

Sevier County Planning & Zoning Commission
October 12, 2016

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of October 2016 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Lisa Robins, Ralph Brown, and Mike Miles. Brenda Malmgren joined by telephone. Others attending included: County Commissioner Gordon Topham, County Commissioner Garth 'Tooter' Ogden, Building Official/Zoning Administrator Jason Mackelprang, Deputy Clerk/Auditor Barbara Crowther, and others as listed on the roll.

Caryl Christensen, John Worley, and Kelly Alvey were excused.

Planning Commission Business:

Building Official/Zoning Administrator Jason Mackelprang updated the Planning Commission on items that are upcoming, including some minor subdivisions. Malcolm Nash reviewed the Planned Unit Development for the solar project, and said that the power plant will not move forward until there is a demand for the power it would produce.

Minutes to be considered a next meeting:

Minutes of the September 14th Planning Commission were not approved because there was not a quorum at that time.

Fierce Firearms minor subdivision and shooting range approved:

John Mogle met with the Planning Commission concerning his request for both a minor subdivision, and a conditional use permit for a shooting range. Mr. Mogle reviewed his proposal, noting that he currently has a business on main street in Gunnison selling guns to sporting good stores, and special orders for guns. He is requesting the subdivision to be able to build a larger warehouse for the business, and would like a Conditional Use Permit for a shooting range so that they can test the guns. Mr. Mogle said he has 10 employees now, and may add more in the future. Discussion followed concerning the location of the property, the current zone of the property, the planned well for water, a bid for three phase power, and the plans for the septic system. After review and discussion, Lisa Robins moved to approve the Fierce Firearms minor subdivision and recommend its approval to the County Commission, second Ralph Brown, unanimous. In consideration of the Conditional Use Permit, Ralph Brown moved to approve the Conditional Use Permit for a shooting range, second Brenda Malmgren, unanimous.

The regular meeting ended at 6:25 p.m.

Worksession:

The Planning Commission then held a work session to discuss requirements for the Resource Management Plan required by the State regarding public lands, our resources and the use of those resources. Mr. Nash said that the Resource Management Plan would be considered an addendum to our general plan, and the County has hired a firm to assist in writing both the Resource Management Plan and the General Plan. Mike Miles asked what type of deadline was required on the RMP, and Commissioner Topham indicated it would need to be done by May of 2017.

The Planning Commission met with John Chartier of the Health Department concerning shared wells, and the plans in place to address that issue.