

Sevier County Planning & Zoning Commission
March 14, 2018

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of March, 2018 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Ryan Savage, John Worley, Garyn Mickelsen and Blake Zobell. Others attending included: County Commissioners Garth 'Tooter' Ogden, Ken May, Ralph Brown, County Economic Developer Malcolm Nash, Building and Zoning Secretary Mistee Robbins, and others as listed on the roll.

Caryl Christensen, Lisa Robins, and Troy Mills were excused.

Minutes of the February 21st Planning Commission Approved:

Minutes of the February 21st Planning Commission meeting were reviewed. John Worley moved to approve the minutes of February 21st, with some changes to the verbiage. Second, Garyn Mickelsen, unanimous.

Zoning Administrator update:

Building Official/Zoning Administrator Jason Mackelprang stated that the General Plan is coming along great, that there has been a lot of thought put into it. He then spoke about the building construction in the valley, stating our county building department will have one of the biggest months for March in a long time. Mr. Mackelprang then stated that Fierce Firearms has turned in their plans and they are anxious to start. Blake Zobell then inquired about Richfield City and why they` chose to hire Sunrise Engineering for their inspections versus the county. Mr. Mackelprang explained that Richfield City wanted their own department for inspections. Commissioner Ralph Brown stated that he has received many complaints from contractors due to Sunrise Engineering providing only two days a week for inspections. Mr. Mackelprang then stated he has been contacted by Paiute Indian Tribe regarding their community medical center located in Richfield City, stating they want the county building department to do their inspections. Mr. Mackelprang then explained that the Paiute Indian Tribe has their own government and can choose their inspectors. Garyn Mickelsen then asked if the county is inspecting Redmond Town, in which Mr. Mackelprang replied yes.

Korey Walker of Epic Engineering then gave an overview of the General Plan to the Planning Commission while waiting for the public hearing to start.

Public Hearing for the General Plan:

Chairman Ryan Savage closed the Sevier County Planning and Zoning meeting and then made a motion to open the public hearing, second, John Worley, unanimous. Mr. Savage then explained that if the public would like to speak they would need to state their name and city or town they live in. He then stated that the public would have a two minute maximum to express their concerns or ideas. Korey Walker of Epic Engineering then suggested that he give a brief overview of the general plan to the public. Mr. Walker stated that having feedback from the public and county is important, saying the general plan is easy to read and understand and that they want as many people involved as possible. Mr. Walker explained they put out a survey on social media and had a great outcome on the amount of surveys that were completed, stating the feedback was very consistent with the younger and older generations. Mr. Mackelprang then stated he, along with the County Commissioners and Economic Developer, Malcolm Nash had visited the government classes at the three high schools in the county, South Sevier High School, Richfield High School and, North Sevier High School, explaining the general plan and what it means and how important it is that the youth get involved. Mr. Mackelprang stated it was a success and that the youth seemed

interested. Commissioner Ken May then thanked the school Superintendent Cade Douglas, for letting them visit with the government classes, at which Cade Douglas stated that this has been a good relationship from the beginning. Mr. Walker then explained that the general plan is the county's vision on broad issues, stating that the general plan is like a vision board. Mr. Walker then stated that a general plan is required by state code. Chairman Ryan Savage then opened the meeting for public comments. Van Beutler of Richfield was the first to comment. Mr. Beutler commented that he would like to see more communication with the public and the county. His concerns are with roads and that people are required to give 33' from center line either side back to the county, however, they are putting up fences on property lines making it difficult for truck drivers to make the turns etc. Mr. Beutler would like to see the county verifying setbacks and making it a requirement that on all fence permits that if the owners do not comply with the setbacks then they will be required to tear them down with no replacement. Mr. Beutler realizes the fences that are in place now would be considered "grandfathered in" however, he would like to see this change on all new permits. Mr. Beutler commented that the owners should be made aware of this change if it were to happen. Mr. Zobell then stated that this sounds like legal non-conforming language. Korey Walker then stated that on page 3 of the general plan it talks about the right of way requirements. Mr. Beutler then stated that it needs to be made clear. Mr. Savage then thanked Mr. Beutler for his comments. School Superintendent Cade Douglas of Richfield commented about the importance of economic growth. He stated that he feels it is important to stay away from the extremes. He explained we need growth and, we need jobs for our children, however he does not want to see us become like the Wasatch Front for example. He stated the public education system thrives on good families that are coming in, however, some of these families are low income families which depletes the school system. Sevier School District has 4,500 students. Mr. Douglas stated we need to stop pushing out economic growth. He then thanked the county for the hard work being put into the general plan. Chad Lloyd of Richfield then spoke stating he was "piggybacking" what Cade Douglas stated. Mr. Lloyd commented on the importance of economic growth and then stated his appreciation for the work being done on the general plan. Chairman Ryan Savage thanked all those who spoke then made a motion to close the public hearing for the general plan, second, John Worley, unanimous. Chairman Ryan Savage then made a motion to re-open the Sevier County Planning and Zoning meeting, second, Blake Zobell. Chairman Ryan Savage then suggested that the Planning Commission make a motion to recommend the general plan to the County Commission for another public hearing and final approval. Blake Zobell made the motion to recommend the general plan, second, Garyn Mickelsen, unanimous.

There being no further business, meeting adjourned at 7:10 p.m.