

Sevier County Planning & Zoning Commission
July 11, 2018

Minutes of the Sevier County Planning Commission meeting held on the eleventh day of July, 2018 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Ryan Savage, Garyn Mickelsen, Caryl Christensen, Lisa Robins, Troy Mills, and Blake Zobell.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, County Economic Developer Malcolm Nash, County Commissioners Ralph Brown, Ken May and Garth 'Tooter' Ogden, Building and Zoning Secretary Mistee Robbins, and others as listed on the roll.

John Worley was excused.

Minutes of the March 14th and June 13th Planning Commission Approved:

Minutes of the March 14th Planning Commission meeting were reviewed and approved on a motion made by Blake Zobell, second, Chairman Ryan Savage, with Caryl Christensen abstaining.

Minutes of the June 13th Planning Commission meeting were reviewed and approved, with some changes to the verbiage, on a motion made by Caryl Christensen, second, Lisa Robins, unanimous.

Zoning Administrator update:

Building Official/Zoning Administrator Jason Mackelprang stated that the county building and zoning department are doing good, that the county is moving forward with many projects and construction. Caryl Christensen inquired about the retention pond that is to be located at the Julander Storage Units in the county, Jason Mackelprang stated that he has spoken with Jeff Albrecht of Savage Albrecht Engineering, and that it is getting taken care of.

Economic Developer, Malcolm Nash-Discussion on Preserving Rail Corridor:

Sevier County Economic Developer, Malcolm Nash discussed preserving the rail corridor, stating that this is a project that the county has been working on since 2014. Mr. Nash stated that between 2014 to current, the freight market has changed substantially. Mr. Nash approached the Planning Commission to show maps and explain the area in which Mr. Nash showed the area that is on the west side of Redmond Lake, Hwy 50 and the old Honkey Tonk Road which is where the railroad crosses the valley to the Salina Industrial Park. Caryl Christensen questioned if the railroad will go through farm land in which Mr. Nash replied yes, however, if the railroad goes through farm land, it would go through the very top of the farm and not in the middle of the property. Mr. Nash stated that the intent is not to break the property in half. Mr. Nash explained that there are a couple of ways to preserve the railroad corridor, stating they would have to do a zone change or keep the zone in place and do an overlay to identify the transportation zone, making it clear on the map that there is a corridor in place. Chairman Ryan Savage inquired about if someone wanted to build on this piece of property. Zoning Administrator Jason Mackelprang replied by stating that this does not prevent someone from building. Blake Zobell stated that this is like having a master road plan and that an overlay is simple. At this time Mr. Nash stated that this is not something that needs to have action taken on, stating the intent was to let the Planning Commission know that this is coming.

Conditional Use Permit Approved for Steve Spraycar Small Engine Repair Shop:

The Planning Commission then considered a Conditional Use Permit for Steve Spraycar for a small engine repair shop to be located at 375 East 1150 South, Elsinore, Utah. Mr. Spraycar explained to the Planning Commission that he has been repairing small engines for thirty-four years and would like to have a business at his home. Caryl Christensen inquired about his right of way. Mr. Spraycar replied yes, he does have a right of way. Troy Mills stated that he does have a right of way and that he has a gate that has been there for years. Troy Mills stated that this is a great place and that this is a good location. Caryl Christensen inquired about the number of employees. Mr. Spraycar stated that there will be two employees, he and his wife. Troy Mills motioned to approve the conditional use permit for a small engine repair shop. Second, Garyn Mickelsen, unanimous.

Training for Planning Commission and Staff:

Chief Executive Officer, Johnnie R. Miller of the Utah Counties Indemnity Pool, presented a training for the Planning Commission and staff. It is mandatory that Planning Commission members have one training a year. The main focus on this years training is: Open Meetings Law, Statutory Requirements, Limitations on Planning Commission Power and Land Use Management Act. At this time Mr. Miller presented a slideshow, discussing the focus points. Zoning Administrator Jason Mackelprang and Chairman Ryan Savage had this same training prior and recommended this training for the rest of the Planning Commission and staff. Mr. Miller stated that the website luau.gov is a great resource for Planning Commission members. At this time, Chairman Ryan Savage thanked Mr. Miller for the training. Ryan Savage made a motion to close this meeting. Second, Caryl Christensen, unanimous.

Meeting adjourned at 7:31 p.m.