

Sevier County Planning & Zoning Commission
June 12, 2024

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of June, 2024 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, Tyler Moore, and Mike Mills.

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.

Lisa Robins, Larry Hansen, and Deanna Cowley were excused.

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

Minutes of the May 8th Planning Commission Approved:

Minutes of the May 8th Planning Commission meeting were reviewed, and approved with minor grammar changes, on a motion made by Gary Leaming, second; Mike Mills, unanimous.

Zoning Administrator Update:

Jason Mackelprang stated that Title 13 Subdivisions, passed through State Legislation, along with some of Title 14. Jason also explained that the APA is done as well. Jason explained that the Fencing Ordinance was also passed by the County Commission on Monday and that it will be online, along with the updates to Title 13, 14 and the APA. Gary Leaming inquired if there were any changes to the Fencing Ordinance, in which Jason replied, mostly language. Jason explained that Casey Jewkes helped with some of the language. Gary Leaming inquired if there was any public response in which Jason said, no, and same with on the County Commission side. Tyler Moore inquired about the Sigurd Battery Storage project, in which Jason explained that there will be 80 shipping containers that will hold the batteries. Gary Leaming explained that he researched this project, and explained that there will be training for the first responders, and that a building permit will be required and inspections will be made. This will be clean in appearance. After much more discussion on the project, Jason stated that he did not have anything else for an update.

South Valley Ranch Estates Subdivision-Phase 1 Approved:

The Planning Commission considered approval for a 5-lot major subdivision for JJ Lund located at approximately 3250 South Jones Road, Monroe. Jeff Albrecht is representing. Jeff stated that the County Commission and JJ Lund have a Development Agreement in place regarding the road realignment issue on fixing 1350 West. Jeff explained that County Attorney, Casey Jewkes will be signing this agreement, and then it will be officially ready. There was discussion on the how the road will be fixed. Jeff stated that the angle in the road is bad and does need to be fixed, in which JJ will do. This is deeded on the plat. Gary Leaming complimented Jeff for the nice maps that were presented, stating that they are very easy to read. Mike Mills stated that he hopes they can hit water, explaining that they may have to go deep. Tyler Moore made a motion to approve the South Valley Ranch Estates Subdivision, second; Gary Leaming, unanimous.

Cluff Minor Subdivision-Lot Vacation Approved:

The Planning Commission considered approval for Lot#3 of the Cluff Minor Subdivision to be vacated located at 530 South Cougar Ridge Road, Sevier. This will coincide with the request for approval on a 2-lot minor subdivision for River Creek Development, which is the next item on the agenda. Trevor Gadd from Ensign Engineering is representing for the Morrison's. Trevor Gadd explained that this property is located across from Don Morrison's property. Trevor Gadd stated that they extended the access easement from the Cove Canal Road, and that Don Morrisson will have his own access, and Randy will have his own access. This lot vacation will now put Don and Sherry Morrisson into Lot#2 of the River Creek Development, and that Lot#1 will be Randy and Candy Morrisson. At this time, the Planning Commission members met around the table with Trevor Gadd to look at the mylars and are discussing the access. Tyler Moore made a motion to approve the lot vacation in the Cluff Minor Subdivision, second; Mike Mills, unanimous.

River Creek Development Minor Subdivision Approved:

The Planning Commission considered approval for a 2-lot minor subdivision for Randy and Candy Morrison located at 530 South Cougar Ridge Road, Sevier. This coincides with the vacated lot in the Cluff Minor Subdivision. After all the details and discussion in the above mentioned Cluff Minor Subdivision, Tyler Moore made a motion to approve the 2-lot minor subdivision for River Creek Development, second; Mike Mills, unanimous.

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

Meeting adjourned at 630pm