

**Sevier County Planning & Zoning Commission**  
**February 21, 2018**

Minutes of the Sevier County Planning Commission meeting held on the twenty-first day of February 2018 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 Lisa Robins. Others attending included: County Commissioner Garth ‘Tooter’ Ogden, County Economic Developer Malcolm Nash, Building and Zoning Secretary Mistee Robbins, and others as listed on the roll.

Building Official/Zoning Administrator Jason Mackelprang, Garyn Mickelsen and Blake Zobell were excused.

**Minutes of the January 10<sup>th</sup> Planning Commission Approved:**

Minutes of the January 10<sup>th</sup> Planning Commission meeting were reviewed. Troy Mills moved to approve the minutes of January 10<sup>th</sup>, with some changes to the verbiage. Second, John Worley, unanimous.

**Zoning Administrator update:**

Building Official/Zoning Administrator Jason Mackelprang was excused due to attending a conference. County Economic Developer Malcolm Nash represented. Mr. Nash explained to the Planning Commission that due a misunderstanding, Epic Engineering will not be attending the meeting, rather we will need to hold a special work session with Epic Engineering and the Planning Commission prior to our next Planning meeting March 14<sup>th</sup>. Ryan Savage stated that they will need to get back to him regarding a date and time.

**Conditional Use Permit Approved for Harward and Rees Sand Gravel Operation:**

The Planning Commission then considered a Conditional Use Permit for Harward and Rees for a sand gravel operation to be located on Interchange Road, Sigurd. Ryan Rees presented his idea for the sand gravel operation. Sigurd Town Mayor Kelly Alvey along with some concerned residents of Sigurd Town also attended the meeting. Ryan Rees stated that the property they are looking to purchase is in a real estate agreement right now, that the purchase would depend on the approval from the Planning Commission. Mayor Alvey and the town residents were able to express their concerns on the location of the sand gravel operation. Mayor Alvey expressed that the town’s water lines are on that property and they are concerned about damage to the lines. Mayor Alvey stated that he and the town are in full support of the sand gravel operation, but with conditions being “if you break it you fix it.” Mr. Rees assured Mayor Alvey and the town members that were present that they would make sure the water lines and pipes are taken care of. Mr. Rees suggested an idea of building a concrete bridge over the lines/pipes and that the town would have full access to their lines. Ryan Savage then inquired about the access to the property. Mr. Rees explained that he has spoken with UDOT regarding the access and that UDOT provided deeds for the access. Ryan Savage stated he would like a copy of that agreement. Caryl Christensen then inquired about establishing the road. Mr. Rees then stated that they have a road to use, it is along the fence line, however that is where the water line is. He stated the town will have access to the water line. Caryl Christensen then asked for Mr. Rees to show her on the map the plan of the roadway. At this time, Mr. Rees approached the Planning Commission along with Mayor Alvey and the town residents that were present and showed them the map of the roadway, the access and the water pipes. Mayor Alvey stated one of their concerns is the pipes being driven over by gravel trucks. Mr. Rees then stated that he understands the concerns of Mayor Alvey and the Sigurd Town residents. He suggested that he could identify the pipes with stakes on both sides, maybe with fiberglass on right of way after being surveyed. Mr. Rees commented that this sand gravel operation is mainly for their own use and

not for sell to the public. As of this time. Lisa Robins inquired if there is anything else on this property right now. There is nothing on that property. John Worley motioned to approve the sand gravel operation with the conditions that an engineered, cement bridge be built over the water line, that there be pipe markers and that the easements be located and marked. Second, Caryl Christensen, unanimous.

**Fullmer Farms Minor Subdivision Approved:**

Ryan Savage then excused himself from this minor subdivision as he is representing Chris Fullmer of Fullmer Farms Minor Subdivision. Caryl Christensen stated her concern on one well for three lots. Mr. Savage then stated that the water is still in process with Delta. At this time Delta has not signed on the water, however, Mr. Savage said they will be. Mr. Savage does understand one well per lot, stating Delta and the attorneys are working it out. John Worley suggested that the water be a stipulation on the approval of the minor subdivision until it has been approved by Delta. Caryl Christensen suggested making the other two lots void until the wells are approved. Caryl Christensen inquired about the access to each lot. Mr. Savage then stated that he has spoke with County Road Superintendent Bob Watts about putting in an asphalt driveway, stating Bob Watts has agreed to that. Caryl Christensen would like that in writing. There were questions on lot #3 of this minor subdivision and the roadway to that particular lot. Mr. Savage stated that Bob Watts does have concerns about emergency services being able to locate that lot. After discussion from the Planning Commission on the location of lot #3, Mr. Savage stated he would speak with Chris Fullmer on changing the location of that lot. Mr. Savage stated that the three lot subdivision is for Chris Fullmer and his family, however it does make more sense to relocate that lot, if possible and if Chris Fullmer agrees to it, for emergency services and for the driveway. Troy Mills stated that it is important the fire department and other emergency services have an address for lot #3 and that the location of that lot be relocated. Caryl Christensen then inquired on how to handle the lot situation, with John Worley stating that the subdivision be approved with stipulations. Troy Mills made a motion to accept the minor subdivision with an increase to the frontage on lot #3 or stipulate reasonable distance on lot #3, stating the distance from the road creates a problem. Caryl Christensen stated this would make it simple for the County. John Worley stated a stipulation be made to have one well per lot. Troy Mills made an amended motion to approve the minor subdivision with the stipulations as stated: a letter from the County on the road, one well per lot and frontage on lot #3. Second, Caryl Christensen, unanimous.

**Conditional Use Permit Approved for Red Hills BMX Race Track:**

The Planning Commission then considered a Conditional Use Permit for Red Hills BMX Race Track, located at 1361 North Main Street, Richfield. Jason Christensen and Jacy McConnell represented. Mr. Christensen explained to the Planning Commission that this is a non-profit organization, that they receive many donations. Mr. Christensen stated that money is tight. He went on to say that the races run one night a week, after work and school and that the races do not go past 10:00 p.m. Caryl Christensen stated that her concern is the parking lot. Mr. Christensen stated that Gayle Eyre of Gayle's Chevron has given permission for them to use his lot for an entrance. Troy Mills stated the entrance should be 20' wide minimum for emergency departments. Mr. Christensen then stated there is a cement culvert behind Arby's and it was then suggested that Mr. Christensen widen the culvert, possibly putting steel plates over irrigation canal as well. Caryl Christensen then suggested Mr. Christensen get permission from Jeff Ogden who is the owner of that irrigation, to drive over that. Caryl Christensen then inquired why this particular piece of property has not been annexed into Richfield City being this property is surrounded by the City. Commissioner Ogden stated the County wants this property, it is of value. Commissioner Ogden also stated that BMX has a lease agreement with the County. There was a lot of concern on the parking. Jason Christensen then approached the Planning Commission with a map of the parking lot to explain how the parking would work. Caryl Christensen then inquired if they would be using the service road,

Mr. Christensen stated no. Caryl Christensen inquired if they could get donations to gravel the road and parking lot and to have it cleaned. Mr. Christensen stated he will speak with Hawley Rock Products on possibly a donation for the gravel and cleaning the lot, stating Hawley Rock Products do have kids and grandkids that are involved with the races, also stating they have portable restrooms donated to the races from White's Sanitation and that White's Sanitation also has children involved with the races. Mr. Christensen then inquired what the Planning Commission needs from them so they can proceed. Mr. Christensen made the statement that they have races starting for the first part of April. That they did not know they needed to get approval from the Planning Commission until last minute or they would have attended the meeting more prepared. Troy Mills inquired if they can wet the parking lot to keep the dust down. Mr. Christensen stated that Richfield City does provide water for the track and that he will inquire if they can wet the parking lot. John Worley also inquired about dust and lights, stating this could be a potential problem for the surrounding businesses. Mr. Christensen stated that the lights are not on all day or night and that the race schedule is once a week, every Thursday and then Saturday and Sunday. That the races start in April and go until however long they can. Mr. Christensen then spoke about the importance of this race track. Stating most older riders go to the Gunnison race track because their track is too small. Stating how racing has become so popular and that for most children who are not into sports and other athletic type activities, that racing has been great for them, that they feel included and that they are outside doing something fun and with so much support from the community. Caryl Christensen agreed that it is important for children to be outside and being active. Mr. Christensen then stated that when there are no races, the gates are locked and that there are no riders allowed on the race track. Caryl Christensen then suggested there be a tall fence so children cannot get in. Ryan Savage suggested a 48' culvert so the road goes straight through. Mr. Savage then showed Jason Christensen an idea on the 48' road. Mr. Christensen stated he has a bulldozer available to help push out debris and maintain a road. John Worley suggested Mr. Christensen get signatures from surrounding businesses. Caryl Christensen commented that this will be shut down if not taken care of. The Planning Commission then stated that once complete, Building Official/Zoning Administrator Jason Mackelprang will approve the stipulations. Caryl Christensen then commented that if they start receiving complaints, they can shut this down. Commissioner Ogden then stated that they get these items done prior to opening day. Being that this is a pedal bike race track, there is no noise from the bikes and there is the freeway close by. John Worley inquired about admission fees. Mr. Christensen stated that spectators are free. Lisa Robins inquired about prizes for the children, Mr. Christensen stated that the children do get trophy's. Troy Mills made a motion to approve the Conditional Use Permit based on these items: road access, permission letter for the irrigation ditch, contact surrounding business owners and make them aware of the race track, parking, dust control plan, and bathrooms (White's Sanitation). Second, John Worley, unanimous.

### **Planning Commission Business:**

Caryl Christensen has asked the County Building Department to add a signature line to the existing signature sheet. The new signature line would be for the Venice Drainage District #1. This would be for all new residences from the south of Richfield to the north of Venice. Only one signature would be required. Those listed on the signature sheet for this drainage district are: Garn Christensen, Brad Cowley, and Sheldon Buchanan. In other business, John Worley stated that he has received a complaint regarding old trucks and junk being dumped off across the street from the animal shelter in Sigurd. Commissioner Ogden then commented that Charles Billingsley has been hired part-time to help with zoning violations and that this can be something we will ask him to look into. Commissioner Ogden then stated that Mr. Billingsley has been addressing many issues and problems in Sevier County and that if any of the Planning Commission see anything in violation to please contact the Building/Zoning Department. Ryan Savage then inquired if the health department has been contacted about septic tanks regarding some of

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these zoning ordinance violations. Commissioner Ogden then stated that the health department does not have many records. Lisa Robins made a motion to close the meeting, second, Troy Mills, unanimous.

Meeting adjourned at 7:33 p.m.