

Sevier County Planning & Zoning Commission
February 7, 2024

Minutes of the Sevier County Planning Commission meeting held on the seventh day of February, 2024 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Rob Jensen, Vice-Chairman Gary Leaming, Larry Hansen, Tyler Moore, Mike Mills, Lisa Robins, and Deanna Cowley.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Building, and Zoning Secretary Mistee Robbins, Sevier County Code Enforcement Officer/Building Inspector II Trevor Peterson, and those listed on the roll.

Chairman Rob Jensen is conducting the meeting. Rob Jensen welcomed the Planning Commission and those in attendance and then led in the Pledge of Allegiance.

Minutes of the January 10th Planning Commission Approved:

Minutes of the January 10th Planning Commission meeting were reviewed, and approved on a motion made by Deanna Cowley, second; Larry Hansen, unanimous.

Zoning Administrator Update:

Jason Mackelprang stated that Devan Fowles from Sunrise Engineering is with us tonight and we can get right to our work session.

Work Session:

Devan Fowles with Sunrise Engineering introduced himself to the Planning Commission stating that Sunrise Engineering has been contracted to update the land use and the subdivision codes, the codes that need attention in our county. Devan explained that he is here tonight to talk about the updates that are being made to the county zoning ordinances. Devan explained that everything is in 'draft' form and that he would like to have the Planning Commission ask questions and give their thoughts and opinions. Devan then started with Title 14 Land Use. Devan explained that State Codes cannot be modified.

There was discussion on the changes and updates that are being made to the Land Use. There was discussion and an explanation on the definition of the Administrative Land Use Authority, which in our county is Jason Mackelprang/Zoning Administrator. Discussion continued with the subdivision code. The 'minor subdivision' has been changed to 'small subdivision' for the name. A Small Subdivision is still 4 lots or less.

Devan explained that a new zone was added to the matrix. The new zone name is Brooklyn Zone-BZ, and it was added specifically for the Elsinore Addition. This new zone will give the county the teeth it needs in dealing with the situation that is out there. There was a long discussion on this particular new zone, with a lot of feedback and commentary from the Planning Commission. 'Clear View of Intersecting Streets' was also discussed. There was discussion on the definitions. The APA-Agriculture Protection Area-was discussed. Devan had two options of the explanation for the APA. Option 1 was the whole explanation in full detail, the whole Chapter of the State Code written out, whereas Option 2 was the simple, "see State Code" which would leave it up to the person to look up the State Code. It was an easy decision for the Planning Commission. Option 1 was chosen as the better option. The Annexation Policy was discussed. Cemeteries were discussed. The discussion was based on whether or not to allow private

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cemeteries. The majority of the Planning Commission were against the idea. There were statements made regarding future development etc.

At this time, Devan stated that he had gone over pretty much everything that he had planned for, asking if there were any more comments or questions. The Planning Commission thanked Devan for his time and efforts. Jason Mackelprang explained that he will get the new drafted fencing ordinance to the Planning Commission, along with the updates from tonight's meeting. Jason stated that our county attorney Casey Jewkes went through our fencing ordinance and made a lot of changes.

There being no further business, Tyler Moore made a motion to close the meeting, second, Lisa Robins, unanimous.

Meeting adjourned at 7:40pm