

**Sevier County Planning & Zoning Commission**  
**March 13, 2019**

Minutes of the Sevier County Planning Commission meeting held on the thirteenth day of March 2019 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Caryl Christensen, John Worley, Garyn Mickelsen, Larry Hansen, Lisa Robins, and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Deputy Clerk/Auditor Barbara Crowther, and others as listed on the roll.

Troy Mills was excused.

**Minutes of February 13<sup>th</sup> Planning Commission tabled, February 27<sup>th</sup> approved:**

Minutes of the February 13<sup>th</sup> Planning Commission meeting were reviewed and tabled on a motion by Caryl Christensen, second Lisa Robins, unanimous.

Minutes of the February 27<sup>th</sup> Planning Commission special meeting were reviewed and approved on a motion by John Worley, second Lisa Robins, unanimous.

**Preliminary Review for Sigurd Solar Planned Unit Development approved, public hearing set:**

Sam Sours, Sigurd Solar, met with the Planning Commission requesting approval of a Preliminary Review for a Planned Unit Development requesting an addition to the Sigurd Solar project. Mr. Sours reviewed the location of the project, the addition of approximately 150 acres of land, that approximately 130 acres would be used for the solar project, the proposed layout of the additional land, and the approximate number of megawatts that would be produced. Mr. Sours then said he has met with the County Road department, and has agreed to move access to the additional area approximately 1000 feet from the current access point, and to make the access perpendicular to the existing roads. Discussion followed concerning proof of ownership of the property included in the proposal, that a full ALTA was done on the property, that the County is also requesting right-of-way of 33 feet from center line of road for the stretch of the frontage road along the property to conform to county road requirements, that the project is very similar to what has been proposed, how the current proposed project fits in to the approved PUD, placement of the project in relation to the I-70 overpass, that construction cannot happen under the power lines in the area, the current agricultural use of the property to be included in the new proposal, that the project will be completely fenced in by either a 7' ag/range fence, or 7' chain link fence. Mr. Sours requested that preliminary approval be given, and a public hearing on the proposal be held next month. After discussion, Larry Hansen moved to accept the preliminary plan for a Planned Unit Development for Sigurd Solar, and set a public hearing for April 10<sup>th</sup> at 6:30 p.m. during the next Planning Commission meeting, second John Worley, unanimous.

**Conditional Use Permit for Fresh Express, DBA Super Soil USA (Willowwood Turf) approved:**

Kirk Harris, Fresh Express DBA Super Soil USA (Willowwood Turf), met with the Planning Commission to request a Conditional use Permit for a dry storage area. Mr. Harris discussed his plans for west of the gravel pit and below the canal for storage of boats, RV's, and business or farm equipment that may need to be stored, noting that the area would be fenced. Discussion followed concerning the proposed fencing of the area, access to the area from the Sevier Valley Canal Road, that the road is now large enough for a semi to turn off to the property, ownership of the road along the canal, that the property is owned by Mr. Harris but he is in the process of turning the property over to the County. Further discussion followed concerning a flooded area of the canal road where two vehicles cannot currently pass, the location of the smaller section, other possible access points to the property in question, and the Planning Commission requested a written statement from both the County Road Department and the Canal Company regarding access. Additional discussion followed concerning whether or not there should be a certain type of fencing required for the area, what could be considered as a condition on the permit,

who uses the water out of gate 38A and how that water source would be protected, the flood overshoot in the area that was left in its current condition, what will happen to the old flood overshoot that was washed out, that the freeway blocks off the access to the old overshoot, whether or not there was anyone who used the old overshoot or had the rights to it, that the proposed access road would be gravel with Mr. Harris replacing the gravel if needed after a flood, whether or not the underground pipes could withstand the weight of the vehicles or trucks utilizing the road and a written statement taking responsibility if the underground pipes would need to be repaired. The Planning Commission asked for more specific information about the proposed fencing, that there could be larger areas for businesses and farmers with a 'general' area, whether or not a condition could be placed requiring vehicles to be registered, that farmer's equipment may not need to be registered but would need to be kept presentable, and that the area would be 'policed' by Mr. Harris. Mr. Harris noted that he is not installing power, so there will not be any lighting. Discussion followed concerning the need to key the gates, mitigating flood damage to nearby neighbors, how much gravel could be displaced from the roadway onto the neighboring properties, and that Mr. Harris is planning a nice road base type of road for access to the area. After discussion, Caryl Christensen moved to approve the Conditional Use Permit for a dry storage area with the conditions that approval on proposed access be given by the Road Department and Canal Company, that the area be fenced, that Mr. Harris submit an acknowledgement that the ditches and pipes will be fixed if they are damaged by the traffic on the road, and that the stored vehicles need to be registered if appropriate for the type of vehicle, second Garyn Mickelsen, unanimous.

**APA in Sevier area recommended to County Commission:**

Holden Jones met with the Commission regarding his request for an Agricultural Protection Area within Sevier County, Utah. Mr. Jones is requesting the APA for an operating dairy and farm to protect the agricultural activities there. Chairman Savage reviewed what an Agricultural Protection Area is, and that it would provide legal protection for Mr. Jones to continue with his agricultural activities. Mr. Jones said his family has farmed the area for approximately 47 years, and the APA designation would put everyone on notice that he farms, and would protect him from nuisance complaints. After discussion, John Worley moved to accept the Creation of the APA and recommend its approval to the County Commission, second Larry Hansen, unanimous.

There being no further business to come before the Board, Caryl Christensen moved to adjourn, second John Worley, unanimous.

Meeting adjourned at 6:43 pm.