

**Sevier County Planning & Zoning Commission**  
**May 10, 2017**

Minutes of the Sevier County Planning Commission meeting held on the tenth day of May 2017 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Lisa Robins, Mike Miles, John Worley, Troy Mills, and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, and others as listed on the roll.

Caryl Christensen and Garyn Mickelson were excused.

**Minutes of April 12<sup>th</sup> Planning Commission approved:**

Minutes of the April 12<sup>th</sup> Planning Commission meeting were reviewed and approved with corrections on a motion by Troy Mills, second John Worley, unanimous.

**Planning Commission Business:**

Building Official/Zoning Administrator Jason Mackelprang updated the Planning Commission on the progress of the Resource Management Plan, noting that the Planning Commission will hold a public hearing on the plan at their next regular meeting, June 14<sup>th</sup>. He told everyone where a copy of the plan could be found. Chairman Mike Miles requested that all of the Planning Commission members read the Plan and so they can be prepared to discuss the plan and answer questions. Discussion followed concerning the purpose of the Plan, that it will protect the County and require other entities to follow our plan in case of an emergency, and the activities that have been hosted to include the public in preparing the plan.

Zoning Administrator Jason Mackelprang then reviewed the activity in the Building Department, and upcoming projects.

**Conditional Use Permit**

Marcia P. Keach-Parker then met with the Planning Commission regarding her request for a Conditional Use Permit for a Bed and Breakfast in the Joseph area. Ms. Keach-Parker gave a brief history of the building, noting that it is on the Utah Historical Register, and her plans to share the heritage of the area with those visiting while earning money so it is not such a money pit. She then reviewed the upgrades to the building that she had made. Discussion followed concerning culinary water to the building, that she also has water shares, that there are separate smoke detectors on each floor, that the use of the building is changing, whether or not the rental would be seasonal or year-round, that the smoke detectors needed to be hard-wired, whether or not building codes for windows, etc. have been followed in the upgrades, that each sleeping area would be required to have two means of egress to get out of the room if there is a fire in the building, the distance to the nearest fire station, the location of the building, the location of proposed parking, whether or not there is heated water in the home, whether or not the fireplaces are useable, and whether or not ADA requirements would apply as the use will be commercial. After discussion, Ryan Savage moved to approve the Conditional Use Permit with the conditions that smoke detectors are inter-connected, there be two means of egress from the sleeping quarters, the wood stove not be used, that the septic system be checked, and that they work with the Building Inspector/Zoning Administrator on any ADA requirements, second Troy Mills, unanimous.

There being no further business to come before the Board, meeting adjourned 6:35 p.m.