

Sevier County Planning & Zoning Commission
June 14, 2017

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of June 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, Caryl Christensen, Garyn Mickelson, and Ryan Savage. Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Deputy Clerk/Auditor Barbara Crowther, and others as listed on the roll.

Minutes of May 10th Planning Commission approved:

Minutes of the May 10th Planning Commission meeting were reviewed and approved as corrected on a motion by Troy Mills, second John Worley, unanimous.

Zoning Administrator Update:

Zoning Administrator Jason Mackelprang said that the Resource Management Plan (RMP) was close to being considered and possibly approved by the County Commission. He said the next step is to update the General Plan. Mr. Mackelprang said there had not been any action by the solar company recently, and he is expecting some additional minor subdivisions. Caryl Christensen asked the Zoning Administrator to look into the issue of farmers watering county roads even when the wind is not blowing. Chairman Mike Miles then asked about the number of permits this year versus the number issued last year. Mr. Mackelprang indicated we have collected approximately \$15,000 more in fees this year. Discussion then followed concerning any incoming businesses to the area, and that the second truck stop is being completed in the Salina area. Mr. Mackelprang then noted that there were citations being given in the Elsinore Addition area for violations.

Rentmeister Minor Subdivision approved:

Ryan Savage and Mr. Phil Harold met with the Planning Commission requesting approval of the Rentmeister Minor subdivision. Mr. Savage said that the Board of Adjustments had met last week and approved a variance allowing a home to be built without the required frontage on a county road. Discussion followed concerning the width of the easement used to reach the property, that it will be a private lane approximately 200 feet long, whether or not the easement would be improved, that the road must allow a fire truck entrance and turn around spot, that everything drains to the west of the parcel towards the river, that the private drive would not be maintained by the County, that there is a water right, that the approval for a well has been given recently, that they will be getting a temporary permit to drill the well, what would be done for fire suppression, and that the well would have a separate electrical disconnect so that they could use the water from the well if the electricity to the house is turned off. Troy Mills recommended a sprinkler system be installed as there is a high likelihood that the home would not be saved if there were a fire because of the available water, response time, etc. Further discussion followed concerning the experience Mr. Harold had as a fireman, the placement of the home on the lot, that it would be built in the well protection area, that the well would be up on the bench, that the septic system would have to be out of the well protection area, that there is no irrigation, and that there is an irrigation pipeline but not really any chance of flooding. After discussion, John Worley moved to accept the Rentmeister Minor Subdivision and recommend its approval to the County Commission with the condition that the driveway be at least 20 feet wide to accommodate a fire truck, second Lisa Robins. All eyes with Ryan Savage abstaining.

Caryl Christensen moved to close the regular Planning Commission meeting and open a public hearing, second John Worley, unanimous.

Chairman Miles then opened the public hearing to consider the Resource Management Plan, an amendment to the General Plan. Caryl Christensen requested all comments be limited to one (1) minute.

There being no public in attendance, Chairman Miles turned the time over to Zoning Administrator Jason Mackelprang to review the plan. Mr. Mackelprang then reviewed the deadline for completing the RMP and filing it with the State of Utah, noting that it is a living document that will be updated or changed as necessary. He also reviewed the purpose of the plan to outline the County's resources and how those resources should be utilized, which would give the County direction when working with the Federal Government on projects in this area. Ryan Savage said he would forward the spelling corrections he had found, and asked some specific questions regarding the listed agriculture findings, Air Quality, and mining information. Discussion then followed concerning the number of milk cows in the County, whether or not the local dairies had been contacted to find out how many cows they have, and the wildlife findings. Mr. Mackelprang requested that the suggested changes be given to him, noting that the policies and objectives are more important than the findings but he could ensure the corrections were made. Chairman Miles said the Planning Commission had approved the RMP, and suggested it be given to the County Commission for their review and approval. Chairman Miles then suggested that the Planning Commission begin to look at the General Plan to revise and improve it.

There being no further comments, Chairman Miles closed the public meeting.

Meeting adjourned at 6:31 p.m.