refers to flooding or earthquakes, etc. Mr. Miles gave an example of an earthquake in California where a county did not have the proper definitions for geological fault or hazard, and they had been required to pay for the property damage from the earthquake. He asked that the definition be checked and made clear. Skyler King joined the meeting. After discussion, Ralph Brown moved to approve the King Subdivision, a one lot subdivision and recommend it to the County Commission, second Kelly Alvey, unanimous. All voted aye. Chairman Miles reminded Mr. King that the water would need to be approved prior to approval of the subdivision by the County Commission.

There being no further business to come before the Board, meeting adjourned at 6:25 p.m.