

**Sevier County Planning & Zoning Commission**  
**March 12, 2014**

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of March 2014 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Evelyn Nielsen, Mike Miles, Kelly Alvey, Brenda Malmgren, and Caryl Christensen.

John Worley and Ralph Brown were excused.

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

**Minutes reviewed and tabled:**

Minutes of the January 8<sup>th</sup> Planning Commission meeting were tabled as there was not a quorum of those present on that date to approve them.

**Planning Commission Update:**

Zoning Administrator Larry Hanson then updated the Commission on subdivisions that would be added in Monroe. He noted that property was being subdivided north of Richfield, and Conditional Use Permits may be issued for a storage unit near the Fairgrounds and for a gravel pit north of Monroe.

Mr. Hanson then reported on the Planning and Zoning Workshop he had attended last week. He said that because the workshop was held a few weeks earlier than usual, he did not have a complete legislative update as there were still bills that had not been decided at that time. Mr. Hanson said he has a complete list of bills, and will try to keep the Planning Commission updated on them. He then reviewed the handouts from the workshop, listing case law updates which included Johnson vs. Weber County requiring boys and girls homes to be treated like schools if they teach the children and have a curriculum similar to the school, Olsen vs. Park City clarifying when the 30 day period after an ordinance passed starts, Hatch vs. Kane County requiring the use of the current ordinance when re-subdividing an approved subdivision, and Carter vs. Lehi City allows the citizen's to do a referendum changing the rules and allows them to be sued. Mr. Hanson then listed the other items discussed at the workshop including things the ombudsman wants the Planning Commission to know, utilizing custom bond so they would still be in effect if the contractor runs out of money, energy development, energy corridors, and enforcement problems.

Additional discussion followed regarding some development in the County that perhaps should not have been allowed around the north Venice turn-off. The Planning Commission asked Mr. Hanson to look into the situation. The Planning Commission then reviewed the building permits that had been issued.

Meeting adjourned at 6:45 p.m.