

**Sevier County Planning & Zoning Commission**  
**June 14, 2023**

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of June, 2023 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Rob Jenson, Vice-Chairman Gary Leaming, Larry Hansen, Troy Mills, Tyler Moore, Lisa Robins, and Deanna Cowley.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building, and Zoning Secretary Mistee Robbins, and those listed on the roll.

Chairman Rob Jenson welcomed the Planning Commission and those in attendance. Rob Jenson then led in the Pledge of Allegiance.

**Minutes of the May 10<sup>th</sup> Planning Commission Approved:**

Minutes of the May 10<sup>th</sup> Planning Commission meeting were reviewed, and approved on a motion made by Larry Hansen, second; Gary Leaming, unanimous.

**Zoning Administrator Update:**

Jason Mackelprang stated that he has turned in the RFP (Request for Proposal) for the state legislature for this year, and that a few bids are in. Jason stated that we will be picking a firm soon, maybe by the end of Summer or the first of Fall. Jason stated that things are still moving along with building construction. Jason also stated that we made it through the flooding.

**Glenwood Overlook Minor Subdivision Approved:**

The Planning Commission considered a two lot minor subdivision for Carl and Peggy Haynie located at approximately 5675 Fish Hatchery Road, Glenwood, Utah. Jason Monroe is representing the Haynies. Jason explained that this is a two lot minor subdivision located near the Glenwood Fish Hatchery. The parents would like to build on one lot and their daughter would like to build on the other. Jason explained that the water is in place. The access has been approved with Bob Watts of the County Road Department, and also with SITLA. Tyler Moore questioned why from SITLA, in which Jason explained that this property is off the county road and then about 300' is on SITLA. Gary Leaming inquired if this property overlooks Glenwood, in which Jason Monroe stated yes. Larry Hansen inquired if they are aware that there are no hydrants, and the risks involved with building where they are, in which Jason stated, yes, the buyers are aware. Larry Hansen then stated that he does not see any hang-ups with this minor subdivision. Gary Leaming stated that the road is similar to a track and stated that the road needs to be improved, in which Jason Monroe agreed, and stated that it will be. Troy Mills made a motion to approve the Glenwood Overlook minor subdivision, second; Larry Hansen, unanimous

**Redhawk Ranches Phase 2 Major Subdivision Approved:**

The Planning Commission considered phase 2 of Redhawk Ranches 5 lot major subdivision for Richard and Janette Wilson located at approximately the intersection of Brooklyn Road and 1860 South, Monroe, Utah. Jason Monroe was representing the Wilson's. Deanna Cowley inquired if the first phase 5 lots have sold, in which Jason stated yes, there is only one house built so far, but that the 4 others are sold. Jason stated that they sold pretty quickly. Jason Monroe explained Phase 2 sits north of Phase 1. Jason Monroe

explained that each lot has their own individual septic and water well. Jason explained this is similar to the first phase. Larry Hansen stated that he is a stickler when it comes to fire suppression and hydrants, but that he feels it is good to say out loud that the buyers of the properties should be made aware about the risks they take with fires. Jason Monroe agreed, and stated that the owners and buyers are made aware. Both Tyler Moore and Rob Jenson stated that they do not see any concerns with this major subdivision. Troy Mills made a motion to refer Phase 2 of Redhawk Ranches major subdivision to the County Commissioners, second; Gary Leaming, unanimous.

**Grandma Niel Minor Subdivision Approved:**

The Planning Commission considered a 1 lot minor subdivision for Max and Danielle White located approximately 1100 South 1300 East Annabella Road, Richfield, Utah. Max White explained that 'Grandma Niel' is his wife, and that all the grandkids call her that. Max explained that Danielle's parent's situation changed, and now Max has a brother-in-law living with them, so they decided to take the opportunity to build a one level home on this property. Max explained that they are looking forward to enjoying life and just watching their cows. They plan to build their home on the north side of this property which is not located in a flood zone. Max explained that they plan to build their home and pasture the rest of their property for their farming. Larry Hansen stated that everything looked good to him and made a motion to approve the Grandma Niel minor subdivision, second; Troy Mills, unanimous.

**Dalton Boren Minor Subdivision Approved:**

The Planning Commission considered a 1 lot minor subdivision for Dalton Boren located at approximately 2708 North 2330 East, Richfield, Utah. Dalton Boren explained to the Planning Commission that he spent 12 years in Glenwood, and moved away for a while. When he came back to town, he found a piece of property worth buying and wants to build his home here. Dalton explained that he and his little family have been living in a 5<sup>th</sup> wheel for the past 6 months, which is way too long and is excited about building a home. Dalton explained that Delta approved his water, and he has septic. Tyler Moore inquired about power, stating he did not see a letter in the packet from Rocky Mountain Power. Dalton explained that he needed to find out first if he would be approved to build on this lot before committing to Rocky Mountain Power, however, Dalton will be building by Ruger Greenhalgh, and has talked with Rocky Mountain Power about tapping into Ruger's line, which is 100 yards away. Larry Hansen explained that he does not want to sound like a broken record, however, he brought up the fire suppression and hydrants and just wanted Dalton to know his risks. Dalton appreciated that and stated that he does know his risks. Gary Leaming inquired how big his lot is, in which Dalton stated 6.16 acres, with 6 shares of canal water too. Dalton explained that he will need to tie into that, and that it is close by Dustin Christensen. Tyler Moore made a motion to approve the Dalton Boren minor subdivision, second; Deanna Cowley, unanimous.

There being no further business, Troy Mills made a motion to close the meeting, second; Lisa Robins, unanimous.

Meeting adjourned at 6:19am