

Sevier County Planning & Zoning Commission
December 13, 2023

Minutes of the Sevier County Planning Commission meeting held on the thirteenth day of December, 2023 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Rob Jensen, Deanna Cowley, Gary Leaming, and Larry Hansen.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Sevier County Code Enforcement Officer Trevor Peterson, Deputy Clerk/Auditor Barbara Crowther and those listed on the roll.

Lisa Robins, Tyler Moore, and Troy Mills were excused.

Zoning Administrator Update:

Zoning Administrator Jason Mackelprang updated the Planning Commission on items they will review in the future which included a fencing ordinance, with a draft being available near the first of next year, and updates to the zoning and subdivision ordinances that are required by legislation passed by the Utah Legislature last year. He said the County is working with Lance Evans to make the necessary changes and will most likely have proposed changes for review early next year as well.

Minutes of November 8th Planning Commission Meeting attached:

The Planning Commission then reviewed the minutes of the November 8th meeting. Gary Leaming suggested changes on page 2, paragraph 3 to add some clarification. After review, Gary Leaming moved to approve the minutes with changes as requested, second Deanna Cowley, unanimous.

2nd Amended Brooklyn South Subdivision approved:

Kevin and Patricia Taggart met with the Planning Commission requesting an amendment to the Brooklyn South Subdivision located near 1575 S. Brooklyn Road in Monroe. They are requesting a lot line adjustment to add property to their parcel and remove it from their daughter's parcel next door. This will ensure that their septic system is on their property. Zoning Administrator Mackelprang said that the plat needed to be amended in order to adjust the lot line per our ordinance. Discussion followed concerning when the subdivision was created. After discussion, Gary Leaming moved to approve the 2nd Amended Brooklyn South Subdivision as requested, second Larry Hansen, unanimous.

Alejandro Luna Minor Subdivision approved:

Jacob Savage and Lorena Orange then reviewed a request for the Alejandro Luna Minor Subdivision, a two-lot subdivision. Discussion followed that this started out as a subdivision request by Paul Catha, but since then the property has been sold and Alejandro Luna wanted to proceed with the subdivision request. Mr. Savage reviewed that this request will subdivide property for a new home next to an existing home. Further discussion followed concerning proposed water delivery from the Austin Special Service District, power to be supplied by Rocky Mountain Power, that there was not a well in the plans, that there were fire hydrants in place near the property, that there was water in the waste ditch and in the Annabella Canal located in the middle of Austin, and the type of soil in the area. Zoning Administrator Mackelprang said that if the property was located in a flood zone, a basement would not be allowed. After discussion, Gary Leaming moved to approve the Alejandro Luna Minor Subdivision, second Larry Hansen, unanimous.

Benjamin Allen Minor Subdivision approved:

Nathan Allen, his wife, and Jacob Savage then met with the Commission regarding the Benjamin Allen Minor one lot subdivision in Sevier. It was noted that Benjamin Allen is Nathan's father, and the home is already completed. They are finally here getting a subdivision after having worked through severely

poorly written quit claim deeds and gaps in the description that they have been working on during the past year. Zoning Administrator Mackelprang noted that even though the home is built, they still need to follow the County Ordinances. Discussion followed concerning whether or not the home has a basement, that it is situated above the river, that their fire protection plan included water from the river, that there are some hydrants but they are not rated at the water pressure needed to fight fires, location of the hydrants, that the letter from the Road Department requested signage for 911 purposes at the intersection of the class D road, and would also require that any fencing be behind the Right of Way along the road. Further discussion followed concerning the process of obtaining signage in that the owner would need to pay for the signage, but the County would order and install the signs. After discussion, Larry Hansen moved to approve the Benjamin Allen Minor Subdivision, second Deanna Cowley, unanimous.

Item Canceled:

Rob Jenson noted that Item 4, South Valley Ranch Estates Major Subdivision – Final Plan, was canceled.

Public Hearing to consider Agriculture Protection Area request:

At 6:25 p.m., Gary Leaming moved to close the regular meeting for a public hearing, second Larry Hansen, unanimous.

Rob Jenson then opened a Public Hearing to consider an Agriculture Protection Area requested by Chad and Jennifer Anderson. Katy Cosby, daughter of the Anderson's) said she was there representing her parents, but did not have anything to add to the request, but noted she was in favor of the Agriculture Protection Area. Hearing no comments from the public, Larry Hansen moved to close the public hearing, second Gary Leaming, unanimous.

The regular meeting then resumed.

APA Request approved, recommended to County Commission:

As there was no opposition to the requested Agriculture Protection Area requested by Chad and Jennifer Anderson, Larry Hansen moved to approve the request and recommend it to the County Commission for their consideration, second Gary Leaming, unanimous.

There being no further business to come before the Board, meeting adjourned at 6:28 p.m. on a motion by Gary Leaming, second Deanna Cowley, unanimous.