

Sevier County Planning & Zoning Commission

April 12, 2017

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of April 2017 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Lisa Robins, Mike Miles, John Worley, Troy Mills, Caryl Christensen, Garyn Mickelson and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building Department Secretary Mistee Robbins, and others as listed on the roll.

Planning Commission Business:

Building Official/Zoning Administrator Jason Mackelprang updated the Planning Commission on items that are upcoming, noting there were lots of things going on.

Minutes of January 11th Planning Commission Meeting approved:

Minutes of the January 11th Planning Commission meeting were approved on a motion by Caryl Christensen, second John Worley, unanimous.

Update from John Chartier on Non-public Water Rule:

John Chartier, Central Utah Public Health Department, met with the Planning Commission to review the proposed non-public water rules. Discussion followed concerning design standards on wells with less than seven connections, shared well agreements, what is listed in the county ordinance, the possibility of adding to the ordinance criteria for meeting fire suppression needs, possible exceptions to the rule, how this could affect subdivisions with smaller lots trying to meet setback requirements, costs involved with wells, and how those costs are broken down. The Planning Commission requested the proposed requirements be reviewed by the County Attorney. After discussion, Caryl Christensen moved to accept the water plan as explained, second John Worley, unanimous.

Robinson Minor Subdivision approved:

Steve Robinson and Ryan Savage met with the Planning Commission concerning the Robinson Subdivision, a minor subdivision in the Burrville area. Mr. Savage recused himself from voting as he was representing the Robinson's with their request. Discussion followed concerning the size of the one lot subdivision, that the application appears to be in order, and whether or not there would need to be any accommodations because of the canal. Mr. Savage noted that Kurt Forbush, Division of Water Rights, had approved the plans for the canal. After discussion, John Worley moved to approve the Robinson Subdivision, a minor subdivision, and recommend it to the County Commission, second Caryl Christensen. All ayes with Ryan Savage abstaining. Motion passed.

Nielson Minor Subdivision approved:

Kade and Trista Nielson met with the Planning Commission concerning their request for the Nielson Minor Subdivision, near Central Valley. Ms. Nielson said they are planning to build a home on the 5.25 acre subdivision. Discussion followed concerning the dairy next door to the proposed residence, that the well permit has been approved but not signed yet, the location of the waste ditch in relation to the home, where the wastewater is going, that there is a canal across the street from the proposed dwelling, and the location of the dwelling in relation to the roadway. After discussion, Troy Mills moved to approve the Nielson Minor Subdivision and recommend its approval to the County Commission, second John Worley. All ayes with Ryan Savage abstaining. Motion passed.

Baxter Minor Subdivision approved:

John and Susan Baxter met with the Planning Commission concerning the Baxter Minor Subdivision in the Central Valley area. Discussion followed concerning the location of this subdivision, that there are no shared wells, the plan for wastewater, the size of the culverts they plan to use, access to the property, the encroachment permit approved by the road department, that they plan to have two driveways to the properties, and that they may culvert everything in front of the home. After discussion, Lisa Robins moved to approve the Baxter Minor Subdivision and recommend its approval to the County Commission, second Troy Mills. All ayes with Ryan Savage abstaining. Motion passed.

Pieper Subdivision approved:

Karl Pieper met with the Planning Commission concerning the Pieper Subdivision, a minor subdivision in the Monroe area. Mr. Pieper said this will be a two-lot subdivision, one lot for a home with the other lot remaining in pasture. Discussion followed concerning ownership of both parcels, location of the property, access to the home and ensuring that a fire truck would be able to turn around, placement of the corrals, that culinary water would be provided by Monroe City, and that an encroachment permit would be required before a building permit is approved. Ryan Savage noted that their property description does not close, and will need to be amended. Further discussion followed concerning water flow to the home, the current fence line, landscaping in the area, whether or not the property could be split again the future, that Monroe City culinary water would only be available to the lot with the home, and the need for septic information. After discussion, Troy Mills moved to approve the Pieper Subdivision, a minor subdivision, with the conditions that the plat is amended to show the acreage, placement of the home, placement of the septic, roadway information, that the property description fixed, and recommend its approval to the County Commission, second John Worley, unanimous.

Resource Management Plan recommended for approval to County Commission:

The Planning Commission then reviewed the General Plan Amendment, the Resource Management Plan. Discussion followed concerning what the Resource Management Plan is, the steps involved in its development and approval, who could amend the plan at a later date, when the plan needs to be in place, and whether or not the Planning Commission was ready to make a decision at this time. After discussion, Caryl Christensen moved to approve the General Plan Amendment, the Resource Management Plan, and recommend it for approval to the County Commission, second Troy Mills. All ayes with Ryan Savage abstaining.

There being no further business, meeting adjourned at 7:15 p.m.