

Sevier County Planning & Zoning Commission
September 14, 2011 Minutes

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of September 2011 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman John Worley, Ralph Brown, Evelyn Nielsen, Mike Miles, Brenda Malmgren, Kelly Alvey, and Caryl Christensen.

Others present included: Zoning Administrator Larry Hanson, Deputy Clerk/Auditor Barbara Crowther, and others as listed on the attached roll.

Minutes approved for July 13th and August 10th:

Minutes of the July 13th Planning Commission Meeting were reviewed and approved on a motion by Evelyn Nielsen, second Mike Miles. All voted aye with Brenda Malmgren and Caryl Christensen abstaining. Motion passed.

Minutes of the August 10th Planning Commission meeting were reviewed and approved as corrected on a motion by Evelyn Nielsen, second Caryl Christensen. All voted aye with Brenda Malmgren, John Worley, and Kelly Alvey abstaining. Motion passed.

Zoning Administrator Update:

Zoning Administrator Larry Hanson reviewed an appeal heard by the Board of Adjustments for a variance for Duane Bresee to allow him to have a building permit on a 15 acre parcel in the GRF-20S zone. Mr. Hanson said the variance was approved, and noted that Mr. Bresee will be coming before the Planning Commission for approval of a Conditional Use Permit for the second home that he has on the property. Mr. Hanson said that the 'trailers' on the property were really park model homes, and building permits were necessary.

Mr. Hanson said that the recently approved youth home for Tevita and Jodi Vakautakakala has hit a snag as the proposed building is no longer available. He said they have requested to 'move' the conditional use permit to their current home, but as the Conditional Use Permit goes with the property they will need to refile an application for the new location. Mr. Hanson said they also had requested a waiver of the \$450 permit fee. As the County still needs to cover the advertising expenses, Mr. Hanson lowered the fee to \$150.

Mr. Hanson indicated he has not yet received the additional information from the coal mine for their conditional use permit, but hopes that they will submit all of the necessary documents within a few months. He also said that Sevier Power has finally applied for the necessary air quality permits from the State, so they will hopefully be able to start construction within the next 5 or 6 months if they have made arrangements to get gas to the plant, and buyers for the power once it is generated.

Chairman Worley then asked Zoning Administrator Hanson for a progress report on the proposed nuisance ordinance. Mr. Hanson said that combining the two ordinances was not working out as planned, and that he would be giving everyone copies of the proposed ordinance at the next meeting.

Larry Hanson Aspen Acres Subdivision approved:

Larry Hanson then met with the Commission concerning his application for a one lot minor subdivision in the Monroe area. Discussion followed concerning the placement of the driveway, the access to the home, the reason for the split, whether or not fire suppression will be required, whether or not the buyer will have to provide fire suppression if he decides to build, that the new owner will only have to provide fire suppression if he subdivides because fire suppression is tied to subdividing in our ordinances, the access to the remainder of the property, the right-of-way situation and access to both lots, that this is only a one lot subdivision with the remaining piece being just a piece of land, that the land being sold will not include a well, the amount of irrigation water that will be included in the subdivision, and the current delivery system of the irrigation water. After discussion, Evelyn Nielsen moved to accept the Larry Hanson Aspen Acres Subdivision, a one lot subdivision, authorize the Chairman to sign, and recommend the subdivision to the County Commission for approval, second Ralph Brown, unanimous.

Rocky Mountain Power zone change approved:

Representatives from Rocky Mountain Power, which included Mark Cox, Jeff Richards, Mike Doyle, Keith Blou, Paige Gardiner, and Jill Fredrickson, met with the Planning Commission regarding Rocky Mountain Power's request to rezone six parcels from RA to GRF20S which would allow them to construct power transmission lines. Mr. Cox explained what they would like to do, and outlined that the project would include transmission lines, some new roads, and temporary work locations during construction to be used for staging areas, etc. He said the total area to be rezoned would be 24.05 acres. Discussion followed concerning mitigations with land owners, that their concerns would include construction access/roadways, who the affected parcel owners are, that three parcel owners have already signed agreements approving the zone change and they are working with the remaining owners, that this is a 'downzone', whether or not the zone change will affect the value of the property because the owners will need 20 acres if they wish to build, and that this is mostly property on a hillside.

Chairman John Worley then called for comments from the public. There were no comments. Commissioner Ogden said he had not heard any comments regarding the proposed transmission lines from the public. Further discussion followed concerning the intended start date of the proposed project, projected approval dates of the various permits, that they will need permission from five counties and some cities prior to asking for approval from the State for the transmission lines, whether or not they have experienced resistance in other areas on the project, and that they are facing some challenges but all of the County Commissions have been excited about the project. Mr. Cox said that on a project like this there will be some impact, but they try to limit it. Discussion followed concerning whether or not these proposed transmission lines will serve the planned gas fired power plant, and the proposed use of the transmission lines. The Planning Commission thanked Mr. Cox for the application and information that had been provided. After discussion, Evelyn Nielsen moved to recommend changing the zone on 4-296-26, 4-294-8, 4-294-7, 4-294-23, and 4-240-28 from RA to GRF-20S as requested, and refer the matter to the County Commission, second Kelly Alvey, unanimous.

Meeting adjourned at 6:40 p.m.