

**Sevier County Planning & Zoning Commission**  
**January 9, 2019**

Minutes of the Sevier County Planning Commission meeting held on the ninth day of January, 2019 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Ryan Savage, John Worley, Caryl Christensen, Troy Mills, and Garyn Mickelsen.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building and Zoning Secretary Mistee Robbins, and others as listed on the roll.

Lisa Robins and Blake Zobell were excused.

**Minutes of the December 12<sup>th</sup> Planning Commission Approved:**

Minutes of the December 12<sup>th</sup> Planning Commission meeting were reviewed and approved with one minor correction, on a motion made by Planning Commission Vice Chairman John Worley, second, Troy Mills, unanimous.

**Zoning Administrator update:**

Building Official/Zoning Administrator Jason Mackelprang stated that the county building and zoning department are staying busy, stating that it already looks like this new year will be as busy for the Planning Commission as last year. Mr. Mackelprang stated that the county fence ordinance has been put on hold for now. Troy Mills commented on the strides being made in the Elsinore Addition, that it looks nice and that there has been a lot of work put into it.

**Planning Commission Business:**

Current Planning Commission Chairman Ryan Savage stated that with the new year a new Chairman and Vice Chairman needed to be elected. Caryl Christensen stated that she would like to see Ryan Savage reinstated as Chairman and John Worley to be reinstated as Vice Chairman. Ryan Savage stated that he is fine with that as long as the Planning Commission knows that he will have to excuse himself from the quorum on certain projects that he would be working for. Caryl Christensen made a motion to approve Ryan Savage as Chairman of the Planning Commission along with John Worley as Vice Chairman, second, Garyn Mickelsen, unanimous.

**Minor Subdivision Application Tabled for Gordon Bell-Bell Family Subdivision:**

The Planning Commission considered a three lot minor subdivision for Gordon Bell located at approximately Daniels Canyon Road, Koosharem, however, Mr. Bell was not in attendance at the meeting, therefore the Planning Commission could only review the packet that was provided to them regarding the minor subdivision. Chairman Ryan Savage had questions regarding water. Building/Zoning Administrator Jason Mackelprang stated that this could possibly be a dry subdivision, meaning Mr. Bell could haul water to the lots. Caryl Christensen questioned if Mr. Bell could maintain a water tank for fire protection. Troy Mills stated that they would not meet the criteria if hauling water. Mr. Mackelprang commented that Mr. Bell does understand that services are not provided. Chairman Ryan Savage questioned the lot sizes of three one acre lots, questioning if they would be big enough for both a septic and a well, stating if the lots are dry, and they are hauling water, that would make a difference. Chairman Savage stated that his questions are on the septic and water. Vice Chairman John Worley stated that maybe Gordon Bell is not planning on a well, however, Mr. Bell needs to answer that question. Garyn

Mickelsen questioned if the septic tanks are in. Chairman Savage stated that the paperwork shows the approval from the Health Department and that there has been perk tests. However, they do not know if the septic tanks are actually in. Caryl Christensen made a motion to table the minor subdivision until Mr. Bell can be in attendance to answer questions. Second, Troy Mills, unanimous.

**Planned Unit Development Preliminary Review Approved for Danny Levie-RV Park:**

The Planning Commission then considered a planned unit development preliminary review for a RV park for Danny Levie located at 1430 South Hwy 89, Sevier. At this time, Chairman Ryan Savage excused himself from the quorum to represent Mr. Levie. Vice Chairman John Worley took over. Mr. Savage explained to the Planning Commission that this is the preliminary step in the planned unit development process. Mr. Savage stated that the concept review was approved in November's meeting. He continued by stating that Mr. Levie sent letters to all of the contiguous property owners and that he has his letter from Rocky Mountain Power. Mr. Savage explained to the Planning Commission that the Cove Special Service District is in the process of updating their water tank and cannot provide a letter of water approval at this time, however, once updated Mr. Levie was told he would get his approval for water. Mr. Savage stated that they could possibly move the water underground and do a well system and hook up to that, stating that Mr. Levie met with the State and that he has enough water shares available if Cove Special Service District does not provide the water. Caryl Christensen inquired about the water being surface or underground from Cove Special Service District, in which Mr. Levie replied, surface. Troy Mills had a concern about the quality of water and if it would be tested if having a well. Caryl Christensen stated her concern about the water, stating the water would need to meet all State requirements and standards, in which Mr. Savage stated that the water is transferable. Caryl Christensen would like a letter showing it is transferable. Troy Mills stated that if he is reading the paperwork correctly, the road widths are acceptable. Mr. Savage stated that the road is up to the standard and the access road is a county road. Troy Mills stated that he wants to make sure that emergency vehicles can get in and out, without having to back out. Mr. Levie stated the road is very wide. Troy Mills inquired about the driving surface in which Mr. Savage stated it is gravel and that you can see the road at the top of the hill. Caryl Christensen inquired if Danny Levie has water shares in which Mr. Levie replied, yes. Stating that the Cove Special Service District is a public water system company that you can buy from, also stating that he buys through the meter. It is a meter system. Troy Mills made the motion to approve the preliminary review with the condition that the water supply for the property get worked out, second, Caryl Christensen, unanimous.

Building/Zoning Administrator Jason Mackelprang stated that the next step in the PUD process is to set a public hearing. Vice Chairman John Worley made a motion to set the public hearing for Wednesday, February 13, 2019 at 6:15 p.m., second, Troy Mills, unanimous.

There being no further business, Caryl Christensen made a motion to close the meeting, second, Troy Mills, unanimous.

Meeting adjourned at 6:26 p.m.