

Sevier County Planning & Zoning Commission
May 14, 2014

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of May 2014 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: John Worley, Evelyn Nielsen, Mike Miles, Ralph Brown, and Caryl Christensen.

Kelly Alvey and Brenda Malmgren were excused.

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

Minutes for January 8th Planning Commission approved:

Minutes of the January 8th Planning Commission meeting were reviewed and approved on a motion by Caryl Christensen, second Evelyn Nielsen, unanimous.

Minutes of March 12th Planning Commission reviewed and tabled:

Minutes of the March 12th Planning Commission meeting were tabled as there was not a quorum of those present on that date to approve them.

Zoning Administrator Update:

Zoning Administrator Larry Hanson then reviewed some items that may come before the Planning Commission including a one-lot subdivision on the turf farm, and an expansion of the miniature golf business that would include an RV Park and cabins. Mr. Hanson said that expansion would need to be considered as a resort and be considered by the Planning Commission. Discussion followed concerning where the water for the development would come from, and that the owners are looking into getting water from the Austin Special Service District.

Mr. Hanson then reviewed a letter that would be sent to all owners of Elsinore Addition property concerning changing the zoning in the area, and noted that the matter will be discussed at a later time on the agenda. Discussion followed concerning the total number of owners and the total number of lots in the Addition, as well as holding a public hearing in June after notifying all of the owners in the Elsinore Addition.

The Planning Commission then discussed building permits that have been issued in areas where a drainage system is located, where those areas are, and whether or not the owners or builders are aware of the drainage system in place. Further discussion followed concerning whether or not building permits should be issued in those areas, as well as whether or not a greenhouse recently built would require a conditional use permit or business license, whether or not the greenhouse is considered commercial, and who would be responsible for approving access from a County road.

Garrick Minor Subdivision approved:

Rex Friant representing Colby and Letisha Garrick met with the Planning Commission concerning the Garrick Minor Subdivision near Salina. Discussion followed concerning proof of ownership, that a signature of the owner on the original subdivision application was needed, the

information for the water from Salina and the need for an agreement with Salina City regarding the water, the need for three parcels if one is going to remain agricultural, access to the agricultural piece on the other side of the field, that the agricultural piece is irrigated, approval for the septic system, the proposed sizes of the lots, the possibility of future annexation into Salina City, and ownership of the surrounding properties. After discussion, Evelyn Nielsen moved to recommend approval of the Garrick Minor Subdivision at 550 N 250 E, Salina, to the County Commission, second Mike Miles, unanimous. Chairman John Worley then signed the plat, and asked that the matter be placed on the next County Commission agenda.

Proposed changes to Elsinore Addition zoning discussed:

Zoning Administrator Larry Hanson then reviewed the recommendation for changing the zoning in the Elsinore Addition from an A5 to RA. Discussion followed concerning the changes that would result in the area including limiting the size and type of businesses that would be licensed, and limiting the number of animals allowed. Further discussion followed concerning water, and whether or not Elsinore Town would allow current water meters to be moved from lot to lot, as well as the possibility that additional meters be allowed, and whether or not the change would allow the County to require landlords bring rentals up to code and keep them in good repair. The Planning Commission requested that a public hearing on the matter be held at their next meeting on June 11th.

The Planning Commission then discussed whether or not the County should allow a dwelling to be attached to a business well for water, whether or not the County could require the individual to record a document requiring a new well be provided if the dwelling was sold separate from the business or farm, and whether or not it should be allowed at all. Further discussion followed concerning the need for each dwelling to have a separate well to avoid future problems, and whether or not the current ordinance required it.

The meeting was adjourned at 7:00 p.m.